DOCKET #: W2897

PROPOSED ZONING: GO

EXISTING ZONING: GI

PETITIONER: Peller Properties LLC for property owned by Same

SCALE: 1" represents 400'

STAFF: King

GMA: 3

ACRE(S): 4.93

MAP(S): 624886
December 20, 2006

Peller Properties, LLC  
c/o Bruce Peller  
7842 Northpoint Blvd.  
Winston-Salem, NC  27106

RE:   ZONING MAP AMENDMENT W-2897

Dear Mr. Peller:

    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

pc:   City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
### ACTION REQUEST FORM

**DATE:** December 20, 2006  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

### COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Peller Properties, LLC

### SUMMARY OF INFORMATION:

Zoning Map Amendment of Peller Properties, LLC from GI to GO: property is located on the southeast corner of Hanes Mill Road and Oak Plaza Boulevard; (Zoning Docket W-2897).

### PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED
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 GO the zoning classification of the following described property:

Tax Block 6322, Tax Lot 5A

Section 2. This ordinance shall become effective upon adoption.
## CITY-COUNTY PLANNING BOARD
### STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2897</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Peller Properties, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lot 5A, Tax Block 6322</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General use rezoning from GI to GO.</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property <strong>from</strong> GI (General Industrial) <strong>to</strong> GO (General Office). <strong>NOTE:</strong> Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</td>
</tr>
</tbody>
</table>

### Zoning District Purpose Statement

The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within Growth Management Areas 1 and 2, activity centers, and Growth Management Area 3 with access to thoroughfares.

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

Yes, the site is located in GMA 3 with access to a major thoroughfare.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southeast corner of Hanes Mill Road and Oak Plaza Boulevard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 4.93 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>Surrounded Property Zoning and Use</td>
<td></td>
</tr>
<tr>
<td>Direction</td>
<td>Zoning District</td>
</tr>
<tr>
<td>North</td>
<td>CPO</td>
</tr>
<tr>
<td>East</td>
<td>GI</td>
</tr>
<tr>
<td>South</td>
<td>GI</td>
</tr>
<tr>
<td>West</td>
<td>GI</td>
</tr>
</tbody>
</table>

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

Yes, the GO district allows a wide range of office uses which would be compatible with the uses allowed in surrounding GI and CPO districts.
### Physical Characteristics
The property has been graded and contains a flat topography. There are no streams or wetlands located on the site.

### Proximity to Water and Sewer
The subject property has access to public water and public sanitary sewer.

### Stormwater/Drainage
No known issues.

### Watershed and Overlay Districts
The subject property is not located within a water supply watershed.

### Analysis of General Site Information
The site has already been cleared and graded. It contains no streams or wetlands and poses no development issues.

### 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>Hanes Mill Road</td>
<td>Major Thoroughfare</td>
<td>+/- 338 feet</td>
<td>8,900</td>
<td>30,100</td>
</tr>
<tr>
<td>Oak Plaza Blvd.</td>
<td>Local Road</td>
<td>+/- 505 feet</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

#### Proposed Access Point(s)
Since this is general use request, the exact location of access points is unknown. The site does have public road frontage along Hanes Mill Road and Oak Plaza Boulevard.

#### Planned Road Improvements
The Thoroughfare Plan recognizes Hanes Mill Road as adequate with the addition of sidewalks.

#### Trip Generation - Existing/Proposed
- **Existing Zoning:** GI
  - No trip generation numbers available for general use GI zoning.
- **Proposed Zoning:** GO
  - No trip generation numbers available for general use GO zoning.

#### Sidewalks
No existing sidewalks along the subject property’s road frontages.

#### Transit
Route 44 runs along a portion of Hanes Mill Road.

#### Traffic Impact Study (TIS)
Not required

#### Analysis of Site Access and Transportation Information
Since this is a general uses request, it is difficult to determine the extent of any impacts to the transportation network. The amount of trips generated under the proposed GO zoning should be similar to what could be expected under the existing GI zoning.

### CONFORMITY TO PLANS AND PLANNING ISSUES

#### Legacy GMA
GMA 3 (Suburban Neighborhoods)

#### Relevant Legacy Recommendations
Legacy recommends concentrating economic development activity in locations identified in the Legacy development guide including Winston-Salem’s Downtown, Activity Centers, and urbanized areas with established infrastructure.
### North Suburban Area Plan (2005)

#### Area Plan Recommendations
- The *North Suburban Area Plan* recommends this site for office land uses.

#### 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 subject request is consistent with the recommendations of *Legacy* and the *North Suburban Area Plan (NSAP)*. The *NSAP* recommends that the site be developed for office uses. The uses allowed in the GO district should be compatible with the uses allowed in the adjacent CPO and GI districts.

#### 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-2729</td>
<td>RS-9 &amp; GI to CPO</td>
<td>Approved 11/1/04</td>
<td>North</td>
<td>109</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2667</td>
<td>GI to MU-S</td>
<td>Approved 2/2/04</td>
<td>West</td>
<td>36.01</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1712</td>
<td>R-1-S &amp; R-2-S to I-3</td>
<td>Approved 5/6/91</td>
<td>Includes subject property</td>
<td>221</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1444</td>
<td>R-2-S, R-6, &amp; I-3 to R-1-S</td>
<td>Approved 6/1/87</td>
<td>Includes subject property</td>
<td>78.8</td>
<td>Approval</td>
</tr>
</tbody>
</table>

#### UDO Sections Relevant to Subject Request
- Section 2-1.3(D) GO District

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
<th>(A) <em>Legacy</em> policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(B) <em>Environmental Ord.</em></td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations</td>
<td>NA</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 request is consistent with the recommendations of <em>Legacy</em> and the <em>NSAP</em>.</td>
<td>With a general use request, there is no specificity about how the site will be developed.</td>
</tr>
<tr>
<td>Anticipated traffic impacts should be minimal.</td>
<td></td>
</tr>
<tr>
<td>The uses allowed in the GO district should be compatible with surrounding uses.</td>
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</tbody>
</table>
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.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning map amendment.
SECOND: Paul Mullican

VOTE:
   FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Paul Mullican, Brenda Smith
   AGAINST: None
   EXCUSED: None

__________________________
A. Paul Norby, FAICP
Director of Planning