

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3644		
Staff	Rory Howard		
Petitioner(s)	Family Services, Inc.		
Owner(s)	Same		
Subject Property	PIN 6835-95-5974		
Type of Request	Special Use Rezoning		
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from Residential, Single-Family – 7,000 square foot minimum lot size (RS7) and Residential, Single-Family with a minimum 12,000 square foot lot size-Special Use (RS12-S) to Residential, Multifamily with a maximum of 12 units per acre – Special Use (RM12-S). The petitioner is requesting the following use: <u>Group Care Facility A.</u>		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RM12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is appropriate for Growth Management Areas 1, 2, and 3 and may be suitable for 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 request would allow for the redevelopment of an existing institutional land use in GMA 2 with access to public infrastructure.</p>		
GENERAL SITE INFORMATION			
Location	The southeast intersection of Terrace Avenue and Kentucky Avenue		
Jurisdiction	Winston-Salem		
Ward	East		
Site Acreage	± 3.86 acres		
Current Land Use	The site is the location of an existing group care facility.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM18 and RS7	Undeveloped land and single-family homes
	East	RS7	Transmission tower and undeveloped land
	South	RS7	Brushy Fork Park and Salem Parkway
	West	RS7	Single-family homes

Physical Characteristics	The site generally slopes downward from the southwest to the northeast. The northern and eastern portions of the property are heavily wooded. Per the site plan, the bulk of the wooded area is proposed to remain undisturbed.				
Proximity to Water and Sewer	Public water and sewer are both available along Kentucky Avenue.				
Stormwater/ Drainage	No stormwater devices are required as a part of this request. There are no known stormwater issues on site.				
Watershed and Overlay Districts	The site is not located within a water supply watershed or overlay district.				
Analysis of General Site Information	The site contains an existing group care facility and attendant parking. The site plan depicts redevelopment of the facility and parking with the bulk of the property remaining undisturbed.				
RELEVANT ZONING HISTORIES					
There are no relevant zoning cases in the vicinity of the subject property.					
SITE ACCESS AND TRANSPORTATION INFORMATION					
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Kentucky Avenue	Local Street	WSDOT	150 feet	N/A	N/A
Proposed Access Point(s)	The site plan proposes the continued use of the existing driveway onto Kentucky Avenue.				
Proposed Road Improvements	There are no required road improvements associated with this request.				
Trip Generation - Existing/Proposed	<u>Existing Trip Generation</u> <ul style="list-style-type: none"> Eighteen living spaces x 2.02 trips per day (Congregate Care Facility Trip Generation Rate) = 36.36 Trips per Day <u>Proposed Trip Generation</u> <ul style="list-style-type: none"> Twenty living spaces x 2.02 trips per day (Congregate Care Facility Trip Generation Rate) = 40.4 Trips per Day 				
Sidewalks	There are public sidewalks on both sides of this section of Kentucky Avenue.				
Transit	WSTA routes 94 and 110 stop approximately ½ mile from the site at the intersection of East Fifth Street and East Fourth Street.				
Analysis of Site Access and Transportation Information	The proposed site plan shows the reuse of the existing driveway connection to Kentucky Avenue. There is no appreciable change in the estimated trip generation and staff does not anticipate any transportation impacts as a result of this request.				

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	15,543 square feet		Southwest portion of the site
Parking	Required	Proposed	Layout
	16 spaces required	38 spaces provided	
Building Height	Maximum		Proposed
	60 feet		Twenty-nine feet, two inches (29'-2")
Impervious Coverage	Maximum		Proposed
	75%		27.2%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.5.13: RM-12 Residential Multifamily District • Section 5.2.35: Group Care Facility A and B Use Standards • Section 6: Development Standards 		
Complies with Section 3.2.11	(A) <i>Forward 2045</i> policies:	Yes	
	(B) <i>Environmental Ord.</i>	N/A	
	(C) Subdivision Regulations	N/A	
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan shows one new 15,543 square foot institutional building with two courtyards, internal sidewalks, and parking lots to the northwest and south of the building. The proposed plan exceeds the minimum parking and building square footage requirements for the group care facility use. The site plan meets all other UDO requirements.		
CONFORMITY TO PLANS AND PLANNING ISSUES			
Forward 2045 Growth Management Area	Growth Management Area 2 - Urban Neighborhoods		
Relevant Forward 2045 Recommendations	<ul style="list-style-type: none"> • Minimize the factors that lead to housing insecurity and homelessness. • Continue to support organizations that provide emergency housing. • Partner with organizations to develop permanent and transitional housing. • Prioritize diversity of uses in areas served by existing infrastructure. 		
Relevant Area Plan(s)	<i>East-Northeast Winston-Salem Area Plan Update (2016)</i>		

Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>East-Northeast Winston-Salem Area Plan Update</i> recommends institutional uses for the subject property. • Affordable housing should be promoted throughout Forsyth County by providing incentives, utilizing cost-effective site design, and permitting accessory dwellings and congregate care facilities at appropriate locations.
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.
Analysis of Conformity to Plans and Planning Issues	<p>The rezoning request would rezone approximately 3.86 acres to RM12-S to allow for the redevelopment of an existing group care facility that existed prior to the adoption of the 1994 UDO.</p> <p>The <i>East-Northeast Winston-Salem Area Plan Update</i> recognizes the existing institutional land use and the request is consistent with the general recommendations of <i>Forward 2045</i> to support organizations that provide emergency housing and to allow institutional land uses within residential neighborhoods. The request would rezone the site to an appropriate zoning district for the current and proposed use of the site.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of <i>Forward 2045</i> and the <i>East-Northeast Winston-Salem Area Plan Update</i> .	Any future reuse of the proposed facility would require rezoning, as only the Group Care Facility, A use is included in the current request.
The request would not generate any significant impacts on nearby properties.	
The request would accommodate needed transitional housing for members of the community.	

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. The developer shall obtain a commercial infrastructure permit (CIP) from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the CIP.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. The developer shall complete all requirements of the commercial infrastructure permit (CIP).

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-3644
MARCH 13, 2025**

Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Mr. Steelman expressed his gratitude to Family Services for their ongoing support of the community.

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