



May 24, 2017

Linda Frazier  
6010 Branch Drive  
Kernersville, NC 27284

Re: Zoning Petition W-3328

Bryce A. Stuart Municipal Building  
100 E. First Street  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
Fax 336.748.3163  
[www.cityofws.org/planning](http://www.cityofws.org/planning)

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning and Development Services

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102  
Robert Lumbres, 1972 Waterford Village Drive, Clemmons, NC 27012



**City Council:** Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

**County Commissioners:** David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

**City-County Planning Board:** Arnold G. King, Chair; Allan Younger, Vice-Chair; George M. Bryan, Jr.; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Chris Leak; Brenda J. Smith

**ACTION REQUEST FORM**

**DATE:** May 24, 2017  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning and Development Services

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning petition of Linda Frazier

**SUMMARY OF INFORMATION:**

- A. Public hearing on zoning petition of Linda Frazier from LO to LB-L (Retail Store; Offices; Services A; Food or Drug Store; and Restaurant (without drive-through service): property is located on the west side of Reynolda Road, south of Yadkinville Road (Zoning Docket W-3328).
- B. Ordinance amending the *Unified Development Ordinances* of Winston-Salem/Forsyth County and the Official Zoning Map.
- C. Approval of Special Use Limited District Permit.

**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 Linda Frazier, Docket W-3328

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

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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 LO to LB-L (Retail Store; Offices; Services A; Food or Drug Store; and Restaurant (without drive-through service)) the zoning classification of the following described property:

PIN# 6817-36-3381

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 Linda Frazier.

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.

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council  
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Linda Frazier, (Zoning Docket W-3328). The site shall be developed in accordance with the conditions approved by the Council and the following uses: Retail Store; Offices; Services A; Food or Drug Store; and Restaurant (without drive-through service), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and signed, provided the property is developed in accordance with requirements of the LB-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

**No conditions are included with this request.**

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3328
<b>Staff</b>	<a href="#">Aaron King</a>
<b>Petitioner(s)</b>	Linda Frazier
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN # 6817-36-3381
<b>Address</b>	3230 Reynolda Road
<b>Type of Request</b>	Special use limited rezoning
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> LO (Limited Office) <b>to</b> LB-L (Limited Business – Special use limited zoning). The petitioner is requesting the following uses:</p> <p>Retail Store; Offices; Services A; Food or Drug Store; and Restaurant (without drive-through service)</p> <p><b>NOTE:</b> General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>
<b>Neighborhood Contact/Meeting</b>	As per an email from the petitioner: “We wrote to the neighbors to the adjoining properties and have not heard feedback from anyone yet.”
<b>Zoning District Purpose Statement</b>	The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4 and 5.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the site is located along a major thoroughfare in GMA 3 (Suburban Neighborhoods) and has the potential to serve as a transition to the adjoining residential area.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	West side of Reynolda Road, south of Yadkinville Road
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Northwest
<b>Site Acreage</b>	± 0.42 acres

<b>Current Land Use</b>	Existing signage on the building indicates that it is/was occupied by American Health and Rehab.			
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>	
	North	LO	Dentist office	
	East	RS9	Single family homes	
	South			
West				
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes, the uses included with this LB-L request are compatible with the other non-residential uses along this section of Reynolda Road.			
<b>Physical Characteristics</b>	The site is relatively small with a property configuration that limits development potential. The site also has some challenging topography on the western portion of the site.			
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The subject property is 0.42 acres in size and is zoned LO. It contains a 1,104 square foot commercial building that was constructed in 1971. The site also contains a small number of associated parking spaces. The site is somewhat constrained by an unusual configuration along with challenging topography on its western half.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>Average Daily Trip Count</b>	<b>Capacity at Level of Service D</b>
Reynolda Road	Boulevard	133'	29,000	38,100
<b>Proposed Access Point(s)</b>	Since this is a special use limited request, the exact location of access points is unknown. The site currently has one access point onto Reynolda Road.			
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends this section of Reynolda Road as a four lane section with wide outside lanes and sidewalks.			
<b>Trip Generation - Existing/Proposed</b>	No trip generation is available for the existing or proposed zonings; neither of which include site plans.			
<b>Sidewalks</b>	Sidewalks currently exist along this section of Reynolda Road.			
<b>Transit</b>	Route 109 runs along this section of Reynolda Road.			

<b>Analysis of Site Access and Transportation Information</b>	The subject property is located along the section of Reynolda Road between Valley Road and Yadkinville Road. It does have access to transit and sidewalk accommodations. While the requested uses would likely generate more traffic than existing uses allowed in the LO district, staff does not believe the transportation network within this area will be significantly impacted.					
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>						
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 (Suburban Neighborhoods)					
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area</li> </ul>					
<b>Relevant Area Plan(s)</b>	<i>West Suburban Area Plan (2012)</i>					
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>This site is shown for office/commercial land use in the Proposed Land Use Map.</li> </ul>					
<b>Site Located Along Growth Corridor?</b>	No					
<b>Site Located within Activity Center?</b>	No					
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
	<b>(R)(4) - Is the requested action in conformance with Legacy 2030?</b>					
	Yes					
<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject property is located within the boundaries of the <i>West Suburban Area Plan</i> . Said area plan recommends the site for office/commercial use. Staff believes the subject LB-L request is consistent with the recommendation of the area plan. The LB district “may serve as a transition between residential districts and other commercial districts.” Staff sees this request functioning as a transition to the residential area directly west of the site. Staff also views this request as being consistent with the three other LB-L/LB-S rezonings approved along this section of Reynolda Road.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3249	LB-S to LB-L	Approved 3/2/15	North	0.43	Approval	Approval

W-2814	LB-S to LB-S	Approved 12/19/05	North	0.64	Approval	Approval
W-2659	LO to LB-S	Approved 12/1/03	North	2.27	Approval	Approval
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Section 2-1.3(G) LB District</li> </ul>					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy 2030 policies:</b>	Yes				
	<b>(B) Environmental Ord.</b>	NA				
	<b>(C) Subdivision Regulations</b>	NA				
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>						
<b>Positive Aspects of Proposal</b>			<b>Negative Aspects of Proposal</b>			
The request is consistent with the recommendations of <i>Legacy</i> and the <i>West Suburban Area Plan</i> .			The request does not include a site plan which would depict how the site would be used.			
LB-L zoning is consistent with the zoning pattern along this section of Reynolda Road.						
The request is consistent with the LB district purpose statement.						
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>						
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.						
<b>No conditions are included with this request.</b>						

**STAFF RECOMMENDATION: APPROVAL**

**NOTE:** These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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.**



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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3328  
MAY 11, 2017**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

During discussion by the Planning Board, the following points were made:

Melynda Dunigan: There's a trend of rezoning here to the limit of the intensity that is acceptable to the area plan. I support this but don't think this level of intensity should continue beyond this.

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Chris Leak

VOTE:

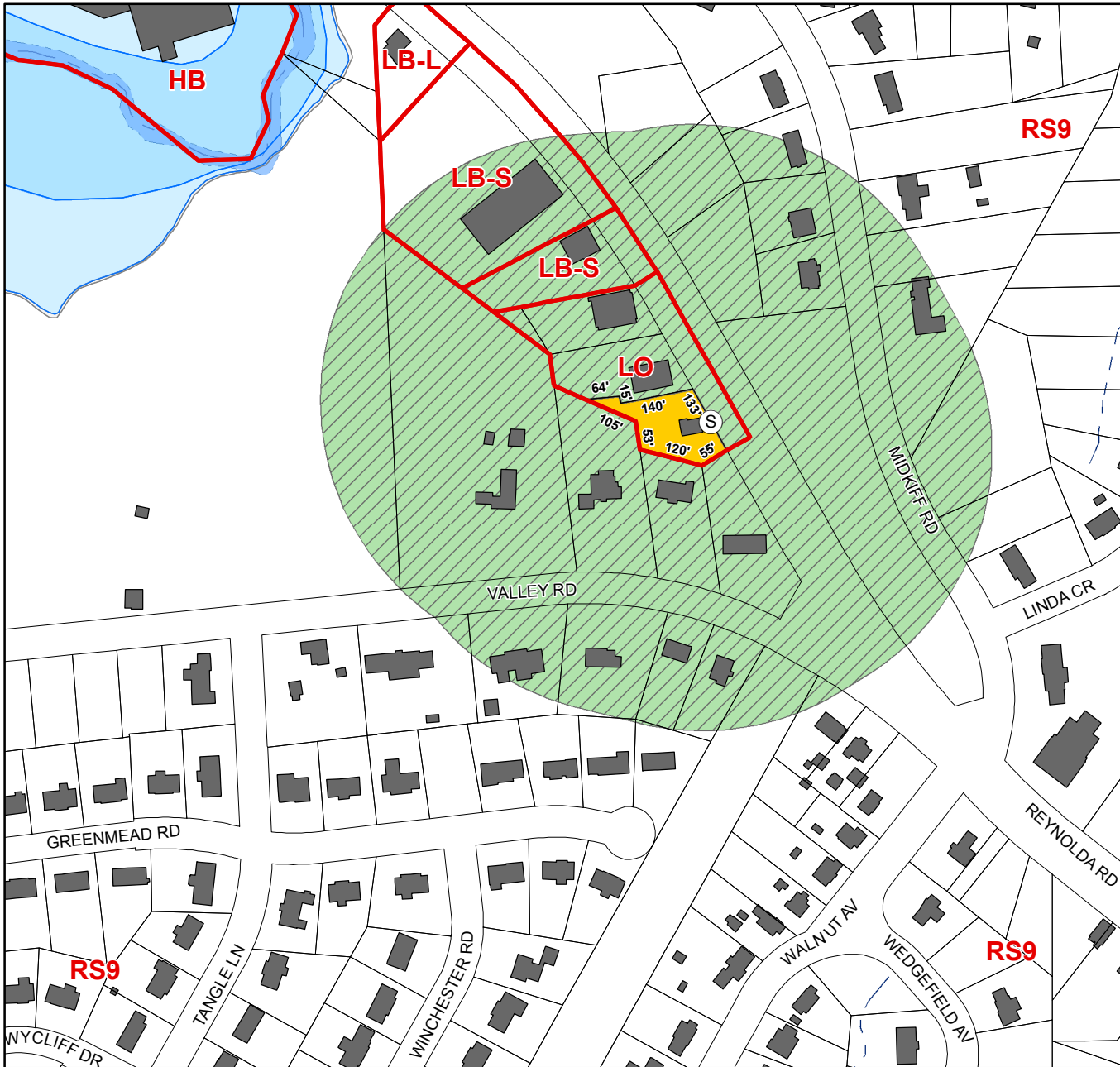
FOR: Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe, Chris Leak,  
Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning and Development Services





**DOCKET #:** W3328

**PROPOSED ZONING:**  
LB-L

**EXISTING ZONING:**  
LO

**PETITIONER:**  
Linda Frazier

 Property included in zoning request.

 500' mail notification radius. Property not in zoning request.

**SCALE:** 1" represents 300'

**STAFF:** King

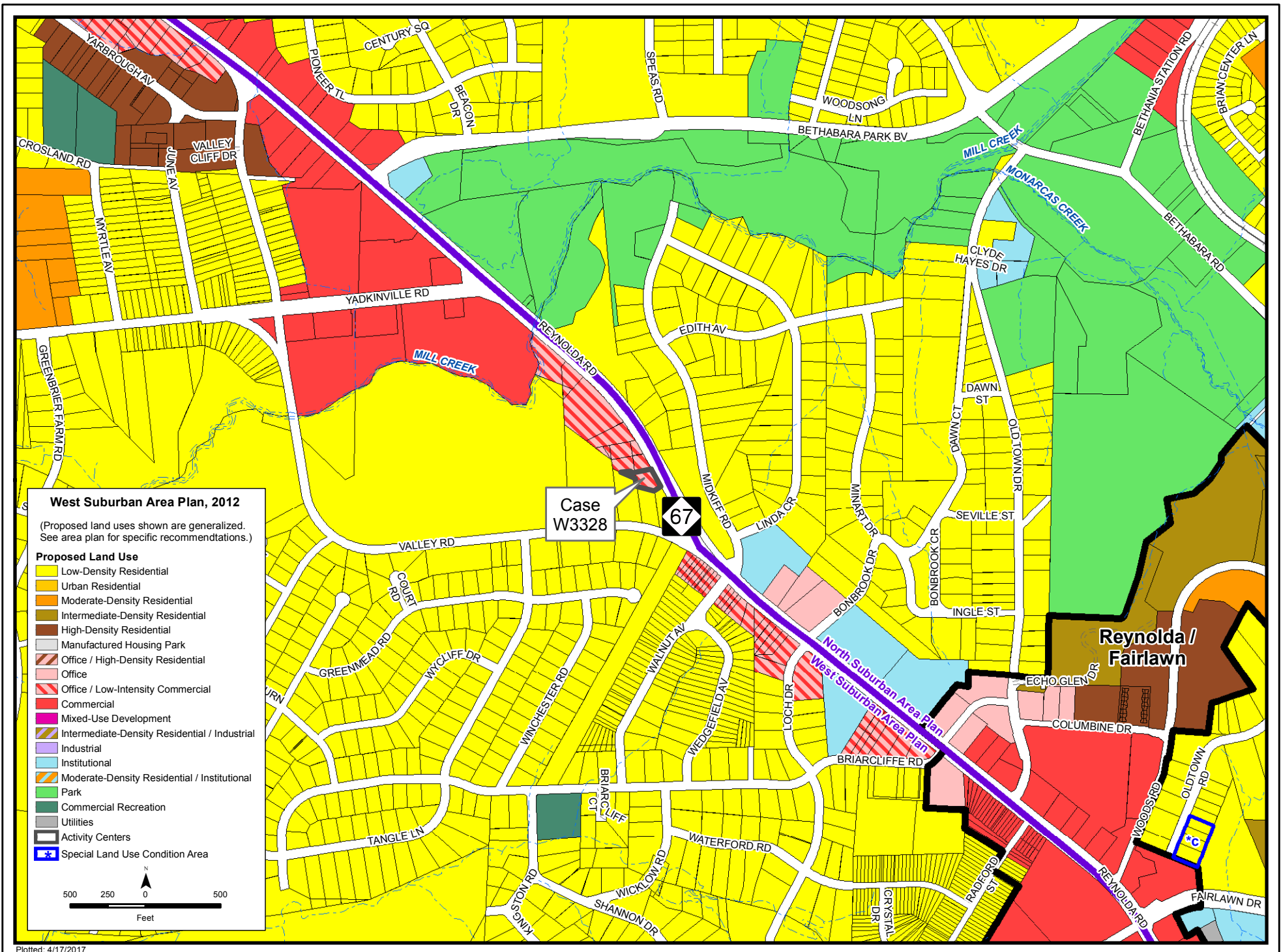
**GMA:** 3

**ACRES:** 0.42

**NEAREST BLDG:** 15' north

**MAP(S):** 6817.01





**W-3328 ATTACHMENT A**  
**EXISTING LO USES ALLOWED**  
**City of Winston-Salem Jurisdiction Only**

**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**

Banking and Financial Services  
Bed and Breakfast  
Church or Religious Institution, Neighborhood  
Combined Use  
Family Group Home A  
Family Group Home B  
Funeral Home  
Government Offices, Neighborhood Organization, or Post Office  
Hospice and Palliative Care  
Library, Public  
Limited Campus Uses  
Museum or Art Gallery  
Offices  
Park and Shuttle Lot  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Duplex  
Residential Building, Single Family  
Residential Building, Twin Home  
Swimming Pool, Private  
Transmission Tower (see UDO)  
Utilities

**USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Adult Day Care Center  
Child Care, Sick Children  
Child Day Care Center  
Group Care Facility A  
Planned Residential Development  
Residential Building, Multifamily  
Residential Building, Townhouse

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

Transmission Tower (see UDO)  
Veterinary Services

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

Access Easement, Private Off-Site  
Kennel, Indoor

**W-3328 ATTACHMENT B**  
**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.