

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3687
Staff	Lizka Bradley
Petitioner(s)	Young Ki Kim
Owner(s)	Same
Subject Property	PIN 6807-99-2193
Type of Request	General Use Rezoning
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from RM18 (Residential, Multifamily-18 units per acre) and RS9 (Residential, Single Family - 9,000 square foot minimum lot size) to RS7 (Residential, Single Family – 7,000 square foot minimum lot size). 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.
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach 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 3.2.15 A 13	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes, the site is located within GMA 3 and has access to public utilities.
GENERAL SITE INFORMATION	
Location	The site is located east of the Andrews Drive and Wabash Boulevard intersection.
Jurisdiction	Winston-Salem
Ward(s)	North
Site Acreage	± 0.46 acres
Current Land Use	The site is currently undeveloped.

Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RM18-S	Undeveloped land	
	East	RM18	Residential building multifamily	
	West	RS9	Single family residential	
	South	RS9	Single family residential	
Rezoning Consideration from Section 3.2.19 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the requested district is generally compatible with the surrounding single-family and multifamily properties in the vicinity.			
Physical Characteristics	The undeveloped site is heavily wooded and has a moderate slope downward from Andrews Drive toward the northeast corner of the site.			
Proximity to Water and Sewer	The subject property has access to public sewer and water along Andrews Drive.			
Stormwater/ Drainage	Staff does not anticipate any drainage or stormwater control issues with the subject property.			
Watershed and Overlay Districts	The site is not located within a water supply watershed or overlay district.			
Analysis of General Site Information	The site is currently undeveloped and heavily wooded. Public water and sewer are available along Andrews Drive.			
RELEVANT ZONING HISTORIES				
No relevant zoning histories are in the vicinity of the subject property.				
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Andrews Drive	Local Street	100 feet	N/A	N/A
Wabash Boulevard	Local Street	N/A	N/A	N/A
Proposed Access Point(s)	Because this is a General Use request with no site plan or access conditions, the exact location of future access points is unknown. However, the site will likely contain two single-family lots with direct access onto Andrews Drive.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9 and RM18</u> 0.46 acres/9,000 square feet = 2 potential single-family lots x 9.57 (single family trip rate) = 19 trips per day.			
	<u>Proposed Zoning: RS7</u> 0.46 acres/7,000 square feet = 2 potential single-family lots x 9.57 (single family trip rate) = 19 trips per day.			
Sidewalks	Sidewalks do not currently exist along Andrews Drive.			
Transit	WSTA Route 88 serves the intersection of Reynolda Road and Andrews Drive, approximately one-half mile northeast.			

Analysis of Site Access and Transportation Information	The site does not have direct access to existing side sidewalks; however, a transit stop is within walking distance of the site.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 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>West Suburban Area Plan Update</i> (2018)
Area Plan Recommendations	• The proposed land use map recommends single-family residential use for the subject property. • Integrate new infill developments with existing neighborhoods through careful planning.
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 <i>Forward 2045</i>?
	Yes.
Analysis of Conformity to Plans and Planning Issues	The request is to rezone an approximately 0.46-acre undeveloped site from RS9 and RM18 to RS7. The site currently is currently dual zoned with the bulk of the property being zoned RS9. The <i>West Suburban Area Plan Update</i> recommends single-family residential land uses for the parcel. <i>Forward 2045</i> generally recommends compatible infill development that is consistent with the established character of surrounding neighborhoods. The site has access to public utilities and is located within a half mile of transit services. This request would allow for the redevelopment of an underutilized site in the serviceable land area.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed zoning district would allow for the same number of lots allowed in the current RS9 zoning district.	The proposed district would allow for smaller lot widths on the site which is not consistent with the existing lotting pattern.
The request is consistent with both the Area Plan land use and density recommendation. .	
The request is consistent with the <i>Forward 2045</i> recommendation to promote compatible infill development in areas with access to public services and infrastructure.	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; 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-3687
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