
**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3277
NOVEMBER 12, 2015**

This was automatically withdrawn per the applicant's request and as per Planning Board's By-Laws.

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

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

PETITION INFORMATION	
Docket #	W-3277
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	CW Myers Trading Post Inc.
Owner(s)	Same
Subject Property	PIN #6814-38-7312
Address	3634 Vest Mill Road
Type of Request	Special use limited rezoning from GO-S to LO-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GO-S (General Office – special use zoning-Offices; and Residential Building, Single Family) to LO-L (Limited Office – special use limited zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • 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; Utilities; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Planned Residential Development; Residential Building, Townhouse; Veterinary Services; Access Easement, Private Off-Site; and Kennel, Indoor <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	The application indicates that no neighborhood meeting has been held.
Zoning District Purpose Statement	The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. 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 this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?			
	Yes, the site is currently zoned GO-S and serves as a transitional site between other GO-S and GO zoned properties and adjacent RS9 zoned properties.			
GENERAL SITE INFORMATION				
Location	South side of Vest Mill Road, east of Hannaford Road			
Jurisdiction	City of Winston-Salem			
Ward(s)	Southwest			
Site Acreage	± 1.18 acres			
Current Land Use	The subject property is currently used as a single family home.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	GO-S	Offices	
	East	GO	Offices	
	South	GO-S	Undeveloped property	
	West	RS9	Single family homes	
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?			
Physical Characteristics	The site has a gentle slope downward toward the south.			
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 appears to possess no development constraints such as steep slopes, designated floodplains, or water supply watershed.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Vest Mill Road	Collector Street	260'	4,500	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 Vest Mill Road.			

Trip Generation - Existing/Proposed	
Sidewalks	There are no sidewalks located in the general area.
Transit	Route 43 runs along Healy Drive located approximately 500 feet to the north and Route 19 runs along Stratford Road located approximately 1,000 feet to the east.
Connectivity	The approved GO-S site plan for the subject property includes an access drive that extends through the subject property connecting the remaining GO-S zoned site to the south with Vest Mill Road.
Analysis of Site Access and Transportation Information	
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 GMA	Growth Management Area 3 - Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses. Promote quality design so that infill does not negatively impact surrounding development.
Relevant Area Plan(s)	<i>Southwest Suburban Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> Area within the zoning request is shown for office use on Map. 5 – Proposed Land Use.
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.
Addressing	There are no addressing or street naming concerns.
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 Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3152	GO-S Two Phase to GO-S Two Phase	Withdrawn at 9-13-12 Planning Board meeting	Directly south	3.09	Withdrawal	Withdrawn
W-1613	R1-S to Site Plan Amendment	Approved 10-2-89	Included the subject property	4.22	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The area plan recommends office use for the subject property.			The remaining GO-S portion			
The proposed LO-L zoning is less intense than the existing GO-S district.						
The request is consistent with the LO district purpose statement.						

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.**

This was automatically withdrawn per the applicant's request and as per Planning Board's By-Laws prior to the November 12, 2015 Planning Board meeting.

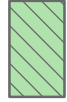
DOCKET #: W3277

PROPOSED ZONING:
LO-L

EXISTING ZONING:
GO-S

PETITIONER:
CW Myers Trading Post Inc

 Property included in zoning request.

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

SCALE: 1" represents 400'

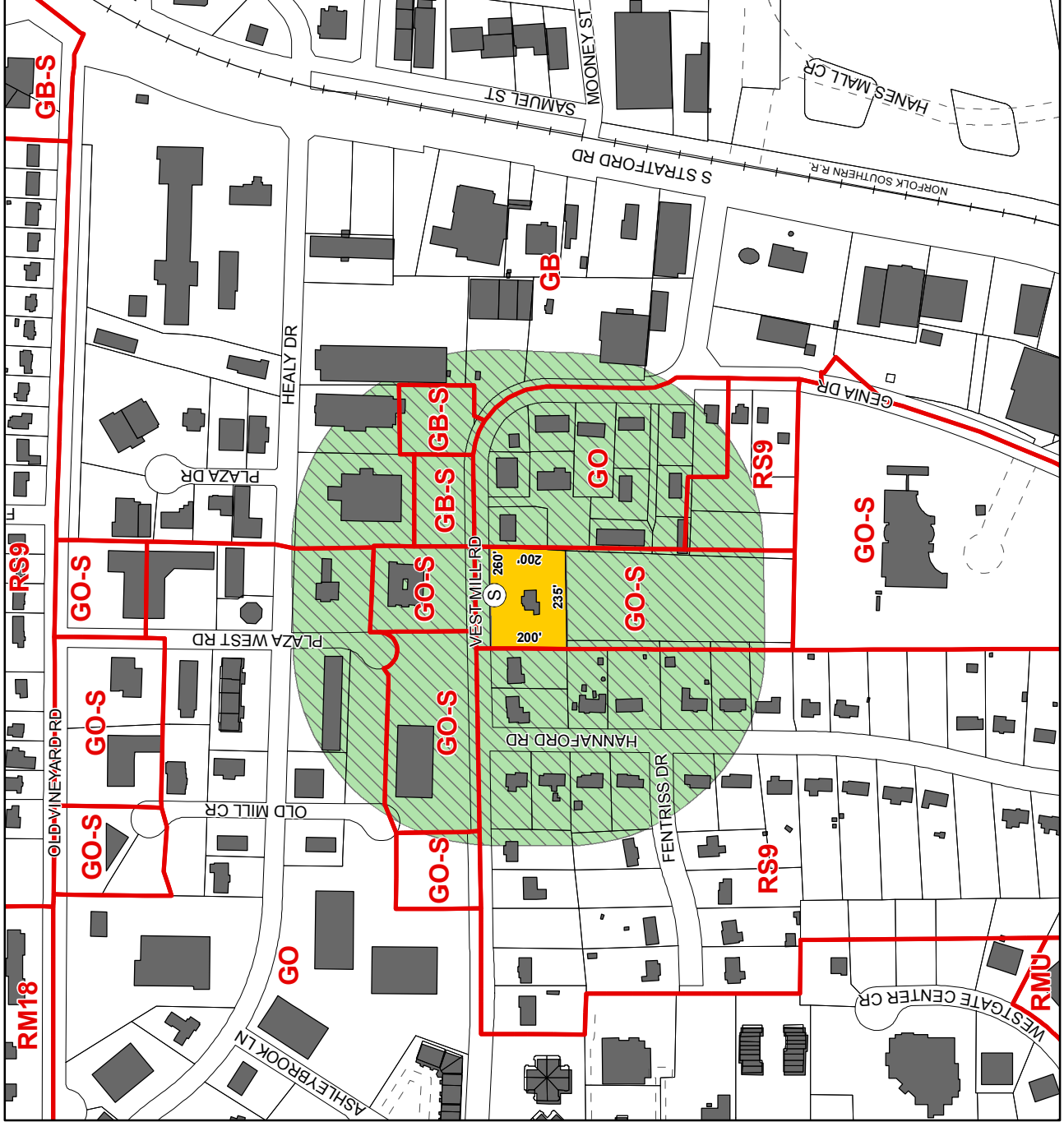
STAFF: Roberts

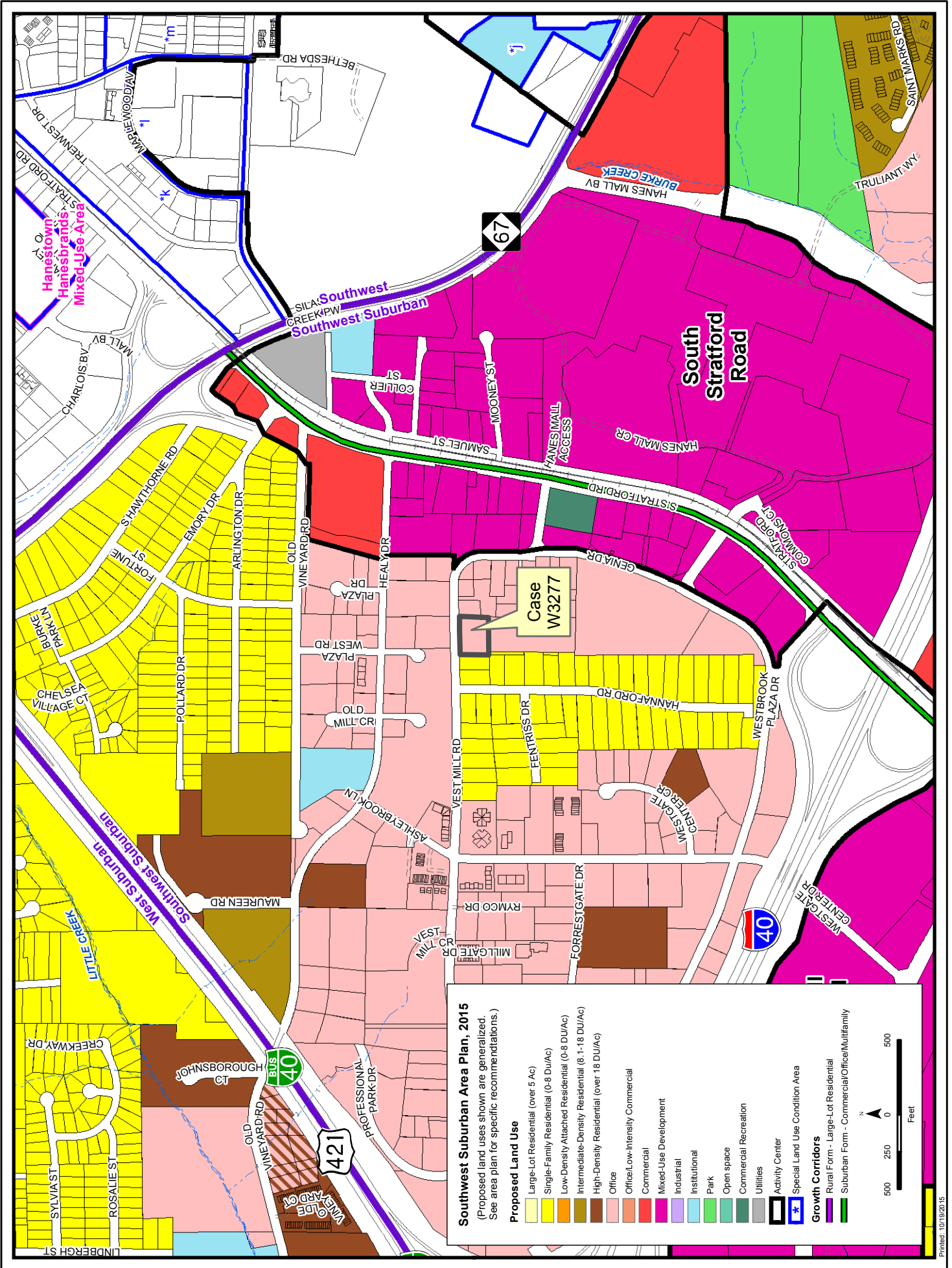
GMA: 3

ACRES: 1.18

NEAREST BLDG: 15' west

MAP(S): 6814.01





Southwest Suburban Area Plan, 2015

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use

- Large-Lot Residential (over 5 Ac)
- Single-Family Residential (0-8 DU/Ac)
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8-18 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open Space
- Commercial Recreation
- Utilities
- Activity Center

Growth Corridors

- Rural Form - Large-Lot Residential
- Suburban Form - Commercial/Office/Multifamily

Special Land Use Condition Area

- Activity Center

500 250 0 500 Feet

Printed: 10/19/2015

Case W3277

Hanestown
Hanestown
Mixed-Use Area

Southwest
Creek
Southwest Suburban

South
Stratford
Road

West Suburban
Suburban

421

40

67

N

Feet