



June 5, 2017

Linda Kelly
130 Cloverleaf Drive
Winston-Salem, NC 27103

Re: Zoning Petition W-3332

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

Dear Petitioner:

This is a courtesy copy of the draft staff report for your zoning request. It is scheduled for public hearing by the Planning Board on June 8; however it is also anticipated that it will be placed on the June 19th City Council agenda. This is an advance copy and as such does not include the minutes.

Sincerely,

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

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Stratford Industrial Associates, LLC, 2501 Towergate Court, Winston-Salem, NC 27106

ACTION REQUEST FORM

DATE: June 5, 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 Stratford Industrial Associates, LLC

SUMMARY OF INFORMATION:

- A. Public hearing on zoning petition of Stratford Industrial Associates, LLC from GI to GB-L (Combined Use; Urban Agriculture; Arts and Crafts Studio; Building Materials Supply; Fuel Dealer; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Retail Store; Wholesale Trade A; Building Contractors, General; Car Wash; Entertainment Facility, Large; Funeral Home; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Cemetery; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Special Events Center; Stadium, Coliseum or Exhibition Bldg; Manufacturing A; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities); property is located on the southwest side of Cloverleaf Drive, east of Stratford Road (Zoning Docket W-3332).
- B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina.
- C. Approval of Special Use Limited District Permit.

PLANNING BOARD ACTION:

MOTION ON PETITION:

FOR:

AGAINST:

SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Stratford Industrial Associates, LLC, Docket W-3332

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 GI to GB-L (Combined Use; Urban Agriculture; Arts and Crafts Studio; Building Materials Supply; Fuel Dealer; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Retail Store; Wholesale Trade A; Building Contractors, General; Car Wash; Entertainment Facility, Large; Funeral Home; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Cemetery; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Special Events Center; Stadium, Coliseum or Exhibition Bldg; Manufacturing A; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities) the zoning classification of the following described property:

PIN# 6803-89-9156

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 Stratford Industrial Associates, 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.

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 Stratford Industrial Associates, LLC, (Zoning Docket W-3332). The site shall be developed in accordance with the conditions approved by the Council and the following uses: Combined Use; Urban Agriculture; Arts and Crafts Studio; Building Materials Supply; Fuel Dealer; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Retail Store; Wholesale Trade A; Building Contractors, General; Car Wash; Entertainment Facility, Large; Funeral Home; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Cemetery; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Special Events Center; Stadium, Coliseum or Exhibition Bldg; Manufacturing A; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities, approved by the Winston-Salem City Council the _____ day of _____, 20____ and signed, provided the property is developed in accordance with requirements of the GB-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws. There are no additional conditions.

**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3332
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Stratford Industrial Associates, LLC
Owner(s)	Same
Subject Property	PIN# 6803-89-9156
Address	130 and 140 Cloverleaf Drive
Type of Request	Special use limited rezoning from GI to GB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) to GB-L (General Business – special use limited zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Building Contractors, General; Building Materials Supply; Car Wash; Cemetery; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Retail Store; School, Vocational or Professional; Services A; Services B; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; School, Private; School, Public; Access Easement, Private Off-Site; and Entertainment Facility, Large <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>
Neighborhood Contact/Meeting	According to an email received from the petitioner’s representative, Linda A. Kelly: "1. 5/9/17 1:27 PM I spoke with Rhonda Needham, Secretary/Treasurer Yadkin Valley Paving, Inc. 121 Cloverleaf Drive. Mrs. Needham indicated she had no concerns or issues with our rezoning.

	<p>2. 5/9/17 1:40 PM I spoke with Shelly Harmon, Accountant for Xpres Corporation 111 Cloverleaf Drive, who stated she would share rezoning letter with owner when letter arrived and she would also discuss my outreach visit with owner. Owner is Mr. Jan Reid. While I have not specifically discussed the rezoning with Mr. Reid, I have previously spoken with him about our pending move to 130 Cloverleaf and Mr. Reid expressed that he was glad to have us as neighbors. I do not anticipate any issue with the rezoning application and Xpres Corporation. I left my personal contact info with Ms. Harmon and asked that she let Mr. Reid know he could call me any time if he had questions or concerns re: CFE's rezoning application.</p> <p>3. 5/9/17 1:56 PM I met with Lisa Marie Martin, Vice President of Microfine Inc. 100 Cloverleaf Drive. Mrs. Martin indicated she had no concerns re: our rezoning application and "wished us luck".</p> <p>4. 5/9/17 2:12 PM I spoke with Richard Plummer, manager of Hughes Plumbing Supply, 140 Cloverleaf Drive. Mr. Plummer stated that rezoning "sounded good to him"."</p>		
Zoning District Purpose Statement	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The request is consistent with the GB purpose statement in that it would not encourage strip commercial development and the site is located within GMA 3.</p>		
GENERAL SITE INFORMATION			
Location	Southwest side of Cloverleaf Drive, east of Stratford Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southwest		
Site Acreage	± 5.14 acres		
Current Land Use	Currently located on the site is a 32,500 square foot plumbing supply warehouse and a 43,560 square foot warehouse building.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	GI	Warehouse for Haverty's Furniture
	East	GI	Xpres manufacturing
	Southeast	GI	Yadkin Valley Paving Company

	South	GI	Microfibres manufacturing building
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	The proposed business, institutional, and manufacturing uses are generally compatible with the uses permitted on the adjacent GI zoned properties.		
Physical Characteristics	The developed portion of the site has a gentle slope downward toward the southeast.		
Proximity to Water and Sewer	Public water and sewer are available to the site.		
Stormwater/ Drainage	No known issues.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Analysis of General Site Information	The site is developed with two relatively large warehouse buildings. The western edge of the site is heavily wooded and includes some steep topography. Otherwise, the site appears to have no development constraints such as water supply watersheds or designated floodplains.		
SITE ACCESS AND TRANSPORTATION INFORMATION			
Street Name	Classification	Frontage	Average Daily Trip Count
	Capacity at Level of Service D		
Cloverleaf Drive	Local Street	447'	NA
Proposed Access Point(s)	Because this is a special use limited request with no access conditions, the exact location of access points is unknown. The site is currently accessed from Cloverleaf Drive.		
Trip Generation - Existing/Proposed	Staff is unable to provide a detailed trip generation for either the existing general use zoning or the proposed special use limited zoning because there are no site plans.		
Sidewalks	There are no sidewalks located in the general area.		
Transit	Route 102 runs along Stratford Road located approximately 1,000 feet to the northwest.		
Analysis of Site Access and Transportation Information	The site has extensive frontage along a publically maintained street which connects to Stratford Road. Staff does not foresee any transportation related issues associated with the subject request.		
CONFORMITY TO PLANS AND PLANNING ISSUES			
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods		
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Support rehabilitation of older industrial sites. • Encourage reuse of vacant and underutilized commercial and industrial sites. 		

Relevant Area Plan(s)	<i>Southwest Suburban Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject property is recommended for industrial land use. • 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 uses.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?
	See comments below.
Analysis of Conformity to Plans and Planning Issues	<p>The subject request is to rezone a 5.14 acre developed site from GI to GB-L. The request includes some commercial uses which are not allowed in the existing GI district (see list below).</p> <p>The site is located within the context of a broader area which is zoned GI and is developed with a variety of large scale industrial and warehousing facilities. The <i>Southwest Suburban Area Plan Update</i> recommends continued industrial land use for this area. <i>Legacy 2030</i> supports the rehabilitation of older industrial sites.</p> <p>The GB district is not classified as an industrial district; however, it is the most intense commercial zoning district and includes uses allowed in GI such as Manufacturing A. Over half of the proposed uses are already allowed within the current GI zoning. Therefore, some degree of overlap and similarity between the existing and the proposed zoning.</p> <p>Because the subject property is not visible from a high traffic thoroughfare, it is unlikely that the request (if approved) would lead to future commercial rezoning requests in this area. Planning staff supports the request. For information purposes, below are the proposed uses which are not allowed in the current GI district.</p> <p><u>List of proposed uses not allowed in the current GI district:</u> Academic Medical Center; Car Wash; Cemetery; Club or Lodge; College or University; Combined Use; Funeral Home; Furniture and Home Furnishings Store; Hospital or Health Center; Institutional Vocational Training Facility; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Retail Store; Special Events Center; Stadium, Coliseum, or Exhibition Building; Swimming Pool, Private; Theater, Indoor; School, Private; and School, Public.</p>

RELEVANT ZONING HISTORIES	
There are no relevant zoning cases in the vicinity of the subject property.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would provide for greater use flexibility on the site.	The area plan recommends industrial land use for the subject property.
The site is not adjacent to residentially zoned property.	
Over half of the proposed uses are currently allowed in the existing GI district.	
The request would not encourage strip commercial development.	

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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3332
JUNE 8, 2017**

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