

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3615
Staff	Rory Howard
Petitioner(s)	Galilee Missionary Baptist Church
Owner(s)	Same
Subject Property	PIN(s) 6835-77-5707 and 6835-77-5757
Address(es)	1449 East Fifth Street and 500 North Dunleith Avenue
Type of Request	Special Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS7 (Residential, Single-Family -7,000 square foot minimum lot size) to RMU- S (Residential, Multifamily – Unrestricted Unit Density, Special Use Rezoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single- Family • Residential Building, Duplex • Residential Building, Twin Home • Residential Building, Townhouse • Residential Building, Multifamily • Planned Residential Development.
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The RMU District is primarily intended to accommodate multifamily uses at unrestricted densities. This district is appropriate for Growth Management Areas 1 and 2 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available and the site has direct access to a minor or major thoroughfare.
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 RMU-S Zoning District request is consistent with this site’s location in GMA 2 and has access to multimodal transportation options. The RMU district would only allow for a maximum number of five (5) units to be constructed at this location given the size of the site.</p>
GENERAL SITE INFORMATION	
Location	The northwest corner of North Dunleith Avenue and East Fifth Street.
Jurisdiction	Winston-Salem
Ward(s)	East
Site Acreage	± 0.31 acres
Current Land Use	The site is currently undeveloped.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RS7	Single-family homes and an undeveloped residential lot			
	South	RS7 and LO-S	Neighborhood scale church and apartments			
	East	RS7	Single-family homes and two undeveloped residential lots.			
	West	RM18	Apartments			
Physical Characteristics	The undeveloped site has a gentle downward slope to the northwestern property corner. The site contains a few trees of various species.					
Proximity to Water and Sewer	Public water and sewer are available to the site along both street frontages. The proposed site plan shows a proposed water connection on East Fifth Street and a proposed sewer connection on North Dunleith Avenue.					
Stormwater/ Drainage	The site is exempt from both the water quality and quantity provisions of the stormwater management ordinance. The proposed site plan depicts a single conveyance moving stormwater from the parking area to the northern property line. 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 with a gentle downward slope to the northwest. The site is surrounded by a mixture of single-family homes, apartments, and a neighborhood church. There are no known development constraints such as steep slopes, watershed areas, or floodplains.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2616	RS7 and RMU to RM8-S	Approved 5/5/2003	South	1.69	Approval	Approval
W-2489	RMU-S to SPA	Approved 8/6/2001	Southeast	3.29	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
North Dunleith Avenue	Collector Street	WSDOT	160 feet	N/A	N/A	
East Fifth Street	Major Thoroughfare	WSDOT	100 feet	4,100	15,800	
Proposed Access Point(s)	The site will be accessed from North Dunleith Avenue via one driveway entering into a single parking area.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS7</u> Two potential Single-Family Residential dwellings x 9.57 (Single-Family Detached Housing Trip Rate) = 19.14 Trips per Day</p> <p><u>Proposed Zoning: RMU-S</u> Four Proposed Townhomes x 5.81 (Residential Condominium/Townhouse Trip Rate) = 23.24 Trips Per Day</p>		
Sidewalks	There is existing sidewalk along both sides of the property frontages along North Dunleith Avenue and East Fifth Street.		
Transit	WSTA Routes 94 and 110 stop at the intersection of North Dunleith Avenue and East Fifth Street, approximately 40 feet east of the subject property.		
Connectivity	The site plan shows the required pedestrian connection to North Dunleith Avenue. The petitioner has not proposed an additional pedestrian connection to East Fifth Street, which could provide easier access to the WSTA transit stop and other destinations along Martin Luther King Jr. Drive.		
Analysis of Site Access and Transportation Information	The site has access to a major thoroughfare and multimodal transportation options. The request would not significantly increase the estimated traffic generation in the area.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	9,888sf		Western portion of site
Parking	Required	Proposed	Layout
	4	8	4 garage and 4 parallel parking spaces
Building Height	Maximum		Proposed
	No Limit		33', 8.5"
Impervious Coverage	Maximum		Proposed
	85%		59.4%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.4.15: RMU Residential Multifamily District • Section 5.2.71: Residential Building, Townhouse Use Specific Standards • Chapter 6: Development Standards 		
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes	
	(B) Environmental Ord.	N/A	
	(C) Subdivision Regulations	N/A	

Analysis of Site Plan Compliance with UDO Requirements	<p>The proposed site plan illustrates a four-unit, three-story townhome building with a total footprint of 3,296 square feet, and associated parking area. The proposed plan shows all required internal and external sidewalk connectivity. There is a proposed Type II Bufferyard along the property’s northern boundary, which abuts single-family zoning. The proposed bufferyard location is currently within an unopened alley right-of-way, which will need to be closed prior to the issuance of permits. The required tree save area will be met by the new streetyard and bufferyard plantings. The site plan meets UDO requirements.</p>
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	<p>Growth Management Area 2 – Urban Neighborhoods</p>
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage infill development, which can provide housing, decrease sprawl, and keep the urban area more viable. • A mix of housing types in neighborhoods provides housing choices and more equitable access to services for people of all income levels and generations. • Concentrate development within the serviceable land area of Forsyth County, with the highest intensities at city/town centers, activity centers, and along growth corridors. • Apply traditional, walkable neighborhood design principles and standards to existing neighborhoods and neighborhood commercial areas.
Relevant Area Plan(s)	<p><i>East-Northeast Winston-Salem Area Plan Update (2016)</i></p>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends single-family residential development for this property in recognition of the existing zoning. • Concentrate development in the area by retrofitting and redeveloping existing sites and by bringing new mixed-use development to the area. • Continue providing a variety of housing types for different income levels, family sizes, and personal preferences in the planning area to offer a mixture of housing opportunities.
Site Located Along Growth Corridor?	<p>The site is not located along a growth corridor.</p>
Site Located within Activity Center?	<p>The site is within the East Winston Activity Center.</p>

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>This request is to rezone an undeveloped 0.31-acre site from RS7 to RMU-S to allow for the construction of a four-unit townhome building. The site is located in GMA 2 with frontage along a major thoroughfare and excellent access to multimodal transportation.</p> <p>The recommendation is consistent with the recommendations of <i>Legacy 2030</i>. The <i>East-Northeast Winston-Salem Area Plan Update</i> recognizes the existing RS7 zoning in its parcel-specific land use recommendations. However, the request is consistent with the general area plan recommendations for promoting infill residential development at appropriate locations. Given the small size of the site, which would limit the maximum number of allowed units, staff believes the proposed district is appropriate here.</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>East-Northeast Winston-Salem Area Plan Update</i> .	The proposal does not conform with the parcel-specific land use recommendation of the area plan for single-family development at this location.
The proposed use will provide additional housing opportunities in the serviceable land area at a location with multimodal transportation access.	
The request would provide additional needed housing units at an appropriate location.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>PRIOR TO ISSUANCE OF ANY PERMITS:</u> <ol style="list-style-type: none"> a. The unopened alley north of the site shall be closed, and any property shown on the site plan shall be acquired prior to the issuance of any permits. • <u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall obtain a driveway permit from the City of Winston-Salem. Additional improvements may be required prior to the issuance of the driveway permit. • <u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u> <ol style="list-style-type: none"> a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff. b. Any retaining wall shall be earth tone in color or shall match the color of the primary building, as verified by Planning staff. 	

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

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-3615
APRIL 11, 2024**

Bryan Wilson presented the staff report.

Mr. Steelman inquired about the parking requirements for the proposed site, to which Mr. Wilson responded.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

Mr. Farabee expressed his appreciation for new development coming to this neighborhood.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

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