

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3688
Staff	Dan Roberts
Petitioner(s)	David Angel
Owner(s)	Smith and King Developers
Subject Property	PIN 6827-38-1507
Address	4954 Home Road
Type of Request	Special Use Limited Rezoning
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential Single-Family, minimum 9,000sqft lot size) to GB-L (General Business-Special Use Limited zoning). The petitioner is requesting the following uses: Services, A; Services, B; Arts & Crafts Studio; Furniture and Home Furnishings Store; Manufacturing A; Retail Store; School, Vocational or Professional; Warehousing; Wholesale Trade A; Nursery, Lawn and Garden Supply Store; Veterinary Services; Park and Shuttle Lot; Parking, Commercial; Storage Services, Retail (indoor and outdoor); Food or Drug Store; Building Materials Supply; Restaurant (without drive through service);
Neighborhood Contact/Meeting	A summary of the petitioner's neighborhood outreach is attached.
Zoning District Purpose Statement	The General Business District is primarily intended to accommodate a wide range of retail, service, and office, and high-density residential uses located along thoroughfares in areas which have developed with minimal front setbacks. 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 and 3 and Metro Activity Centers.
Rezoning Consideration from Section 3.2.19 A 16	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes, the subject property is surrounded by HB- and GB-zoned properties. The site is located in GMA3 and has access to public utilities.

GENERAL SITE INFORMATION			
Location	The site is located on the west side of Home Road, north of Indiana Avenue.		
Jurisdiction	Winston-Salem		
Ward(s)	North		
Site Acreage	±0.36 acres		
Current Land Use	Undeveloped		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB	Church or Religious Institution
	East	GB-L	Wholesale Trade, A
	South	RS9	Single-Family Residential
	West	HB	Church or Religious Institution
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?		
	Yes, the site is centrally located within a commercial area that contains multiple commercial and institutional land uses. The only remaining residentially-zoned property in the vicinity is directly south of the site.		
Physical Characteristics	The site has recently been rough-graded with some perimeter trees remaining. The site slopes gently downwards from the northeast towards the southwest corner of the site.		
Proximity to Water and Sewer	Public water and sewer are available to the site along Home Road.		
Stormwater/ Drainage	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.		
Watershed and Overlay Districts	The site is not located within a water supply watershed or overlay district.		
Analysis of General Site Information	This request involves rezoning 0.36 acres of undeveloped land on Home Road, situated between University Parkway to the north, and Indiana Avenue to the south, to GB-L. The site is located in a commercial area and has access to public water and sewer.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3320	HB and RS9 to LB	Approved 3/6/2017	Southeast	6.49	Approval	Approval
W-3096	HB-S to HB-L	Approved 4/4/2011	Southwest	2.79	Approval	Approval
W-3086	HB to GB-L	Approved 1/3/2011	East	4.96	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Home Road		Minor Thoroughfare	Winston-Salem DOT	105 feet	6,600	15,800
Proposed Access Point(s)		Because this is a Limited Use request with no site plan or access conditions, the exact location of future access points is unknown. The site is currently accessed via a single curb cut from a gravel drive off Home Road.				
Trip Generation - Existing/Proposed		<u>Existing Zoning: RS9</u> 0.36 acres/9,000 square feet = 1 potential single family home x 9.57 (single-family trip rate) = 9.57 trips per day. <u>Proposed Zoning: GB-L</u> Trip generation cannot be estimated for this request as it does not include a site plan.				
Sidewalks		There are currently no sidewalks on either side of this section of Home Road.				
Transit		WSTA Route 89 stops at the intersection of Home Road and Indiana Avenue, approximately 400 feet southeast of the site, and at the intersection of Home Road and University Parkway, approximately 1,300 feet northwest of the site.				
Analysis of Site Access and Transportation Information		The site has frontage along Home Road, a minor thoroughfare. Two WSTA transit stops are located near the site. Sidewalks do not currently exist along either side of Home Road, and none are proposed as part of this request. The site is well-served by a minor thoroughfare with ample capacity capable of supporting trips generated by any of the requested commercial uses.				

CONFORMITY TO PLANS AND PLANNING ISSUES	
Forward 2045 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods
Relevant Forward 2045 Recommendations	• Encourage infill development in areas with access to existing public services and infrastructure. • Redevelop underutilized or vacant properties for housing or economic development.
Relevant Area Plan(s)	<i>North Suburban Area Plan Update (2014)</i>
Area Plan Recommendations	• The proposed land use map recommends commercial land uses for the subject property. • Focus commercial and industrial development in planned commercial/industrial areas and activity centers where transportation and utilities exist or are planned.
Site Located Along Growth Corridor?	No
Site Located within Activity Center?	No
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 <i>Forward 2045</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	This request would rezone approximately 0.36 acres on the west side of Home Road, between University Parkway to the north and Indiana Avenue to the south. The site is currently undeveloped and zoned RS9. The <i>North Suburban Area Plan Update</i> recommends commercial uses for the site. This rezoning would allow for uses that are consistent with the existing commercial land use pattern surrounding the site and along this section of Home Road. The plan is consistent with the <i>Forward 2045</i> recommendation to promote the use of underutilized sites for appropriate commercial infill development.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would encourage redevelopment of an underutilized site in an established commercial area.	Commercial development could impact the adjacent single-family home. However, all other surrounding properties are currently zoned for an array of commercial uses, and the UDO would require the installation of a Type III Buffer between this site and adjacent RS9 zoning.
The request is consistent with the Area Plan's land use recommendation.	
The request would allow for commercial infill development in the serviceable land area along a corridor with ample traffic capacity.	

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-3688
JUNE 11, 2026**

Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Walter Farabee recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Walter Farabee recommended approval of the zoning amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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