

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3548		
Staff	Bryan D. Wilson		
Petitioner(s)	Jessica Vasquez		
Owner(s)	Same		
Subject Property	PIN 6837-52-1373		
Address	629 Akron DR		
Type of Request	General use rezoning from HB to RS7		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from HB (Highway Business) to RS7 (Residential, Single Family – 7,000 sf minimum lot size).</p> <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. With a General Use request, all uses in the district must be considered.</p>		
Neighborhood Contact/Meeting	The neighborhood outreach summary is attached.		
Zoning District Purpose Statement	The RS7 District is primarily intended to accommodate high density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3, and may be suitable for GMA 4 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Rezoning Consideration from Section 3.2.19 A 16	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located within the Urban Neighborhoods Growth Management Area (GMA 2) and it is developed with two single family homes. The subject property also complies with the dimensional requirements of the RS7 district.</p>		
GENERAL SITE INFORMATION			
Location	Northwest corner of Akron Drive and Harwood Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northeast		
Site Acreage	± 0.67 acre		
Current Land Use	Two single-family homes are located on the subject property.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	East	RS7	Church
	South	IP & RS7	Church
	West	HB	Convenience Store (Speedway)
	North	RS7	Single-family Homes

Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The proposed RS7 is generally compatible with the surrounding zoning districts and uses.			
Physical Characteristics	The developed site has a gentle slope downward toward the west and it includes a few mature trees.			
Proximity to Water and Sewer	The site is served with public water and sewer service.			
Stormwater/ Drainage	No known issues exist.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site does not appear to have any development constraints such as steep slopes, watersheds, or designated floodplains.			
RELEVANT ZONING HISTORIES				
No relevant zoning cases exist in the immediate area.				
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Harwood Street	Local Street	169'	N/A	N/A
Akron Drive	Major Thoroughfare	157'	12,000	18,200
Proposed Access Point(s)	Two residential driveways exist on Harwood Street. Because this is a general use zoning request with no site plan, the exact location of any future access points is unknown.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: HB</u> Because there is no site plan associated with the existing general use zoning, staff cannot generate estimated traffic volumes.</p> <p><u>Proposed Zoning: RS7</u> 4 possible single-family lots x 9.57 (SFR trip rate) = 39 Trips per Day</p>			
Sidewalks	There are existing sidewalks along Akron Drive.			
Transit	WSTA route 92 stops approximately 500 feet to the west along Akron Dr.			
Analysis of Site Access and Transportation Information	Staff does not foresee any transportation related issues associated with the request.			

CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 2 – Urban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Protect residential areas from inappropriate commercial and industrial encroachment. • Support the maintenance, revitalization and rehabilitation of existing housing stock contributing to neighborhood character.
Relevant Area Plan(s)	<i>Northeast Suburban Area Plan Update (2017)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use map for the subject property recommends low-density, single-family residential use. • Neighborhoods should be protected from inappropriate residential, commercial, industrial, and institutional encroachment.
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.
Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	No.
	Is the requested action in conformance with Legacy 2030?
	Yes.
Analysis of Conformity to Plans and Planning Issues	<p>This request would rezone a 0.67-acre site developed with two single-family homes from HB to RS7. While the property contains two existing single-family homes, the property appears to have been commercially zoned since at least 1970.</p> <p>The existing single-family residential use is not allowed in the HB district. Moreover, to have each residence in separate ownership, the property would need to be subdivided. The HB district requires a minimum 20,000 square-foot lot, preventing any subdivision of the land under the current zoning.</p> <p>The <i>Northeast Suburban Area Plan Update</i> recommends low density residential land use for this property and for the neighborhood directly north of the site. The property has historically been used for single-family residential uses. Additionally, rezoning this property back to a single-family residential district would prevent any encroachment of commercial activities into the neighborhood along Harwood Street. Staff is supportive of this rezoning request.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is compatible with other RS7 zoned properties to the north, east, and south of the subject property	This request would reduce the amount of commercially zoned property located on a major thoroughfare.
The area plan recommends single family residential for this site.	
The subject property has been historically used for residential purposes.	
The potential trip general under the proposed zoning is minimal.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3548
OCTOBER 13, 2022**

Bryan Wilson presented the staff report.

George Bryan asked about the history of the HB zoning for this request. Bryan Wilson stated that these properties have been zoned commercial since zoning was implemented in Winston-Salem in the 1960s. Chris Murphy also provided additional details.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

RECUSED:

MOTION: Clarence Lambe recommended approval of W-3548.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services