

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3573
Staff	Nick Smith
Petitioner(s)	Garrett Simmons
Owner(s)	Daniel Luke Calhoun and Olivia Calhoun
Subject Property	PIN 6825-91-6782
Address	1024 Crestwood Drive
Type of Request	General 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 RSQ (Residential Single-Family Quadraplex).</p> <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. 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 RSQ District is primarily intended to accommodate predominantly single-family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. This district is intended for application in Growth Management Areas 2 and 3 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.
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 site is located within GMA 2 and is part of an urban neighborhood comprised of single family detached homes along with a mixture of housing types such duplexes. The community is well served by public facilities, roads, nearby parks, and other governmental support services.</p>
GENERAL SITE INFORMATION	
Location	South side of Crestwood Drive, between Hutton Street and Granville Drive
Jurisdiction	Winston-Salem
Ward(s)	South
Ward(s) July 2023	South
Site Acreage	± 0.27 acres
Current Land Use	The site is currently undeveloped.

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	RMU-S		Apartments
	South	RS7		Single-Family Dwelling
	East	RS7		Single-Family Dwelling
	West	RS7		Single-Family Dwelling
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 uses are generally compatible with the mixture of multifamily and single-family development in the area.			
Physical Characteristics	This site is currently undeveloped except an existing driveway. The site has a twenty-foot decline in elevation from the front property line towards the rear property line.			
Proximity to Water and Sewer	The site has access to public water and sewer.			
Stormwater/ Drainage	Staff is not aware of any existing stormwater issues at this location.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	This site is currently undeveloped. The twenty-foot drop in elevation from the front of the property to the rear is not expected to significantly limit development here. The site is not located in a water supply watershed nor is it in any designated floodplains.			
RELEVANT ZONING HISTORIES				
No relevant zoning histories exist near the subject property.				
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Crestwood Drive	Local Street	60 feet	N/A	N/A
Proposed Access Point(s)	Because this is a General Use request with no site plan, the exact location of future access points is unknown. The site currently has one driveway on Crestwood Drive.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS7</u> 1 potential unit x 9.57 trips per unit (Single-Family Detached House) = 9.57 trips per day <u>Proposed Zoning: RSQ</u> Trip generation is unavailable for the proposed General Use request as it does not include a site plan.			
Sidewalks	No sidewalks exist along the site frontage. The closest sidewalks are to the west of the site at the northeast corner of Crestwood Drive and			

	Hutton Street (~220 feet) and at the southwestern corner of Crestwood Drive and Granville Drive (~380 feet) to the east.
Transit	WSTA route 80 stops at the intersection of West Academy Street and Granville Drive, approximately 750 feet to the northeast of the subject property.
Analysis of Site Access and Transportation Information	<p>Since this is a general use request, it is difficult to estimate specific impacts to the transportation network. However, due to the size of the property, any development possible in RSQ zoning would have minimal negative impacts on neighborhood traffic.</p> <p>The site has frontage along Crestwood Drive, which is a local street. A transit stop is available within 750 feet of the site. Sidewalks are also available to both the east and west of the subject property.</p>
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 a mixture of residential densities and housing types through land use recommendations. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
Relevant Area Plan(s)	<i>South Central Winston-Salem Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends intermediate density residential (8.1-18 dwelling units per acre) for this 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.
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 Legacy 2030?
	Yes.
Analysis of Conformity to Plans and Planning Issues	<p>This request would rezone approximately 0.27 acres on the south side of Crestwood Drive, between Hutton Street and Granville Drive, from RS7 to RSQ.</p> <p><i>Legacy</i> recommends reuse of existing sites that are compatible and complementary with the surrounding area. The proposed RSQ district is consistent with this recommendation.</p>

	The <i>South Central Winston-Salem Area Plan Update</i> recommends intermediate density residential (8.1-18 dwelling units per acre) for this site. The area plan and <i>Legacy</i> recommend providing a variety of housing types for different income levels, family sizes, and personal preferences. This request would facilitate the goals of both plans.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would encourage redevelopment and reuse of an underutilized site.	The request would intensify zoning land uses next to single-family homes.
The request is consistent with the recommendations of the area plan and <i>Legacy 2030</i> .	
This request would allow residential development in an area with access to public transit and pedestrian facilities.	

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-3573
MAY 11, 2023**

Bryan Wilson presented the staff report.

After the public hearing was closed, Salvador Patiño commented having been a past president of the West Salem Neighborhood Association, he was pleased to see this property finally being developed after the fire.

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: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

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