DOCKET #: W2834

PROPOSED ZONING: PB-S (Multiple Uses)

EXISTING ZONING: RSQ

PETITIONER: Developing Designs and Renovations LLC for property owned by Same

SCALE: 1" represents 200'

STAFF: Ericson

GMA: 2

ACRE(S): 0.35

MAP(S): 630862
January 25, 2006

Developing Designs and Renovations, LLC
c/o Ivan Robinson
452 Corona Street
Winston-Salem, NC  27103

RE:  ZONING MAP AMENDMENT W-2834

Dear Mr. Robinson:

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, AICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC  27103
Wanda Nichols, Housing & Neighborhood Development, City of Winston-Salem, P. O. Box 2511, Winston-Salem, NC  27102
**ACTION REQUEST FORM**

**DATE:** January 25, 2006  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, AICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Map Amendment of Developing Designs and Renovations, LLC

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of Developing Designs and Renovations, LLC from RSQ to PB-S [Convenience Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Motor Vehicle Repair and Maintenance; and Services, Personal]; property is located on the east side of Liberty Street between Bethlehem Lane and New Hope Lane (Zoning Docket W-2834).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** CLARK, CURTIS, FOLAN, GLENN, KING, SMITH  
**AGAINST:** EICKMEYER  
**SITE PLAN ACTION:** CONFORMS
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 RSQ to PB-S [Convenience Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Motor Vehicle Repair and Maintenance; and Services, Personal] the zoning classification of the following described property:

Tax Block 316, Tax Lots 3, 4, 301A, and 301B

Section 2. This Ordinance is adopted after approval of the site plan entitled Heritage Development Partners, LLC/Liberty Street Community Retail Center and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Developing Designs and Renovations, LLC.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as Heritage Development Partners, LLC/Liberty Street Community Retail Center. Said Special Use District Permit and site plan with associated documents are 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 District Permit for the site shown on the site plan map included in this zoning petition of Developing Designs and Renovations, LLC, (Zoning Docket W-2834). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for PB-S [Convenience Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Motor Vehicle Repair and Maintenance; and Services, Personal], 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-S 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:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
  b. Obtain a driveway permit from WSDOT.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. A cross access easement shall be recorded across the general use PB site.
  b. A cross parking agreement shall be required for the PB-S site.
  c. Building(s) shall conform to the Liberty Street Design Guidelines.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Developer shall place a sign stating "No Trucks" on the site at the ingress/egress to Bethlehem Lane.

- **OTHER REQUIREMENTS:**
  a. Signage shall be limited to 6’ high monument type.
  b. Lighting shall be limited to 15’ high shoebox-style fixtures.
# CITY-COUNTY PLANNING BOARD STAFF
## STAFF REPORT FOR:  Docket # W-2834
### January 12, 2006

## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2834</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Kirk Ericson</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Developing Designs and Renovations LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lot 3, 4, 301A, and 301B /Tax Block 0316</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning from RSQ to PB-S</td>
</tr>
</tbody>
</table>

**Proposal**
The petitioner is requesting to amend the Official Zoning Maps for the subject property from RSQ Residential Single Family Quadruplex District to PB-S Pedestrian Business District. The petitioner is requesting the following uses:
- Convenience Store
- Restaurant (without drive-through service)
- Retail Store, Specialty or Miscellaneous
- Services Personal
- Motor Vehicle Repair and Maintenance

## Zoning District Purpose Statement
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. This district is intended for application in Growth Management Areas 2 and 3.

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)**

(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>East Side of Liberty Street between New Hope Lane and Bethlehem Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± .35</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Undeveloped land</td>
</tr>
</tbody>
</table>
### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>RSQ</td>
<td>Multifamily Residential and a Public Park (Fairview Park)</td>
</tr>
<tr>
<td>S</td>
<td>PB</td>
<td>Various Commercial Uses, Vacant Property</td>
</tr>
<tr>
<td>E</td>
<td>RSQ and RM-18</td>
<td>Multifamily Residential</td>
</tr>
<tr>
<td>W</td>
<td>PB and GB</td>
<td>Canaan Missionary Baptist Church and Various Commercial Uses</td>
</tr>
</tbody>
</table>

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

**(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?**

Yes, particularly those along Liberty Street

### Physical Characteristics

The subject property is .35 acres in size and is topographically flat. Currently, there are no structures on site.

### Proximity to Water and Sewer

Public water and sewer are directly available to the site.

### Stormwater/Drainage

There are no known stormwater/drainage issues associated with the subject property.

### Watershed and Overlay Districts

The subject property is not located within a water supply watershed.

### Historic, Natural Heritage and/or Farmland Inventories

While there are no historic, natural heritage, or farmland inventories associated with the site, the subject property is located directly across Liberty Street from the (former) Fairview Moravian Church. Determined eligible for the National Register of Historic Places, the (former) Fairview Moravian Church is significant for architecture as a unique and important example of a Moravian Church executed in the Neoclassical Revival style.

### Analysis of General Site Information

Due to its central location, proximity to public water and sewer, and lack of other site issues, the subject property provides an excellent opportunity for pedestrian oriented, neighborhood scale redevelopment.

### Site Access and Transportation Information

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liberty Street</td>
<td>Major Thoroughfare</td>
<td>278.78’</td>
<td>16,800</td>
<td>12,700</td>
</tr>
<tr>
<td>New Hope Lane</td>
<td>Local Road</td>
<td>156.99’</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Bethlehem Lane</td>
<td>Local Road</td>
<td>149’</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Proposed Access Point(s)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The site plan shows access from Bethlehem Lane and New Hope Lane via a PB zoned property south of the subject site.
| Planned Road Improvements | The recommended cross section for Liberty Street (between 14th Street and US 52) as per the Thoroughfare Plan is two-lanes with curb and gutter and combined parking and bike use with sidewalks. In the Long Range US 52 Land Use and Transportation Study, Liberty Street would be relocated, which could impact this property. |
| Trip Generation - Existing/Proposed | Existing Zoning: RSQ 4 units x 6.59 (Multifamily trip rate) = 26 trips per day Proposed Zoning: PB-S 1020/1000 x 716 (Fast Food Restaurant Without Drive-Through trip rate) = 730 trips per day |
| Sidewalks | Sidewalks currently exist along Liberty Street, New Hope Lane, and Bethlehem Lane. The sidewalk on Bethlehem Lane continues to the edge of the subject property. Staff recommends that the petitioner continue this sidewalk along the subject property to Liberty Street. |
| Transit | WSTA Bus Route 17 runs ¼ mile to the east of the subject property and Route 2 is within ¼ mile to the south. |
| Connectivity | The site does not make any connections to adjacent property |
| Traffic Impact Study (TIS) | A TIS was not required |
| Analysis of Site Access and Transportation Information | The rezoning of this site could increase traffic in the surrounding area. Additionally, staff has some general concerns about site access from Bethlehem Lane. Bethlehem Lane is a street which the City is marketing for redevelopment, and the proposed development could cause a significant increase in traffic there. Truck traffic would be of particular concern. Another concern is coordination of access and parking with the adjacent property zoned PB-general. The site plan for the PB-S relies on that southern property for its main access and some of the requested PB-S uses may need the parking provided on the PB-general portion of the site. Therefore, cross-access and parking agreements are needed. |
| Generalized Recommended Conditions | BRIEF DESCRIPTION OF CONDITION(S):  
- Restrict the Bethlehem Lane access to prohibit truck traffic  
- Access easement across PB site from New Hope Lane  
- Blanket parking easement on both PB and PB-S portions |

**CONFORMITY TO PLANS AND PLANNING ISSUES**

| Legacy GMA | GMA 2 |
| Relevant Legacy Recommendations | Legacy recommends that retail and office buildings should be located near the street and sidewalk. Locating buildings close to the street, lining the street with trees, and ensuring buildings have windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings. |
- *Legacy* recommends managing growth by making more efficient use of land that has already been developed, encouraging reuse and infill, and capitalizing on other development opportunities. Older urban and suburban neighborhoods should be reinforced as good places to live and do business.

- Ensure that zoning along Urban Boulevards, other major roads and at Activity Centers supports the mix, type, density and design of development that facilitates walking, bicycling and the use of public transportation.

- *Legacy* suggests infill, redevelopment of “under invested areas”, and reuse of vacant or underutilized parcels within developed areas increases densities. Infill and redevelopment support the efficient provision and use of transit and promotes walking.

- *Legacy* recommends stimulating new development in slow growth areas within the Municipal Services Area.

| Relevant Area Plan(s) | East Winston Area Plan, 1988  
Liberty Street Corridor Study, 1996 |
|------------------------|--------------------------------|
| Area Plan Recommendations | - The *East Winston Area Plan* recommends improvements and a rezoning strategy for Liberty Street to make the corridor a viable business area  
- The *East Winston Area Plan* recommends the subject property for high density residential (0-20 du/ac). The property is located in the Neighborhood Improvement Program East, a systematic housing code enforcement program that provided direct federal grants and loans to eligible property owners for rehabilitation of substandard housing  
- The *Liberty Street Corridor Study* recommends the proactive rezoning of the east side of Liberty street between 15th street and 19th street (Bethlehem Lane) from RSQ to PB  
- The study recommends developing Liberty street from 12th street to 19th street as a neighborhood serving business district/African-American business area  
- The *Liberty Street Corridor Study* also recommends the creation of pleasing storefronts throughout this area |
| Other Applicable Plans and Planning Issues | Community Development:  
Certified Area/Name: Northeast Winston Area #2 (1988)  
Type of Certification: Blighted Area  
Redevelopment Recommendations: The site was determined to require minor repair. It was determined that the dilapidation and deterioration of buildings, unsanitary and unsafe conditions, crime problems, and high vacancy rates all combine to substantially impair the sound growth of this area and make this area a blighted area within the meaning of North Carolina Redevelopment Law.  
Certified Area/Name: Liberty Street Redevelopment Area (2005)  
Type of Certification: Nonresidential Redevelopment Area  
Redevelopment Recommendations: The site was determined to be |
dilapidated. The study area contains a predominance of buildings and improvements whose use is predominantly non-residential, and at least one-half of the buildings in the Area are deteriorated, dilapidated, or obsolete such that they substantially impair the south growth of the community, adversely effects surrounding development, and are detrimental to public health, safety, morals, and welfare of the community.

DUAC Study Recommendations:
The City Council requested the Planning Staff to prepare a study and recommendations for improvement of Declining Urban Activity Centers (DUACs) in the City. The study was presented to Council in 2004. This segment of Liberty Street (between 11th St. and Bethlehem Lane) has been designated as a DUAC in the study.

After endorsement of the first phase of the study by the Council, staff is in the process of detailing a comprehensive strategy to address the revitalization of struggling commercial areas. In addition to needed public improvements and regulatory changes for development occurring there, staff has worked with the Police Department to identify issues related to crime and other problems that are common in DUAC areas. Among those issues identified by the police (as well as merchants and neighborhoods) is the sale of alcohol at neighborhood convenience stores. Liberty Street has been identified as a location that has a history of problems with this particular use.

Uses which involve alcohol sales in distressed areas is a subject which is not limited to Liberty Street but is something that has been discussed and researched on a national level. A number of national research studies confirm the negative impact alcohol sales have on health, safety, and welfare in distressed portions of communities and these studies suggest land use regulations as one method of controlling the problem.

Given that, it would be better to not have convenience stores listed as a use for the portion of the site requested for PB-S zoning. However, it should be noted that this will not prevent the continued development of convenience stores, including those which sell alcohol, in the Liberty Street area because the vast majority of the corridor is zoned PB-general which allows convenience stores by right. In fact, the majority of the development site being examined in this case is already zoned PB, can have a convenience store located on it, and is not proposed for change.

As such, the most relevant issues concerning this proposed rezoning are related to the physical nature of the PB-S site plan (building, site and parking layout, design issues, ingress/egress) and the impact of the site plan on surrounding properties. The Police have special powers in NC Redevelopment Areas to monitor any problems with specific sites which
sell alcohol and to take action if those problems are not remedied.

<table>
<thead>
<tr>
<th>Thoroughfare Plan Information</th>
<th>The recommended cross section for Liberty Street (between 14th Street and US 52) as per the Thoroughfare Plan is two-lanes with curb and gutter and combined parking and bike use with sidewalks.</th>
</tr>
</thead>
</table>
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S) | (S)(3) - Have changing conditions substantially affected the area in the petition?  
No  
(S)(4) - Is the requested action in conformance with Legacy?  
Yes |
| Analysis of Conformity to Plans and Planning Issues | The proposed development is in conformance with the recommendations of Legacy. Legacy recommends encouraging reuse and infill in under invested areas. Legacy also recommends stimulating new development in slow growth areas with access to municipal services. The proposed development is not in conformance with the East Winston Area Plan. This plan recommends the subject property, as well as the remainder of the east side of Liberty Street from 17th to 19th street, for high density residential. However, the plan recommends the remainder of Liberty Street to be redeveloped as a viable business area. The proposed development is in conformance with the Liberty Street Corridor Study. This study recommended the subject property to be proactively rezoned to PB. |
| Generalized Recommended Conditions | BRIEF DESCRIPTION OF CONDITION(S):  
- All driveway requirements must be met |

<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-2603</td>
<td>RSQ to IP-S (Church or Religious Institution, Neighborhood)</td>
<td>Approved 3-6-03</td>
<td>West</td>
<td>.43</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2601</td>
<td>GB to GI</td>
<td>Approved 2-13-03</td>
<td>North</td>
<td>.68</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2551</td>
<td>PB to GB</td>
<td>Approved 6-13-02</td>
<td>South</td>
<td>1.175</td>
<td>Denial</td>
</tr>
<tr>
<td>W-1991</td>
<td>RSQ to PB</td>
<td>Approved 9-14-95</td>
<td>Directly South</td>
<td>3.24</td>
<td>Approval</td>
</tr>
</tbody>
</table>
### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,100 sf</td>
<td>Proposed development is to the west of the site along Liberty Street</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>28 Spaces</td>
<td>9 Spaces (remaining required spaces shall be obtained through cross parking agreement with adjacent PB parcel)</td>
<td>Parking is to the sides and front of the building (rear of site)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60’</td>
<td>Unspecified</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Unlimited</td>
<td>Unspecified</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th>(A) Legacy policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(B) Environmental Ord.</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
<th>BRIEF DESCRIPTION OF CONDITION(S):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Several problems currently exist with the proposed site plan. Tanker trucks may not be able to turn around on site, and as a result may exit onto Bethlehem Lane, which is a residential street. Also, the site plan contains information on the adjacent site which does not directly relate to the subject property and the proposed rezoning to PB-S. Currently, the site plan does not show enough parking to meet UDO requirements for the following uses: convenience store; restaurant without drive-through; and motor vehicle repair and maintenance. Also, Staff has recommended to the petitioner that the site design guidelines included in the Liberty Street Corridor Study be incorporated into the site plan.</td>
<td>- Signage shall be limited to 6’ high monument type</td>
</tr>
<tr>
<td></td>
<td>- Sidewalks must connect to Liberty Street</td>
</tr>
</tbody>
</table>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The subject property provides an excellent opportunity for redevelopment in an urban environment.</td>
<td>The proposed development has its primary entrance/exit on a residential street which could create problems if that traffic includes trucks.</td>
</tr>
<tr>
<td>The proposed development could provide useful services for neighborhood residents.</td>
<td>Some of the proposed uses could have detrimental impacts in the surrounding area, for which public funds have been used to promote residential and commercial revitalization</td>
</tr>
<tr>
<td>The uses proposed for the PB-S are allowed in the PB-general zoning in existence along Liberty Street.</td>
<td></td>
</tr>
<tr>
<td>The proposed development represents an economic development investment in an area which has needed development for some time</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

PRIOR TO THE ISSUANCE OF GRADING PERMITS:
- a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.
- b. Obtain a driveway permit from WSDOT

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
- a. A cross access easement shall be recorded across the general use PB site.
- b. A cross parking agreement shall be required for the PB-S site.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
- a. Plat shall meet all applicable requirements of UDO 142 and UDO 148.

OTHER REQUIREMENTS:
- a. Signage shall be limited to 6’ high monument type
- b. Lighting shall be limited to 15’ high shoebox-style fixtures

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.
Kirk Ericson presented the staff report.

**PUBLIC HEARING**

FOR:

Steve Causey, Allied Design, 4720 Kester Mill Road, Winston-Salem, NC 27103
- The original site plan showed a connection to Liberty Street. However, the NCDOT denied that because the road serves as the approach ramp to US 52 so it is no longer shown.
- There is adequate access between New Hope Lane and Bethlehem Lane.
- Truck access will be on New Hope Lane side of the site.

Ivan Robinson, 452 Corona Street, Winston-Salem, NC 27103
- I'm the developer of the property.
- As far as access, we have it so that trucks which are refueling the pumps can pull in one access and exit the other (on New Hope Lane).
- The Bethlehem access will be for community access to the strip mall and truck traffic will be discouraged from using that access.

AGAINST:

Wanda Nichols, Housing & Neighborhood Development, City of Winston-Salem, P. O. Box 2511, Winston-Salem, NC 27102
- We support commercial use on Liberty Street. However, we do have issues with access from the site each on Bethlehem to Cleveland.
- We do not have issues with the access between New Hope and Liberty Street.
- We would like to minimize impact on the new single family home construction project which is scheduled to start in the very near future. It is part of the Northeast Winston-Salem #2 Redevelopment Plan.
- We do not want truck traffic using Bethlehem.

**WORK SESSION**

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

1. A note on the site plan should state that a sign would be posted at the Bethlehem Lane entrance within this development which says, "No truck traffic allowed to Bethlehem Street" and through the City DOT have a sign posted on Bethlehem Lane which says "No truck traffic". That would enable police to cite any truck traffic on Bethlehem.

2. Carol Eickmeyer stated that having this intense use so close to the neighborhood is not good for the neighborhood. Other board members disagreed, saying that the services were ones which are needed by the neighbors. Ms. Eickmeyer stated that the use she was concerned about was the gas station because she feels that it will have an impact on the residential area.
3. There is currently direct access to Cleveland from New Hope Lane and trucks don't use that now. This design would discourage trucks from taking that route rather than encouraging them.

4. The developer agreed to conditions requiring conformance with the Liberty Street Design Guidelines and the posting of a sign at his access to Bethlehem Street prohibiting trucks from entering Bethlehem Street.

MOTION: Dara Folan moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions with the following additions or changes:
   a. Building(s) shall conform with Liberty Street Design Guidelines.
   b. A sign shall be placed on site stating that there is to be no truck traffic on Bethlehem Street.
   c. Any conditions referring to UDO 142/148 will be deleted.
The motion also included a request that WSDOT designate Bethlehem Street west of Cleveland Avenue for no truck traffic.

SECOND: Wesley Curtis
VOTE:
   FOR: Clark, Curtis, Folan, Glenn, King, Smith
   AGAINST: Eickmeyer
   EXCUSED: None

Written comments submitted by Planning Board members:

Carol Eickmeyer: Against this because of the gas station. I think the potential for truck traffic into the new residential area is high. I do not oppose the commercial uses - except for the gas pumps with the convenience store.

A. Paul Norby, AICP
Director of Planning