

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3551
Staff	Daniel Rankin
Petitioner(s)	Longleaf Properties, LLC
Owner(s)	Same
Subject Property	PIN 6817-86-9631
Address	There is currently no assigned address for the subject property.
Type of Request	General Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single Family – 9,000 s.f. minimum lot size) and RM18-S (Residential, Multifamily–18 units per acre – Special Use zoning) to RM18 (Residential, Multifamily — 18 units per acre).</p> <p>NOTE: General, Special Use Limited, and Special Use 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.</p>
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The RM-18 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.
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 subject property is within GMA 3. Public water and sewer are available along Bethabara Road, which is a minor thoroughfare. The site lies approximately one mile from the Bethabara Greenway, Historic Bethabara Park, and Hines Soccer Park. The site is also located near multiple commercial centers.</p>
GENERAL SITE INFORMATION	
Location	North side of Bethabara Road, across from Old Town Road
Jurisdiction	Winston-Salem
Ward(s)	North Ward
Ward(s) July 2023	North Ward
Site Acreage	± 4.56 acres
Current Land Use	The subject property is currently undeveloped.

Surrounding Property Zoning and Use	Direction	Zoning District		Use		
	North	RM18-S		railroad right-of-way and undeveloped land (pending case W-3553)		
	South	RS9		Undeveloped land and a church		
	East	RM18-S		Apartments		
	West	RM18		Apartments		
Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The proposed district and uses are generally compatible with the surrounding development pattern.					
Physical Characteristics	The subject property is undeveloped and heavily wooded. The site slopes gently south towards Bethabara Road.					
Proximity to Water and Sewer	Public water and sewer are available along Bethabara Road.					
Stormwater/ Drainage	There are no known stormwater or drainage issues on the subject property.					
Watershed and Overlay Districts	The subject property is not situated in a water supply watershed or an overlay district.					
Analysis of General Site Information	The site does not appear to have any development constraints such as steep slopes, watersheds, or designated floodplains. An existing railroad right-of-way runs east-west at the northern property boundary.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-1015	R-2 to R-2-S	Approved 3/21/83	Portion of subject property	6.41	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Bethabara Road		Minor Thoroughfare	272 feet	5,700	13,800	
Proposed Access Point(s)		Because this is a General Use request without a site plan, the exact proposed access points are unknown. The subject property would most likely be accessed directly from Bethabara Road.				
Proposed Road Improvements		The <i>Comprehensive Transportation Plan</i> recommends this portion of Bethabara Road to be improved as a three-lane road with a shared bicycle lane. The plan also recommends sidewalks on both sides of this section of Bethabara Road.				

Trip Generation - Existing/Proposed	<p><u>Existing Zoning – RS9 and RM18-S</u> 4.56 acres (includes the 0.47-acre RM18-S portion) / 9,000 sf = 22 potential single-family homes x 9.57 (single-family trip rate) = 211 trips per day (182 trips per day if only including the 4.09 RS9 portion of the site)</p> <p><u>Proposed Zoning – RM18</u> Staff is unable to estimate trip generation numbers for the proposed General Use request as it does not include a site plan.</p>
Sidewalks	Sidewalk exists on the north side of this section of Bethabara Road.
Transit	WSTA Route 89 has a stop directly adjacent to the subject property on Bethabara Road.
Analysis of Site Access and Transportation Information	Staff does not foresee any transportation related issues associated with this request. Ample vehicular capacity exists along Bethabara Road.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	GMA 3 -Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Facilitate land use patterns that offer a variety of housing choices and convenient access to neighborhood shopping, schools, parks, and other services. • Encourage a mixture of residential densities and housing types. • Promote compatible infill development that fits with the context of its surroundings.
Relevant Area Plan(s)	<i>North Suburban Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends the subject property for Intermediate-Density Residential use (8.1-18 dwelling units per acre). • The area plan generally recommends intermediate-density residential land uses for sites greater than two acres. • Develop a variety of housing types for different income levels, family sizes, and personal preferences in the planning area to provide a mixture of housing opportunities.
Site Located Along Growth Corridor?	The subject property is not located along a growth corridor.
Site Located within Activity Center?	The subject property 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 an approximately 4.56-acre site from RS9 and RM18-S to RM18. There is a 30-foot-wide linear portion of the site zoned RM18-S along the eastern property line. This portion was zoned as part of the Special Use request for the Bethabara Gardens apartments located to the east of the site. That area is no longer required for the adjacent zoning district to meet UDO requirements.</p> <p>The site is surrounded by existing multifamily developments to the east and west. Some single-family zoning exists south of the site; however, much of that area is encumbered by floodplain.</p> <p>The <i>North Suburban Area Plan Update</i> recommends intermediate density residential uses on this property. <i>Legacy</i> also recommends providing a variety of housing types. The property is well-served by public services, including multimodal transit, and is close to major commercial and employment centers. Staff is supportive of this rezoning request.</p>	
	CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
	Positive Aspects of Proposal	Negative Aspects of Proposal
<p>The request is consistent with the recommendations of the <i>North Suburban Area Plan Update</i>.</p> <p><i>Legacy</i> encourages a variety housing types at appropriate locations.</p> <p>The proposed district is compatible with adjacent land uses.</p> <p>The site is well-served by multimodal transit options.</p>	<p>The proposed RM18 district could potentially generate additional traffic in the surrounding area.</p>	

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-3551
DECEMBER 8, 2022**

Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

George Bryan expressed his concerns about future development impacts in the area, related to the history of flooding in the area, specifically Monarcas Creek. Mr. Bryan shared some exhibits showing past flooding events with the Planning Board. Mr. Bryan discussed stormwater control requirements that could be imposed on future development to reduce potential additional development impacts in the future. The Planning Board discussed various aspects of flooding and stormwater controls in the area. Chris Murphy added additional comments and explained requirements for future development.

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

SECOND: Walter Farabee

VOTE:

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

AGAINST: George Bryan

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Walter Farabee

VOTE:

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

AGAINST: George Bryan

EXCUSED: None

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