DOCKET #: W2776
Continued from 6/9/05 and 7/14/05

PROPOSED ZONING:
GI-S (Multiple Business and Manufacturing Uses)

EXISTING ZONING:
HB

PETITIONER:
Traveler’s Management Corporation for property owned by Same

SCALE: 1” represents 400’
STAFF: Roberts
GMA: 3
ACRE(S): 2.69
MAP(S): 618874, 618878
REQUEST

From: HB Highway Business District
To: GI-S General Industrial District (Building Materials Supply; Implement Sales and Service; Storage Trailer; Wholesale Trade A; Wholesale Trade B; Building Contractors, Heavy; Building Contractors, General; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Signs, Off-Premises; Storage Services, Retail; Testing and Research Lab; Warehousing; Manufacturing A; Manufacturing B; Recycling Plant; and Storage and Salvage Yard)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 2.69± acres

CONTINUANCE REQUEST

The petitioner has requested a withdrawal of the subject request which was continued, at the request of the petitioner, from the June 9, 2005 Planning Board meeting to the July 14, 2005 Planning Board meeting and then to the August 11, 2005 Planning Board meeting.

LOCATION:

Street: East side of Home Road north of Indiana Avenue.
Jurisdiction: City of Winston-Salem
Ward: North

SITE PLAN

Proposed Use: Multiple retail, business and manufacturing uses.
Square Footage: 45,000
Building Height: One story, 30± feet.
Parking: Required: Site plan shows 36 existing parking spaces.
Bufferyard Requirements: 20 foot Type IV adjacent to RS-9
PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: A 45,000 sf building is currently located on the site.
Adjacent Uses:
- North: Large scale commercial building zoned HB.
- South: Large scale commercial building zoned HB.
- Southwest: Large scale commercial building zoned HB.

GENERAL AREA

Character/Maintenance: Mixture of well to moderately well maintained large scale commercial buildings and single family homes.
Development Pace: Slow.

HISTORY

Relevant Zoning Cases:
1. W-1859; B-3-S and R-4 to B-3 (converted to HB); approved December 20, 1993; east side of University Parkway and southwest side of Home Road north of Indiana Avenue; 4.78 acres; Planning Board recommended approval, staff recommended approval of the portion of the site which was previously zoned R-4 and denial of the portion which was previously zoned B-3-S.

2. W-1805; R-4, B-3 and B-3-S (multiple office and restaurant uses) to B-3 (converted to HB); approved February 1, 1993; southwest side of Home Road and east side of University Parkway; 2.98 acres; Planning Board and staff recommended approval.

3. W-779; R-4 to B-3 (converted to HB); approved May 5, 1980; northwest corner of Indiana Avenue and Home Road; 4± acres; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Proposed site plan illustrates no changes to the existing features.
Topography: Gentle to moderate slope downward from the southwestern corner of the subject property to the northeastern corner.
Streams: No streams are located within or adjacent to the subject property.
Vegetation/habitat: A row of mature pine trees and some wooded area with large trees are located along the southern and eastern property lines respectively.
Water Supply Watershed: The subject property is not within the boundaries of a water supply watershed.
TRANSPORTATION

Direct Access to Site: Home Road
Street Classification: Minor Thoroughfare
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
- Home Road between Indiana Avenue and University Parkway = 6,800/18,500
Trip Generation/Existing Zoning: HB
  No trip rates available for existing HB general use zoned site
Trip Generation/Proposed Zoning: GI-S
  45,000/1,000 x 6.97 (General Light Industrial Trip Rate) = 313 Trips per Day.
Planned Road Improvements/Thoroughfare Plan: The cross section of Home Road is adequate
with the addition of sidewalks as noted in the 2002 Thoroughfare Plan.
Sidewalks: None.
Transit: Route 44 NC Northside Connector along Home Road.
Bicycle Route: None.

CONFORMITY TO PLANS

Growth Management Plan Area (Legacy): Suburban Neighborhoods, (GMA 3)
Relevant Comprehensive Plan Recommendation(s): Redevelopment and infill opportunities,
  both residential and commercial, can serve to focus development where infrastructure
  already exists.
Relevant Development Guide Recommendation(s): The site is located in an area designated for
  commercial use.

ANALYSIS

The subject request is to rezone a 2.69 acre parcel located on the east side of Home Road north
of Indiana Avenue from HB to GI-S. Currently located on the site is a 45,000 square foot metal
building which is comparable in scale and appearance to four similar structures currently located
along this section of Home Road. While all such properties are zoned HB, the structures have
the appearance of typical warehouse or manufacturing buildings as opposed to commercially
oriented buildings. RS-9 developed properties adjoin the eastern property line.

The proposed site plan illustrates the reuse of said existing structure with no additional building
square footage or parking area. Considering the development pattern surrounding the subject
property, Planning staff is comfortable with the proposed GI-S district and requested uses
provided certain measures are taken to minimize off-site impacts. The petitioner has agreed to
conditions regarding outside storage, lighting, noise and negative access to Deland Street. Staff
therefore recommends approval of the request.

FINDINGS

1. Legacy notes that Redevelopment and infill opportunities, both residential and
   commercial, can serve to focus development where infrastructure already exists.
2. The *North Suburban Area Plan* identifies the subject property as being within an area designated for commercial use.

3. The request would allow the reuse of an existing 45,000 sf metal building.

**STAFF RECOMMENDATION**

Zoning: **WITHDRAWAL AS REQUESTED**

Site Plan: Staff certifies that the site plan meets all code requirements, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. Developer shall record a negative access easement along the frontage of Deland Street.

- **OTHER REQUIREMENTS**
  a. No outside storage shall be permitted including road haul trailers used to store goods.
  b. All new exterior lighting shall utilize full cut-off type fixtures and directed to minimize spill over onto adjacent RS-9 zoned property.
  c. Existing trees along the eastern property line and row of white pines along the southern property line shown on site plan shall remain.

**PUBLIC HEARING** - June 9, 2005

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved continuance of the zoning map amendment and site plan to July 14, 2005.

SECOND: Paul Mullican

VOTE:
  FOR: Clark, Eickmeyer, King, Lambe, Mullican, Smith
  AGAINST: None
  EXCUSED: None

**PUBLIC HEARING** - July 14, 2005

FOR: None

AGAINST: None
WORK SESSION

MOTION: Clarence Lambe moved continuance of the zoning map amendment and site plan to August 11, 2005.
SECOND: Paul Mullican
VOTE:
   FOR: Clark, Curtis, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Smith
   AGAINST: None
   EXCUSED: None

PUBLIC HEARING - August 11, 2005

FOR: None
AGAINST: None

WORK SESSION

MOTION: Jerry Clark moved withdrawal of the zoning map amendment and site plan.
SECOND: Dara Folan
VOTE:
   FOR: Clark, Curtis, Eickmeyer, Folan, King, Mullican, Smith
   AGAINST: None
   EXCUSED: None

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A. Paul Norby, AICP
Director of Planning