

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3621		
<b>Staff</b>	<a href="#">Ellie Levina</a>		
<b>Petitioner(s)</b>	Glenco Investment Properties		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN(s) 6854-24-5936 & 6854-25-4007		
<b>Address</b>	No address points are currently assigned.		
<b>Type of Request</b>	General Use Rezoning		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS9 (Residential, Single-Family - 9,000 square foot minimum lot size) <b>to</b> RM5 (Residential, Multifamily - maximum of 5 units per acre).</p> <p><b>NOTE:</b> General, Special Use Limited, and Special Use 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>		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.		
<b>Zoning District Purpose Statement</b>	The RM5 District is primarily intended to accommodate low density, pedestrian-oriented sites and communities containing duplexes, twin homes, multifamily and townhouse residential buildings with three or four units, and similar residential uses at a maximum overall density of five (5) units per acre. This district is intended for Growth Management Areas 2 and 3, and may be suitable for Growth Management Area 4 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.		
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<p><b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the site is located within GMA 3, has adequate access to public utilities, and has direct access to public streets.</p>		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Northeast side of Cole Road, north of US 311 and south of Interstate 40		
<b>Jurisdiction</b>	Winston-Salem		
<b>Ward(s)</b>	Southeast		
<b>Site Acreage</b>	± 5.15 acres		
<b>Current Land Use</b>	The site is currently undeveloped.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS9	I-40 right-of-way
	East	RS9 and RM18-S	Single-family homes and undeveloped property

	South	RS9 and RMU	Single-family homes and apartments			
	West	RMU	Single-family homes and apartments			
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Yes, the proposed district is generally compatible with the mixture of single-family and multifamily residential uses in the area.					
<b>Physical Characteristics</b>	The undeveloped site is heavily wooded, with no existing buildings. There is an identified stream located at the northeastern corner of the site. The site gently slopes downwards to the north for approximately 350 feet and then drops off significantly towards I-40.					
<b>Proximity to Water and Sewer</b>	Public water and sewer are available along Cole Road, with additional sewer mains located in the northeastern portion of the site.					
<b>Stormwater/ Drainage</b>	As a site plan was not submitted as part of this request, staff cannot assess whether any future changes to the site would trigger stormwater review and mitigation. There are no known drainage issues on the site.					
<b>Watershed and Overlay Districts</b>	The site is located within the Thoroughfare Overlay district and is not located within in a water supply watershed.					
<b>Analysis of General Site Information</b>	The site is undeveloped and heavily wooded, with no existing buildings on the site. Public water is available along Cole Road. Public sewer is available along Cole Road and along the northern boundary of PIN 6854-24-5936. Staff does not foresee any issues with developing this site.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3578	LI & RS9 to RM18-S	Approved 05/01/2023	Southeast	65.01	Approval	Approval
W-2786	RS9 to RM8-S	Denied 10/24/2005	South	39.39	Approval	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Cole Road	Minor Thoroughfare	WSDOT	282 feet	2,800	13,800	
<b>Proposed Access Point(s)</b>	As this request does not include a proposed site plan, specific access points have not been proposed at this time.					
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS9</u> 25 single-family lots x 9.57 (single-family detached housing trip rate) = 239.25 estimated trips per day.					
	<u>Proposed Zoning: RM5</u> As a site plan was not submitted with this request, staff is unable to estimate trip generation.					

<b>Sidewalks</b>	Sidewalks do not exist along the site’s frontage on Cole Road. The Comprehensive Transportation Plan calls for future sidewalks along this section of Cole Road.
<b>Transit</b>	WSTA Route 108 stops at the intersection of Cole Road and Broadbay Drive, approximately 0.5 miles northwest of the site.
<b>Analysis of Site Access and Transportation Information</b>	As this is a General Use request, no site plan has been provided to show proposed access points. However, the site has sufficient frontage along Cole Road to accommodate a new access point. Trip generation cannot be calculated at this time due to the lack of a site plan.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Facilitate land use patterns that offer a variety of housing choices and more equitable access to services for people of all income levels and generations.</li> <li>• Encourage high-quality design for new development with an emphasis on conforming to the neighborhood’s existing character and scale.</li> <li>• Encourage a mixture of residential densities and housing types through land use recommendations.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southeast Suburban Area Plan Update (2016)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The Proposed Land Use Map recommends single-family residential development at this location at a density of 0-8 dwelling units per acre.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>Is the requested action in conformance with Legacy 2030?</b>
	Yes

<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>This request seeks to rezone an undeveloped 5.15-acre site from RS9 to RM5.</p> <p>The property is located within GMA 3 and lies within the serviceable land area along a minor throughfare. While the <i>Southeast Suburban Area Plan Update</i> specifically recommends single-family residential at this location in recognition of the existing zoning, this proposal is generally consistent with the recommendations of <i>Legacy 2030</i> for encouraging the development of areas with existing infrastructure and promoting compatible infill development. High-density multifamily developments exist to the south and west of the site, and single-family homes also exist in the vicinity. The proposed request is compatible with these surrounding land uses and will create opportunities for building needed housing units at an appropriate location.</p>
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**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed request is consistent with the recommendations of <i>Legacy 2030</i> for promoting compatible infill development in the urbanized area.	The <i>Southeast Suburban Area Plan Update</i> recommends single-family residential development for the subject property.
The request would redevelop an underutilized property within GMA 3 to provide needed housing opportunities.	
The proposed rezoning is compatible with the surrounding neighborhood.	

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3621  
JUNE 13, 2024**

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 consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae,  
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae,  
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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