October 23, 2019

Covington Wilson, Inc.
PO Box 20429
Winston-Salem, NC 27120

Re: Zoning Petition W-3421

Dear Petitioner:

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,

Aaron King
Director of Planning and Development Services

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

**DATE:** October 23, 2019  
**TO:** The Honorable Mayor and City Council  
**FROM:** Aaron King, Director of Planning and Development Services

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Petition of Covington Wilson, Inc.

**SUMMARY OF INFORMATION:**

A. Public hearing on zoning petition of Covington Wilson, Inc. from HB to GB-L (Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hotel or Motel; Institutional Vocational Training Facility; 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; Nursing Care Institution; Offices; Outdoor Display Retail; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Storage Services, Retail; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Family Group Home B; Family Group Home C; Group Care Facility A; Group Care Facility B; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex); property is located on the northwest corner of Reynolda Road and Fairlawn Drive (Zoning Docket W-3421)

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE
B. Ordinance amending the *Unified Development Ordinances* of Winston-Salem/Forsyth County and the Official Zoning Map

C. Approval of Special Use Limited District Permit
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 HB to GB-L (Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hotel or Motel; Institutional Vocational Training Facility; 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; Nursing Care Institution; Offices; Outdoor Display Retail; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Storage Services, Retail; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Family Group Home B; Family Group Home C; Group Care Facility A; Group Care
Facility B: Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex) the zoning classification of the following described property:

**Beginning** at a concrete monument, said monument being the southeastern corner of PIN 6817-63-1454 at the northern right-of-way of Fairlawn Drive, near the western right-of-way of Reynolda Road, having (NAD1983) coordinates N 873350.90 and E 1616636.00; thence along the northern right-of-way of Fairlawn Drive S 61° 56' 33" W 131.71' to an iron PIN; thence N 32° 20' 56" W 99.16' to an iron PIN; thence N 52° 23' 26" E 146.16' to an iron PIN at the western right-of-way of Reynolda Road thence along the western right-of-way of Reynolda Road S 35° 22' 00" E 23.66' to a point; thence continuing along the western right-of-way of Reynolda Road S 32°29' 12" E 88.45' to a concrete monument; thence S 24° 13' 49" W 18.77' to the point and place of **Beginning** and containing 0.37355 acre more or less, and being the southeast portion of portion of tax lot 204b of tax block 3463 and also being the southeast portion of PIN 6817-63-1454.

**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 Covington Wilson, Inc.

**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 Covington Wilson, Inc., (Zoning Docket W-3421). The site shall be developed in accordance with the conditions approved by the Board and the following uses:

(Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hotel or Motel; Institutional Vocational Training Facility; 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; Nursing Care Institution; Offices; Outdoor Display Retail; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Storage Services, Retail; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Family Group Home B; Family Group Home C; Group Care Facility A; Group Care Facility B; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex),
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, and the following additional conditions be met:

**OTHER REQUIREMENTS:**

a. For any proposed development, access to the site from Reynolda Road shall be
limited to one right-in driveway.

b. Freestanding signage shall be limited to one monument sign with a maximum height
of eight (8) feet and a maximum copy area of fifty (50) square feet.
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3421</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Desmond Corley</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Covington Wilson, Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Portion of PIN 6817-63-1454</td>
</tr>
<tr>
<td>Address</td>
<td>2800 Reynolda Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Limited rezoning</td>
</tr>
</tbody>
</table>

### Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property from HB to GB-L. The petitioner is requesting the following uses:

- Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hotel or Motel; Institutional Vocational Training Facility; 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; Nursing Care Institution; Offices; Outdoor Display Retail; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Storage Services, Retail; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Family Group Home B; Family Group Home C; Group Care Facility A; Group Care Facility B; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex

**NOTE:** General, Special Use Limited, and Special Use district zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented.
<table>
<thead>
<tr>
<th>Neighborhood Contact/Meeting</th>
<th>The petitioner’s neighborhood outreach summary is attached.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District Purpose Statement</td>
<td>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, 3, and Metro Activity Centers.</td>
</tr>
</tbody>
</table>
| 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 subject property is at the intersection of two major streets (a collector and a thoroughfare) in an area that has been mostly built out with commercial development. |

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West corner of Fairlawn Drive and Reynolda Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 0.37 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Convenience Store and Motor Vehicle, Repair and Maintenance</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>West</td>
<td>HB</td>
<td>Shopping Center</td>
</tr>
<tr>
<td>North</td>
<td>HB and HB-S</td>
<td>Shopping Center, Convenience Store, and Banking and Financial Services</td>
</tr>
<tr>
<td>East</td>
<td>HB</td>
<td>Motor Vehicle, Repair and Maintenance</td>
</tr>
<tr>
<td>South</td>
<td>HB</td>
<td>Motor Vehicle, Repair and Maintenance</td>
</tr>
</tbody>
</table>

#### 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?*  
Yes, development surrounding the subject property is intense and vehicle-oriented.

### Physical Characteristics

The subject property is relatively flat but positioned significantly higher than development immediately to the west and north, to the extent that retaining walls support the entire site along the western and northern boundaries.

### Proximity to Water and Sewer

The site has direct access to public water and sewer services.
The site is exempt from the quality and quantity provisions of the Post-Construction Stormwater Management Ordinance. No known issues exist.

The site is not located within any watersheds or overlay districts.

The subject property is surrounded by intense development. The fully developed site has no anticipated constraints due to topography, drainage, or regulated watersheds and floodplains.

<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-2566</td>
<td>HB-S and HB-S to HB-S</td>
<td>Approved 9/16/2002</td>
<td>435 feet east</td>
<td>0.43</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1850</td>
<td>B-3-S to B-3-S</td>
<td>Approved 12/20/1993</td>
<td>295 feet southeast</td>
<td>0.99</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1655</td>
<td>R-2, R-4, and B-3 to B-3-S</td>
<td>Approved 6/4/1990</td>
<td>Directly north</td>
<td>3.2</td>
<td>Approval</td>
</tr>
</tbody>
</table>

Because this is a Limited Use request without a site plan, proposed access points are unknown. However, the existing site has two access points from Fairlawn Drive and one from Reynolda Road.

There is no site plan associated with this request, so no improvements are required. The petitioner has not proposed any improvements with this request.

Because this site is not associated with an approved development plan, and one has not been submitted with this request, no existing or proposed trip generation can be calculated.

There is currently no sidewalk along either of the site’s road frontages; however, new development would be required to include sidewalks along both frontages.

WSTA routes 88 and 99 run along this section of Reynolda Road and stop directly in front of the site.

Due to the positioning of the subject property, it is not possible to provide internal connections between the site and the commercial development to the north and west.

No TIA was required with this request.
## Analysis of Site Access and Transportation Information

The site is well situated at the intersection of two heavily traveled streets and is served by two transit routes. Future development would require the installation of sidewalks along both frontages, which would serve to facilitate pedestrian activity along the two corridors. Because of the heavy usage of Reynolda Road, staff recommends limiting access from that street to right-in only.

## CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy 2030 Growth Management Area</th>
<th>GMA 3 – Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy 2030 Recommendations | • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.  
• Encourage reuse of vacant and underutilized commercial and industrial sites. |
| Relevant Area Plan(s) | West Suburban Area Plan Update (2018) |
| Area Plan Recommendations | • The Proposed Land Use Map recommends commercial use of the subject property.  
• Redevelopment in this activity center should include:  
  • Commercial uses located on Reynolda Road and Fairlawn Drive having a pedestrian-oriented urban form with buildings located near the street featuring transparent windows and doors, façade articulation, and parking to the side or rear of buildings |
| Site Located Along Growth Corridor? | Yes, the site is located along the Reynolda Road growth corridor. |
| Site Located within Activity Center? | Yes, the site is located within the Reynolda Road/Fairlawn Drive Activity Center. |
| Comprehensive Transportation Plan Information | The Comprehensive Transportation Plan indicates that this section of Reynolda Road is planned to be a four-lane facility divided by a landscaped median, with bike lanes and sidewalks on either side of the road. |
| 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 | The request is to rezone commercial property from a district that places emphasis on vehicular traffic and visibility to one whose focus is accommodating a wide range of businesses in developed areas. The area plan recognizes the property as part of the Reynolda Road/Fairlawn Drive Activity Center and recommends it for commercial use. With restricted access from Reynolda Road, the request is in keeping with the recommendations of the associated area plan and Legacy. |
### 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 the area plan and Legacy.</td>
<td>A number of the proposed uses would increase the amount of traffic on Reynolda Road and Fairlawn Drive.</td>
</tr>
<tr>
<td>The request is consistent with the pattern of development and use types in the general vicinity.</td>
<td></td>
</tr>
<tr>
<td>The request allows more flexibility in the size of potential development projects.</td>
<td></td>
</tr>
</tbody>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are based upon interdepartmental review comments and are intended to ensure compliance with established standards and/or reduce negative off-site impacts.

- **OTHER REQUIREMENTS:**
  a. For any proposed development, access to the site from Reynolda Road shall be limited to one right-in driveway.
  b. Freestanding signage shall be limited to one monument sign with a maximum height of eight (8) feet and a maximum copy area of fifty (50) square feet.

### STAFF RECOMMENDATION: Approval

**NOTE:** These are staff comments only; final recommendations are made by the City-County Planning Board, and final action is taken by the appropriate Elected Body, who may approve, deny, continue, or request modifications to any proposal. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE PROPOSAL IS CONSIDERED BY THE PLANNING BOARD AND/OR THE ELECTED BODY.**
Desmond Corley presented the staff report.

George Bryan stated a concern that changes in uses could cause major traffic problems at Reynolda Road and Fairlawn Drive. There are major stacking issues currently coming up to Reynolda from Fairlawn. George asked if the petitioner would consider working with staff on a site plan to help alleviate some of these issues.

Desmond Corley stated that the condition proposed would restrict access so that you could only turn into the site traveling south on Reynolda Road; you would not be able to turn into the site traveling north on Reynolda Road.

Desmond also reminded the Planning Board that this is a Limited Use request, and there is no site plan proposed. The sketch plan that staff has reviewed is not guaranteed to be what is built.

Chris Murphy explained that this area is currently General Use HB and that the petitioner is asking for Limited Use GB, limiting some uses with conditions. Whatever goes in the space will be subject to review by the inspections staff, as well as other departments, including an Engineering review for a driveway permit. There are checks and balances in place.


The petitioner would obviously like to move forward with the Limited Use zoning. They do not have a site plan at this point as they are working through what the end user would be. They have agreed to limit their access onto Reynolda Road. Right now, it is a full access that will be limited to just a right-in. When the site plan does get submitted and goes through the review process, it will also be reviewed from a Fairlawn perspective.

**PUBLIC HEARING**

FOR: None

AGAINST: None
WORK SESSION

MOTION: Clarence Lambe moved that the Planning Board find that the request is consistent with the comprehensive plan.
SECOND: Jason Grubbs
VOTE:
   FOR: George Bryan; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence Lambe; Chris Leak; Brenda Smith; Jack Steelman
   AGAINST: None
   EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition with conditions.
SECOND: Jason Grubbs
VOTE:
   FOR: George Bryan; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence Lambe; Chris Leak; Brenda Smith; Jack Steelman
   AGAINST: None
   EXCUSED: None

________________________
Aaron King
Director of Planning and Development Services
PROPOSED ZONING: GB-L

EXISTING ZONING: HB

PETITIONER: Covington Wilson, Inc.

DOCKET #: W3421

SCALE: 1" represents 200'

STAFF: Corley

GMA: 3

ACRES: 0.37

NEAREST

BLDG: 9' west

MAP(S): 6817.04
USES ALLOWED IN THE HB ZONING DISTRICT
City of Winston-Salem Jurisdiction Only

ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

- Academic Biomedical Research Facility
- Academic Medical Center
- Animal Shelter, Public
- Arts and Crafts Studio
- Banking and Financial Services
- Bed and Breakfast
- Boarding or Rooming House
- Building Contractors, General
- Building Materials Supply
- Car Wash
- Cemetery
- Child Care, Drop-In
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- Club or Lodge
- College or University
- Convenience Store
- Food or Drug Store
- Fuel Dealer
- Funeral Home
- Furniture and Home Furnishings Store
- Golf Course
- Government Offices, Neighborhood Organization, or Post Office
- Habilitation Facility A
- Habilitation Facility B
- Habilitation Facility C
- Hospital or Health Center
- Hotel or Motel
- Institutional Vocational Training Facility
- Kennel, Indoor
- Library, Public
- Micro-Brewery or Micro-Distillery
- Motor Vehicle, Body or Paint Shop
- Motor Vehicle, Rental and Leasing
- Motor Vehicle, Repair and Maintenance
- Motor Vehicle, Storage Yard
- Motorcycle Dealer
- Museum or Art Gallery
- Nursery, Lawn and Garden Supply Store, Retail Offices
- Outdoor Display Retail
- Park and Shuttle Lot
- Parking, Commercial
- Police or Fire Station
- Recreation Facility, Public
- Recreation Services, Indoor
- Recreation Services, Outdoor
- Recreational Vehicle Park
- Restaurant (with drive-through service)
- Restaurant (without drive-through service)
- Retail Store
- School, Vocational or Professional Services, A Services, B
- Shopping Center
- Shopping Center, Small
- Signs, Off-Premises
- Special Events Center
- Stadium, Coliseum, or Exhibition Building
- Storage Services, Retail
- Terminal, Bus or Taxi
- Testing and Research Lab
- Theater, Drive-In
- Theater, Indoor
- Transmission Tower
- Urban Agriculture
- Utilities
- Veterinary Services
- Warehousing

ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
- Landfill, Construction and Demolition
- Landfill, Land Clearing/Inert Debris
- School, Private
- School, Public

ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

- Borrow Site
- Dirt Storage
- Helistop

ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

- Access Easement, Private Off-Site
- Entertainment Facility, Large
- Correctional Institution

5Not required if standards of Section B.2-5.2(A) are met
USES ALLOWED UNDER PROPOSED “SERVICES, A”

SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

7212  Garment Pressing and Agents for Laundries and Drycleaners
7215  Coin-Operated Laundries and Cleaning
7216  Drycleaning Plants, Except Rug
7217  Carpet and Upholstery Cleaning
722   Photographic Studios, Portrait
723   Beauty Shops
724   Barber Shops
725   Shoe Repair and Shoeshine Parlors
729   Miscellaneous Personal Services
733   Mailing, Reproduction, Commercial Art and Photography
735   Equipment Rental and Leasing (only with inside storage of equipment)
737   Computer Programming, Data Processing and other Computer Related Services
      (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
738   Miscellaneous Business Services
762   Electrical Repair Shops
763   Watch, Clock, and Jewelry Repair
764   Reupholstery and Furniture Repair
7699  Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.
USES ALLOWED UNDER PROPOSED “SERVICES, B”

SERVICES, B. An establishment primarily engaged in providing services to commercial and business establishments. Operations may include large scale facilities and storage of merchandise and equipment outside enclosed buildings. Services B includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

- 721 Laundry, Cleaning, and Garment Services Except those listed under Services A
- 7312 Outdoor Advertising Services
- 734 Services to Dwellings and Other Buildings
- 735 Equipment Rental and Leasing (with outside storage of equipment)
- 7623 Refrigeration Service and Repair
- 7692 Welding Repair
- 7694 Armature Rewinding Shops
- 7699 Establishments from SIC 7699 primarily engaged in providing repair and other services to businesses and to a lesser extent, individuals, that by the nature of their operation could impact adjoining property due to noise, odor, vibration, and/or air or water pollution. Uses include repair or servicing of large or heavy machinery, such as engines and appliances, and welding, blacksmith or gunsmith shops, and septic tank or sewer cleaning services, but not to include agriculture and farm equipment, industrial truck repair, and motorcycle repair.
Neighborhood Outreach Summary Report
Reynolda Manor Shopping Center Parcel

October 2, 2019

Docket W-3421

A letter outlining the rezoning request was sent to 15 property owners within 500 feet of the subject site. Please refer to attached letter. As of the writing of the summary report, Stimmel Associates has not been contacted by any property owners.

Respectfully submitted,

[Signature]
Luke Dickey
Vice President
Stimmel Associates, P.A.
September 27, 2019

Dear Neighbor,

The property owners of the former Pure Gas and Service Station located at the corner of Reynolda Road and Fairlawn, are proposing to rezone the property from Highway Business (HB) to General Business – Limited (GB-L). The rezoning would allow for the redevelopment of the site and to create a separate lot from the Reynolda Manor Shopping Center that would meet current City of Winston-Salem ordinance requirements. The property owner is working with the City of Winston-Salem Planning Staff to limit the uses allowed on the site, as well as development conditions. A site plan is not required for the General Business – Limited zoning request. You are receiving this letter since you are a listed property owner within 500-feet of the proposed zoning request.

If you have any questions regarding the proposed zoning request, please contact Luke Dickey with Stimmel Associates at (336) 723-1067.

Sincerely,

Luke A. Dickey
Vice President
Stimmel Associates, PA

LANDSCAPE ARCHITECTURE      CIVIL ENGINEERING      LAND PLANNING