

**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3355		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	YWCA of Winston-Salem & Forsyth County		
Owner(s)	Same (Formerly known as Forsyth Rehabilitation House)		
Subject Property	PIN# 6835-01-1940		
Address	941 West Street		
Type of Request	Special use limited rezoning from RS7 to RM18-L		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS7 (Residential, Single Family – 7,000 sf minimum lot size) to RM18-L (Residential, Multifamily – 18 units per acre maximum density – special use limited zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family; Family Group Home A; and Family Group Home B <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 efforts.		
Zoning District Purpose Statement	The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for GMAs 1 and 2 and may be suitable for GMA 3 and 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.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, as the request would allow for a higher density residential living arrangement (Family Group Home B) on a site which is located in the Urban Neighborhoods GMA and has access onto a collector street. The site is also across the street from Granville Park.</p>		
GENERAL SITE INFORMATION			
Location	Northeast corner of Granville Drive and West Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	South		
Site Acreage	± .21 acre		
Current Land Use	The site is currently developed with a two story house which is used as a Family Group Home A. Family Group Home A’s are limited to a maximum of six residents.		
Surrounding Property Zoning	Direction	Zoning District	Use
	North	RS7	Single family homes

and Use	East	RS7	Single family homes			
	South	RS7	Granville Park			
	West	RS7	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?					
	The uses of Residential Building, Single Family and Family Group Home A are compatible with the uses permitted on the adjacent RS7 zoned properties. The use of Family Group Home B could allow up to twelve residents.					
Physical Characteristics	The developed site has a gentle slope downward toward the southwest.					
Proximity to Water and Sewer	The site is served with public water and sewer.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Historic, Natural Heritage and/or Farmland Inventories	The subject property is listed on the National Register of Historic Places as a contributing building in the West Salem National Historic District. The district is not a locally zoned historic district and therefore is not subject to the certificate of appropriateness design review process by the Historic Resources Commission and their staff. However, properties in this district will be subject to the Section 106 review process if there is a federal undertaking (federally related grant, loan, permit, license, funding etc.) proposed on the premises.					
Analysis of General Site Information	The site is currently developed with a two story structure which was originally used as a single family home but has been used more recently as a Family Group Home A. The site appears to have no development constraints; however, if the subject request is approved, a Type II bufferyard will have to be installed prior to the certificate of occupancy for a Family Group Home B use. Due to the location of the existing structures on site, it appears that the property owner may need to apply for a bufferyard width variance from the City of Winston-Salem Zoning Board of Adjustment (see condition below).					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3121	RSQ to NB-L	Approved 1-3-2012	500' northwest	.34	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Granville Drive	Collector Street	101'	NA	NA
West Street	Local Street	89'	NA	NA
Proposed Access Point(s)	Because this is a special use limited request with no site plan or access conditions, the exact location of access points (other than the existing driveway onto Granville Drive) is unknown.			
Trip Generation - Existing/Proposed	<u>There is no trip generation</u> available for the either the existing use of Family Group Home A which allows up to 6 residents or for the use of Family Group Home B which allows up to 12 residents. Staff does note that residents within these facilities typically do not have individual cars and staff does not anticipate a noticeable increase in traffic if the residency is allowed to increase by 6 additional residents.			
Sidewalks	Sidewalks are located on both sides of the abutting streets.			
Transit	Route 80 serves the intersection of Academy Street and Granville Street located approximately 400 feet to the northwest.			
Analysis of Site Access and Transportation Information	The site is a corner lot with access onto a collector street (Granville Drive) and the area is well served with sidewalks. Transit is also located two blocks to the north. Staff does not anticipate any transportation related issues associated with the subject request.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy 2030 Growth Management Area	Growth Management Area 2 - Urban Neighborhoods			
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage the production of a range of housing types in neighborhoods for the elderly and people with disabilities, including independent living, assisted living, and skilled nursing care facilities. • Support the maintenance, revitalization, and rehabilitation of existing housing stock contributing to neighborhood character. • Ensure the design and placement of gentle density buildings respect neighborhood identity and sense of place and have minimal impact on the streetscapes of single-family residential areas. 			
Relevant Area Plan(s)	<i>South Central Area Plan Update (2014)</i>			
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject property is shown on Map 6-Proposed Land Use (p. 31) for institutional use. • Encourage institutions owning single-family homes adjacent to their properties to maintain existing structures in good condition. 			
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 <i>Legacy 2030</i>?
Analysis of Conformity to Plans and Planning Issues	<p>Yes</p> <p>The proposed request is to rezone an existing RS7 zoned lot to RM18-L. The purpose of the request is to add the use of Family Group Home B. Currently, a Family Group Home A (which houses up to six residents) is located on the site.</p> <p>Family Group Home A and Family Group Home B are both defined as “A transitional housing facility with support and supervisory personnel licensed by the State of North Carolina or operated by a nonprofit corporation chartered pursuant to Chapter 55A, North Carolina General Statutes, which provides room and board, personal care and rehabilitation services in a supportive family environment for handicapped persons, older adults, foster children, abused individuals, homeless persons, and those recovering from drug or alcohol abuse....”</p> <p>The difference between these two types of housing arrangements is in regard to the number of permitted residents. In a Family Group Home A, up to six (6) residents are permitted whereas up to twelve (12) residents may reside in a Family Group Home B. Also, the use of Family Group Home A is allowed in all residential districts provided there is a spacing of at least 1,200’ between such homes.</p> <p>The subject property has housed a Family Group Home A for many years. The request would allow the property owner to increase the number of residents at this location.</p> <p>The <i>South Central Area Plan Update</i> recommends institutional land use for the subject property. The use of Family Group Home B has both residential and institutional characteristics. <i>Legacy 2030</i> recommends a range of housing types in neighborhoods for the elderly and people with special needs, including independent living, assisted living, and skilled nursing care facilities.</p> <p>The subject property is modest in size and it is a corner lot rather than a mid-block location. The site is also located along a collector street, across the street from a park, and it is within a neighborhood which is well served with sidewalks. These are favorable characteristics in staff’s consideration of the request to increase the intensity of the residential zoning designation. Staff believes the request would allow for a special population to receive needed services within a residential setting.</p>

	Planning staff supports the request and is of the opinion that it is consistent with the recommendations of both <i>Legacy 2030</i> and the area plan.
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
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Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendation of the <i>South Central Area Plan Update</i> .	The site is surrounded by properties which are zoned RS7.
The request is consistent with the <i>Legacy 2030</i> recommendation which encourages housing types that serve people with special needs.	
The request includes only three uses and excludes the use of Residential Building, Multifamily.	
The subject property is a corner lot with is modest in size and has frontage along a collector street.	
The site is served with sidewalks and it is located across the street from a neighborhood park.	
The site has a history of being used as a Family Group Home A.	

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>PRIOR TO ISSUANCE OF ANY PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall apply for a bufferyard width variance request from the City of Winston-Salem Zoning Board of Adjustment.

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-3355
DECEMBER 14, 2017**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jason Grubbs moved approval of the zoning petition.

SECOND: Clarence Lambe

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services