# ACTION REQUEST FORM

**DATE:** May 31, 2023  
**TO:** The Honorable Mayor and City Council  
**FROM:** Chris Murphy, AICP/CZO, Director of Planning and Development Services

## COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of The Liberty Group, LLC

## SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of The Liberty Group, LLC from LI to PB-L (Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Car Wash; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing: Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Cottage Court; Family Group Home B; Family Group Home C; Group Care Facility A; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Helistop; Access Easement, Private Off-Site; Shelter for Homeless; and Storage Services, Retail Internal); property is located on the west side of Oak Street, between West Eighth Street and West Tenth Street (Zoning Docket W-3572)

## PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED
CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of The Liberty Group, LLC, Docket W-3572

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

_________________________________

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from LI to PB-L (Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Car Wash; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing: Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Cottage Court; Family Group Home B; Family Group Home C; Group Care Facility A; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Helistop; Access
Easement, Private Off-Site; Shelter for Homeless; and Storage Services, Retail Internal) the zoning classification of the following described property:

PIN 6835-19-2536

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the _____ day of __________________, 20___ to The Liberty Group, LLC.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be located on the property described in section one above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of The Liberty Group, LLC, (Zoning Docket W-3572). The site shall be developed in accordance with the conditions approved by the Board and the following uses:  
(Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Car Wash; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Postal Processing Facility; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing: Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Cottage Court; Family Group Home B; Family Group Home C; Group Care Facility A; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Helistop; Access Easement, Private Off-Site; Shelter for Homeless; and Storage Services, Retail Internal), approved by the
Winston-Salem City Council the _____ day of _____________________, 20___ " and signed, provided the property is developed in accordance with requirements of the PB-L zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3572</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Kelly Bennett</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>The Liberty Group, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6835-19-2536</td>
</tr>
<tr>
<td>Address</td>
<td>0 Oak Street</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Limited Rezoning</td>
</tr>
</tbody>
</table>

Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property from LI (Limited Industrial) to PB-L (Pedestrian Business-Limited). The petitioner is requesting the following uses:

- Academic Biomedical Research Facility
- Academic Medical Center
- Adult Day Care Home
- Arts and Crafts Studio
- Banking and Financial Services
- Bed and Breakfast
- Boarding or Rooming House
- Building Contractors, General
- Car Wash
- Child Care, Drop-In
- Child Day Care
- Small Home
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- Club or Lodge
- College or University
- Combined Use
- Food or Drug Store
- Funeral Home
- Furniture and Home Furnishings Store
- Government Offices
- Neighborhood Organization, or Post Office
- Habilitation Facility A
- Habilitation Facility B
- Habilitation Facility C
- Hospital or Health Center
- Hotel or Motel
- Institutional Vocational Training Facility
- Library, Public
- Micro-Brewery or Micro-Distillery
- Motor Vehicle, Rental and Leasing
- Motor Vehicle, Repair and Maintenance
- Motorcycle Dealer
- Museum or Art Gallery
- Nursing Care Institution
- Offices
- Park and Shuttle Lot
- Parking, Commercial
- Police or Fire Station
- Postal Processing Facility
- Recreation Facility, Public
- Recreation Services, Indoor
- Recreation Services, Outdoor
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Restaurant (without drive-through service)
- Retail Store
- School, Vocational or Professional
- Services, A
- Services, B
- Shopping Center
- Shopping Center, Small
- Special Events Center
- Stadium, Coliseum, or Exhibition Building
- Swimming Pool, Private
- Terminal, Bus or Taxi
- Testing and Research Lab
- Theater, Indoor
- Transmission Tower
- Urban Agriculture
- Utilities
- Veterinary Services
- Warehousing
- Adult Day Care Center
- Child Care Institution
- Child Care, Sick Children
- Child Day Care Center
- Cottage Court
- Family Group Home B
- Family Group Home C
- Group Care Facility A
- Life Care Community
- Residential Building, Multifamily
- Residential Building, Townhouse
- School, Private
- School, Public
- Helistop
- Access Easement
- Private Off-Site
- Shelter for Homeless
- and Storage Services, Retail Internal.
<table>
<thead>
<tr>
<th>Neighborhood Contact/Meeting</th>
<th>As no residentially zoned property is located within 500 ft. of the subject property, neighborhood outreach was not required.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District Purpose Statement</td>
<td>The PB District is primarily intended to accommodate office, retail, service, institutional, and high-density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the City and County. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.</td>
</tr>
</tbody>
</table>

**Rezoning Consideration from Section 3.2.19 A 16**

| Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? | Yes, the site is located within Growth Management Area 2 in an area that is being redeveloped with dense multifamily, commercial, and entertainment uses. By downzoning the entirety of the property to PB (Pedestrian Business), the remaining uses on the subject property will be those that will have minimal adverse impacts on the surrounding uses. |

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Oak Street, between West Eighth Street and West Tenth Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>North</td>
</tr>
<tr>
<td>Ward(s) July 2023</td>
<td>North</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 0.15 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PB</td>
<td>Condominiums</td>
</tr>
<tr>
<td>East</td>
<td>PB-L</td>
<td>Multifamily residential and parking deck</td>
</tr>
<tr>
<td>South</td>
<td>LI</td>
<td>Parking lot</td>
</tr>
<tr>
<td>West</td>
<td>LI</td>
<td>Undeveloped property and a car wash</td>
</tr>
</tbody>
</table>

**Rezoning Consideration from Section 3.2.19 A 16**

| Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity? | Yes. The site is surrounded by properties zoned either PB, PB-L or LI. |

| Physical Characteristics | The site is currently undeveloped. |
Proximity to Water and Sewer: The site has access to public water and sewer.

Stormwater/Drainage: There are no known drainage issues on the site. Due to the size of the property, no stormwater controls would be required.

Watershed and Overlay Districts: The site is not located in a watershed or overlay district.

Analysis of General Site Information: The site is currently undeveloped and has access to water and sewer. Nearby sites to the north and east were recently rezoned from LI to PB and PB-L. No significant development constraints exist on-site.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2853</td>
<td>LI to PB</td>
<td>Approval 06/09/2006</td>
<td>North</td>
<td>3.12</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3441</td>
<td>LI to PB-L</td>
<td>Approval 07/06/2020</td>
<td>East</td>
<td>3.94</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oak Street</td>
<td>Local Street</td>
<td>33.3 ft.</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s):** As a site plan was not submitted with the request, site access cannot be determined at this time. The only access to the site is currently from Oak Street, a local street.

**Trip Generation - Existing/Proposed:** As this is a Limited Use rezoning request with many uses and no site plan, trip generation cannot be determined.

**Sidewalks:** There are sidewalks on both sides of Oak Street.

**Transit:** WSTA routes 91 and 106 run along North Trade Street. The closest transit stop is located on North Trade Street between West Tenth Street and West Eleventh Street, about a .25-mile walk from the site.

**Analysis of Site Access and Transportation Information:** The site is currently undeveloped with access to Oak Street. It is in a walkable section of Downtown with sidewalks and access to several transit routes.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy 2030 Growth Management Area:** Growth Management Area 2 - Urban Neighborhoods

**Relevant Legacy 2030 Recommendations:**
- Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from the separating and buffering of some land uses and toward transitioning and blending those uses.
- Encourage both residential and nonresidential infill development/redevelopment versus greenfield development.
- Encourage reuse of vacant and underutilized commercial and industrial sites.
- Promote new, convenient, commercial and business services to support neighborhood needs.

<table>
<thead>
<tr>
<th>Relevant Area Plan(s)</th>
<th>North Central Winston-Salem Area Plan Update (2015)</th>
</tr>
</thead>
</table>

| Area Plan Recommendations | The subject property is part of the North Trade Street Potential Mixed-Use Area (a Special Land Use Condition area). “Because much of the area is zoned General Industrial (GI) and Light Industrial (LI) and includes functioning industrial operations, this plan recommends keeping a flexible outlook and supports the growth and expansion of industrial uses here, but also supports ventures that develop new or convert existing industrial buildings to residential or a mixture of residential, commercial, and office uses.”
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td></td>
<td>The revitalization of older/underutilized commercial and industrial sites and buildings is encouraged.</td>
</tr>
<tr>
<td></td>
<td>Continue revitalization of vacant or underutilized industrial sites in the planning area. Existing industrial sites could be converted to other uses compatible with surrounding residential areas.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Located Along Growth Corridor?</th>
<th>The site is not located along a growth corridor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Located within Activity Center?</td>
<td>The site is not located within an activity center.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rezoning Consideration from Section 3.2.19 A 16</th>
<th>Have changing conditions substantially affected the area in the petition? Yes</th>
</tr>
</thead>
</table>

| Analysis of Conformity to Plans and Planning Issues | The subject property is located in the Industry Hill neighborhood, which is transforming from an industrial area to one with a mixture of residential and commercial uses. The rezoning is consistent with the North Central Winston-Salem Area Plan Update, which “supports ventures that develop new or convert existing industrial buildings to residential or a mixture of residential, commercial, and office uses.” The rezoning is also consistent with Legacy 2030, which encourages infill development/redevelopment and encourages the reuse of vacant and underutilized commercial and industrial sites. |

<table>
<thead>
<tr>
<th>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</th>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed request is consistent with the North Central Winston-Salem Area Plan Update land use recommendations.</td>
<td>The request will downzone an industrial property from LI to PB-L. This will limit the allowed uses on an industrial site within the</td>
<td></td>
</tr>
</tbody>
</table>
The proposed request is consistent with *Legacy 2030.*
The rezoning will allow for reuse of an underutilized industrial property.
Other nearby properties have recently been rezoned from LI to PB and PB-L.

City, which already has limited industrial property.

**STAFF RECOMMENDATION:** Approval

**NOTE:** These are staff comments only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.
SECOND: Jason Grubbs
VOTE:
  FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
  AGAINST: None
  EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.
SECOND: Jason Grubbs
VOTE:
  FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman
  AGAINST: None
  EXCUSED: None

____________________________
Chris Murphy, AICP/CZO
Director of Planning and Development Services
DOCKET #: W-3572
(continued from 04/13/2023)

PROPOSED ZONING:
PB-L

EXISTING ZONING:
LI

PETITIONER:
The Liberty Group, LLC

SCALE: 1" represents 200'

STAFF: Bennett

GMA: 2

ACRES: 0.15

NEAREST BLDG: 54' east

MAP(S): 6835.01

Property included in zoning request.
500' mail notification radius. Property not in zoning request.
A map of the West End area of Winston-Salem is shown with various zones highlighted. The map includes labels for streets such as E FIFTH ST, N MAIN ST, W FOURTEENTH ST, N TRADE ST, and OAK ST. The map is titled "Area Plan Recommendations" and indicates "Proposed Land Use" and "Proposed Growth Corridor." It is noted that "Proposed land uses shown are generalized. See area plan for specific recommendations."
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

- Academic Biomedical Research Facility
- Academic Medical Center
- Animal Shelter, Public
- Arts and Crafts Studio
- Banking and Financial Services
- Building Contractors, General
- Building Contractors, Heavy
- Building Materials Supply
- Car Wash
- Child Care, Drop-In
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- College or University
- Fish Hatchery
- Fuel Dealer
- Furniture and Home Furnishings Store
- Government Offices, Neighborhood Organization, or Post Office
- Hospital or Health Center
- Institutional Vocational Training Center
- Kennel, Indoor
- Manufacturing A
- Manufacturing B
- Micro-Brewery or Micro-Distillery
- Motor Vehicle, Body or Paint Shop
- Motor Vehicle, Rental and Leasing
- Motor Vehicle, Repair and Maintenance
- Motor Vehicle, Storage Yard
- Motorcycle Dealer
- Nursery, Lawn and Garden Supply Store, Retail
- Offices
- Outdoor Display Retail
- Park and Shuttle Lot
- Parking, Commercial
- Police or Fire Station
- Postal Processing Facility
- Recreation Facility, Public
- Recreation Services, Indoor
- Recycling Center
- School, Vocational or Professional
- Services, A
- Services, B
- Signs, Off-Premises
- Special Events Center
- Storage Services, Retail
- Terminal, Bus or Taxi
- Testing and Research Lab
- Transmission Tower
- Urban Agriculture
- Utilities
- Warehousing
- Wholesale Trade A
- Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
- Landfill, Construction and Demolition
- Landfill, Land Clearing/Inert Debris

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

- Borrow Site
- Dirt Storage
- Helistop
- Solid Waste Transfer Station

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

- Access Easement, Private Off-Site
- Shelter for Homeless

5SUP not required if standards of Section 5.2.2A are met
USES ALLOWED UNDER PROPOSED “SERVICES, A”

SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

- 7212 Garment Pressing and Agents for Laundries and Drycleaners
- 7215 Coin-Operated Laundries and Cleaning
- 7216 Drycleaning Plants, Except Rug
- 7217 Carpet and Upholstery Cleaning
- 722 Photographic Studios, Portrait
- 723 Beauty Shops
- 724 Barber Shops
- 725 Shoe Repair and Shoeshine Parlors
- 729 Miscellaneous Personal Services
- 733 Mailing, Reproduction, Commercial Art and Photography
- 735 Equipment Rental and Leasing (only with inside storage of equipment)
- 737 Computer Programming, Data Processing and other Computer Related Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
- 738 Miscellaneous Business Services
- 762 Electrical Repair Shops
- 763 Watch, Clock, and Jewelry Repair
- 764 Reupholstery and Furniture Repair
- 7699 Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.
USES ALLOWED UNDER PROPOSED “SERVICES, B”

SERVICES, B. An establishment primarily engaged in providing services to commercial and business establishments. Operations may include large scale facilities and storage of merchandise and equipment outside enclosed buildings. Services B includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

721   Laundry, Cleaning, and Garment Services Except those listed under Services A
7312  Outdoor Advertising Services
734   Services to Dwellings and Other Buildings
735   Equipment Rental and Leasing (with outside storage of equipment)
7623  Refrigeration Service and Repair
7692  Welding Repair
7694  Armature Rewinding Shops
7699  Establishments from SIC 7699 primarily engaged in providing repair and other services to businesses and to a lesser extent, individuals, that by the nature of their operation could impact adjoining property due to noise, odor, vibration, and/or air or water pollution. Uses include repair or servicing of large or heavy machinery, such as engines and appliances, and welding, blacksmith or gunsmith shops, and septic tank or sewer cleaning services, but not to include agriculture and farm equipment, industrial truck repair, and motorcycle repair.
Hey Kelly -

I am on the Board of the 836 Oak Street Condominiums. You recently added the referenced request to rezone a small parcel on Oak Street from LI to PB, and we have some concerns similar to the ones we had when the same owners wanted to rezone their property along 8th Street between Oak and Trade.

Specifically, PB zoning would allow a convenience store (including gas pumps), which we find very inappropriate for the location because of the increased traffic on an already narrow street used to access our parking lot and the deck of the Artreaux Apartments. It is also directly across from the new intersection of 9th and Oak, and it seems likely that no parking will be allowed along that section of Oak Street. So at the very least, a convenience store should be excluded from the zoning change, but it is hard to imagine any legitimate use which requires parking.

Moreover, it seems inappropriate to rezone the small lot without a comprehensive look at the surrounding properties, on three sides, all of which are zoned LI. Changing the zoning to PB, which would permit zero setbacks could threaten further development opportunities for the surrounding properties. So unless there are specific acceptable plans which can be shared, the zoning should be kept LI until such time as the change is required.

Please call at your convenience so I can better understand the rationale for this request and the possible consequences. Hopefully I am simply misunderstanding the situation.

John Klinedinst
836 Oak St Ste 405
Winston Salem, NC 27101

336-655-9771
I see that request W-3572 has been modified to PB-L, and it appears that the change is to eliminate a convenience store. I believe this was in response to a conversation I had with Drew Gerstmyer during which we reached a common view about the neighborhood. If I am correct that this was the change in W-3572, then please let the Planning Board know that I no longer am opposed to the rezoning.

Mr. Gerstmyer and I also agree that “Industry Hill” needs a comprehensive revised development and zoning plan. The 2013 Downtown Plan makes only passing mention of the area north of Martin Luther King Jr. Drive, yet most would agree that the development in the last ten years has made the neighborhood one of the most vibrant in the City. Extending Martin Luther King Jr. Drive to Reynolda Road, if still being considered, will lead to further development. A common vision for development along that corridor is critical; it can no longer be viewed as a boundary of Downtown. Consideration needs to be given to extending 9th or 10th from Oak to Cherry so that all traffic does not feed to Martin Luther King Jr Drive and so that the properties along Cherry become more attractive for development.

The 2015 North Central Plan is out of date. It encourages further industrial uses along North Trade Street, which now needs to be curtailed. In 2015 few imagined the breweries, Winston Junction and Earls. Future use of the few industrial sites remaining west of Ivy and South of Northwest Boulevard need to be pre-empted (even if only by planning vision and public option) from industrial redevelopment.

Now is the time to replan/rezone - when Messieurs Perkins/Gerstmyer are supportive, the City controls the Police lot and the Bus Terminal, and there are still many vacant lots which will spark the interest of developers. If you feel my personally conveying this to the Planning Board would be productive, I will briefly address this as a supporter of W-3572 in May. But I don’t want to waste their time if I am uninformed or out of date.

Regards,
John

Begin forwarded message:

From: John Klinedinst <jsklinedinst@gmail.com>
Subject: W-3572
Date: March 20, 2023 at 10:34:06 AM EDT
To: kellyb@cityofws.org

Hey Kelly -

I am on the Board of the 836 Oak Street Condominiums. You recently added the referenced request to rezone a small parcel on Oak Street from LI to PB, and we have some concerns similar to the ones we
had when the same owners wanted to rezone their property along 8th Street between Oak and Trade.

Specifically, PB zoning would allow a convenience store (including gas pumps), which we find very inappropriate for the location because of the increased traffic on an already narrow street used to access our parking lot and the deck of the Artreaux Apartments. It is also directly across from the new intersection of 9th and Oak, and it seems likely that no parking will be allowed along that section of Oak Street. So at the very least, a convenience store should be excluded from the zoning change, but it is hard to imagine any legitimate use which requires parking.

Moreover, it seems inappropriate to rezone the small lot without a comprehensive look at the surrounding properties, on three sides, all of which are zoned LI. Changing the zoning to PB, which would permit zero setbacks could threaten further development opportunities for the surrounding properties. So unless there are specific acceptable plans which can be shared, the zoning should be kept LI until such time as the change is required.

Please call at your convenience so I can better understand the rationale for this request and the possible consequences. Hopefully I am simply misunderstanding the situation.

John Klinedinst
836 Oak St Ste 405
Winston Salem, NC 27101

336-655-9771