

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3630
Staff	Rory Howard
Petitioner(s)	Green Thumbs, LLC.
Owner(s)	Same
Subject Property	PIN 6836-22-5091
Address(es)	1350 North Chestnut Street
Type of Request	Limited Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RM18 (Residential, Multifamily with a maximum of 18 units per acre) to PB-L (Pedestrian Business – Limited Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single-Family • Residential Building, Townhouse • Residential Building, Duplex • Residential Building, Twin Home • Residential Building, Multifamily
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The PB District is primarily intended to accommodate office, retail, service, institutional, and high-density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in GMAs 1, 2 and 3.
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 PB-L district request is appropriate given this site’s GMA 2 location and proposed list of residential-only uses.</p>
GENERAL SITE INFORMATION	
Location	The southwest intersection of North Chestnut Street and East Fourteenth Street
Jurisdiction	Winston-Salem
Ward(s)	Northeast
Site Acreage	± 1.14 acres

Current Land Use	Six single-family homes and a twelve-unit apartment building currently exist on the site.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	LI			Postal Processing Facility	
	South	GB-S			Wholesale Trade A	
	East	RM18			Apartments	
	West	RM18			Railroad right-of-way and telecommunications utility building.	
Physical Characteristics	The developed site is mostly flat. There are several trees along the southern property line.					
Proximity to Water and Sewer	Public water and sewer are available to the site along North Chestnut Street and East Fourteenth Street.					
Stormwater/ Drainage	No known stormwater or drainage issues exist on the subject property.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is generally flat and is surrounded by a mixture of commercial, industrial, and residential zoning districts. The western side of the property abuts a railroad right-of-way. There are no known development constraints such as steep slopes or floodplains.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acres	Recommendation	
					Staff	CCPB
W-2907	RM18 to NB-S	Approved 2/5/2007	East	0.36	Approval	Approval
W-2760	IP to GB-S	Approved 5/2/2005	South	1.75	Approval	Approval
W-2497	RM5 to RSQ	Approved 9/4/2001	East	2.05	Approval	Approval
W-2306	RM18 to RMU-S	Approved 4/5/1999	West	2.36	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
North Chestnut Street	Local Street	WSDOT	206 feet	N/A	N/A	
East Fourteenth Street	Local Street	WSDOT	244 feet	N/A	N/A	
Proposed Access Point(s)	As a site plan was not submitted with the request, any change to the current access cannot be determined at this time. The primary site access is currently from North Chestnut Street, a local street.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RM18</u> 6 single-family homes x 9.57 (Single Family Detached Housing Trip Rate) = 57.42 Trips per Day</p> <p>12 apartment units x 6.74 (Apartment Trip Rate) = 80.88 Trips Per Day</p> <p>Total = 138.3 Trips Per Day</p> <p><u>Proposed Zoning: PB-L</u> As a site plan has not been provided, no changes in trip generation can be estimated at this time.</p>
Sidewalks	Sidewalks exist on the east side of North Chestnut Street and the north side of East Fourteenth Street. The Comprehensive Transportation Plan recommends sidewalks on both sides of East Fourteenth Street.
Transit	WSTA Routes 87 and 91 stop at the northwest corner of Northwest Boulevard and North Patterson Avenue, approximately 1,000 feet southeast of the subject property. WSTA Routes 87 and 91 also stop on both sides of North Patterson Avenue, between East Fourteenth Street and East Fifteenth Street, approximately 800 feet northeast of the site.
Analysis of Site Access and Transportation Information	The site has frontage along two local streets and has excellent access to the surrounding street network. The property has access to nearby pedestrian and transit facilities.
CONFORMITY TO PLANS AND PLANNING ISSUES	
<i>Legacy 2030</i> Growth Management Area	Growth Management Area 2 – Urban Neighborhoods
<i>Relevant Legacy 2030</i> Recommendations	<ul style="list-style-type: none"> • Promote the benefits of gentle density a variety of housing types. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Encourage infill development, which can provide housing, decrease sprawl, and keep the urban area more viable.
Relevant Area Plan(s)	<i>North Central Winston-Salem Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends single-family residential and high density residential for this property in recognition of the existing land use. • Develop a variety of housing types for different income levels, family sizes, and personal preferences. • Maintain and improve the quality of housing stock in the area by promoting home ownership, supporting rehabilitation of existing homes, and through code enforcement.
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>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone a 1.14-acre site, currently developed with a mixture of single-family and multifamily housing, from RM18 to PB-L. The proposed Limited Use request only includes residential land uses and the PB district would allow for additional design flexibility relative to setback requirements if the site were to be redeveloped. The site is in GMA 2 with frontage along two local streets and has excellent multimodal transportation access.</p> <p>The request would allow for either the rehabilitation of existing structures or the redevelopment of new residential units. The request is consistent with the recommendations of both <i>Legacy 2030</i> and the <i>North Central Winston-Salem Area Plan Update</i>.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the general recommendations of <i>Legacy 2030</i> and the <i>North Central Winston-Salem Area Plan Update</i> .	The request does not include a site plan, and therefore all potential redevelopment impacts cannot be determined at this time.
The request would allow for additional flexibility in redeveloping residential units in an area with multimodal transit access.	
The requested uses are allowed in the current RM18 zoning district.	

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-3630
SEPTEMBER 12, 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: Brenda Smith

VOTE:

FOR: Walter Farabee, 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: Brenda Smith

VOTE:

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

AGAINST: None

EXCUSED: None

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