

CITY-COUNTY PLANNING BOARD

PETITION INFORMATION			
Docket #	W-3384		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Thornhill Homeowners Association		
Owner(s)	Same		
Subject Property	PIN# 6816-08-1976		
Address	The undeveloped property does not have an address assignment.		
Type of Request	Special use limited rezoning from RS9 to RS9-L		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family - 9,000 sf minimum lot size) to RS9-L (Residential, Single Family – 9,000 sf minimum lot size – special use limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family; and Planned Residential Development <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.</p>		
Neighborhood Contact/Meeting	See Attachment B for a summary of the petitioner’s neighborhood outreach.		
Zoning District Purpose Statement	The RS9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3 and may be suitable in Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the site is currently zoned RS9 and all of the adjacent properties are either zoned RS9 or RS9-S.		
GENERAL SITE INFORMATION			
Location	Southeast corner of Petree Road and Boxthorne Lane		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northwest		
Site Acreage	± .77 acre		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9-S	Common open space for Thornhill
	East	RS9-S	Single family home
	South	RS9	Undeveloped property

	West	RS9	Single family homes			
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes, as single family residential is allowed on all of the adjacent properties.					
Physical Characteristics	The site is heavily wooded and has a moderate slope downward toward the northeast.					
Proximity to Water and Sewer	The site is served with public water. Public sewer service is located approximately 200' from the subject property both to the south and the west along Petree Road.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site appears to possess no development constraints such as steep slopes, floodplains, or designated watersheds.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-1045	R4 and R6 to R3-S (RS9-S)	Approved 6-20-1983	Directly north	26.8	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Petree Road	Collector Street	172'	5,600	NA		
Proposed Access Point(s)	See comments below in the Transportation Analysis section.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u> $.77 \times 43,560 \text{ sf} / 9,000 = 3 \text{ lots} \times 9.57 \text{ (SFR Trip Rate)} = 29 \text{ Trips per Day}$</p> <p><u>Proposed Zoning: RS9-L</u> Because the petitioner has volunteered a condition that would preclude buildings from being constructed on the site, any trips going to and from the site would be negligible.</p>					
Sidewalks	There are no sidewalks located in the general area.					
Transit	Route 109 runs along Polo Road located approximately 4,000' to the southeast.					
Analysis of Site Access and Transportation Information	The undeveloped site has frontage on Petree Road. However, the petitioner has volunteered a condition that would prohibit access from the site onto Petree Road. The petitioner has also volunteered a condition that the subject property would be combined with the adjacent lot located directly to the north which fronts along Boxthorne Lane. Boxthorne Lane					

	would therefore become the future access to this site.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage open space subdivisions where appropriate.
Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • Single Family Residential is recommended for the site.
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.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The subject request is to rezone the .77 acre undeveloped lot from RS9 to RS9-L. The purpose of the request is to attach a condition to the site that would preclude the construction of any buildings and limit access from Petree Road.</p> <p>The site was not originally included within the Thornhill neighborhood which was rezoned to the equivalent of RS9-S in 1983. However, the site was recently acquired by the Thornhill Homeowners Association. Although the proposed conditions regarding access and building limitation could be addressed through the recording of a plat without going through the rezoning process, a future owner or association could just as easily revise the plat and remove said limitations. By going through the rezoning process the petitioner hopes to acquire an additional layer of regulatory protection on this property.</p> <p>While the request would remove the option of building a home on the site, it is generally compatible with the single family residential recommendation of the area plan as the residential zoning designation (RS9-L) would be retained. Planning staff is supportive of the request.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The site is currently zoned RS9.	The request would remove the opportunity to build single family homes on the site.
The proposed uses are compatible with the uses permitted on the adjacent properties.	
The request is consistent with the <i>West Suburban Area Plan Update</i> .	
The request will remove the potential for another driveway access onto Petree Road.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. No buildings shall be constructed on the subject property. b. No access shall be allowed from Petree Road. c. The subject property shall be combined with adjacent PIN # 6816-09-2018 and designated as common area on a plat to be recorded in the Register of Deeds. Said plat shall also include a negative access easement along Petree Road and note that no buildings shall be constructed on the site. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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-3384
SEPTEMBER 13, 2018**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe,
Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services