

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3481		
<b>Staff</b>	<a href="#">Samuel Hunter</a>		
<b>Petitioner(s)</b>	Terry Ray Hicks		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN 6825-31-9148		
<b>Address</b>	810 South Hawthorne Road		
<b>Type of Request</b>	Special Use Rezoning from RS9 to RS9-S		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS9 (Residential Single Family- 9,000 sqft minimum lot size) <b>to</b> RS9-S (Residential Single Family- 9,000 sqft minimum lot size). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Residential Building, Single Family and Dwelling, Accessory (Detached)</li> </ul>		
<b>Neighborhood Contact/Meeting</b>	The petitioner's neighborhood outreach summary is attached.		
<b>Zoning District Purpose Statement</b>	The RS9 District is primarily intended to accommodate relatively high-density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3 and may be suitable in Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.		
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<p><b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the site is currently zoned RS9 and is surrounded by RS9 in Growth Management Area 2.</p>		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	North side of South Hawthorne Road, between Miller Street and Irving Street		
<b>Jurisdiction</b>	Winston-Salem		
<b>Ward(s)</b>	Southwest		
<b>Site Acreage</b>	± 0.22		
<b>Current Land Use</b>	Residential, Single Family		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS9	Residential, Single Family
	East	RS9	Residential, Single Family
	West	RS9	Residential, Single Family
	South	RS9	Residential, Single Family

<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	The proposal is compatible with the character of surrounding Residential, Single Family dwellings along South Hawthorne Road.					
<b>Physical Characteristics</b>	The subject property is a level residential lot with two existing structures.					
<b>Proximity to Water and Sewer</b>	The site has adequate access to public water and sewer, which already exists on site.					
<b>Stormwater/ Drainage</b>	The subject property is not affected by any stormwater or drainage issues.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Historic, Natural Heritage and/or Farmland Inventories</b>	<p>The subject property, known as the Dawson House (FY7667), dates to ca. 1926 and is a contributing structure in the Ardmore Historic District (FY2614), which was listed in the National Register of Historic Places in 2004.</p> <p>Historically, outbuildings in Ardmore served many purposes, including use as garages and apartments. This request is in-keeping with Ardmore's historic development patterns. Any exterior alterations to the garage necessary for its use as an accessory dwelling unit (ADU) should comply with the Secretary of the Interior's Standards for Rehabilitation.</p>					
<b>Analysis of General Site Information</b>	The subject property has an existing residential structure fronting on South Hawthorne Road and an existing accessory structure in the rear yard. No new structures are proposed on the site and the site has adequate access to public utilities.					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
There are no recent rezonings in the vicinity of the subject property.						
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>Average Daily Trip Count</b>	<b>Capacity at Level of Service D</b>		
South Hawthorne Road	Minor Thoroughfare	60 Feet	11,000	13,800		
<b>Proposed Access Point(s)</b>	Existing driveway on South Hawthorne Road.					
<b>Planned Road Improvements</b>	This proposal does not include any road improvements. Recommendations from the <i>Comprehensive Transportation Plan</i> are outlined below.					
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS9</u> $\pm 0.22 \text{ acres} / 9,000 \text{ sf} = 1.06 \text{ home(s)} \times 9.57 \text{ (single-family trip rate)} = \pm 10.19 \text{ trips per day}$					

	Proposed Zoning: RS9-S ± 0.22acres / 9,000 sf = 1.06 home(s) x 9.57 (single-family trip rate) = ± 10.19 trips per day		
<b>Sidewalks</b>	Sidewalks exist along both sides of South Hawthorne Road.		
<b>Transit</b>	WSTA Route 6 stops on the northeast corner of Miller Street and South Hawthorne Road.		
<b>Analysis of Site Access and Transportation Information</b>	Existing access to the site is via South Hawthorne Road, with no new access proposed. Transit is available in close proximity to the site, and sidewalks exist along South Hawthorne Road, making the area easily navigable.		
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>			
<b>Building Square Footage</b>	<b>Square Footage</b>	<b>Placement on Site</b>	
	576 square feet	Rear	
<b>Units (by type) and Density</b>	Dwelling, Accessory (Detached)		
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	N/A	N/A	N/A
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	17 feet		12 feet
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	-		No new impervious coverage is proposed.
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Section 5.3.4C: Dwelling, Accessory (Detached)</li> </ul>		
<b>Complies with Section 3.2.11</b>	<b>(A) Legacy 2030 policies:</b>	Yes	
	<b>(B) Environmental Ord.</b>	Yes	
	<b>(C) Subdivision Regulations</b>	Yes	
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The proposed site plan complies with all applicable requirements and provides access to the site via the existing driveway on S. Hawthorne Road.		
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>			
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 2: Urban Neighborhoods		
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>Facilitate the development of affordable housing for seniors and people with special needs, including accessory dwelling units or granny flats to allow them to age in place, as well as independent living and assisted living facilities.</li> <li>Allow accessory apartments with fewer restrictions on occupancy in urban areas.</li> <li>Gentle density, a way to increase overall density by allowing residential accessory structures such as carriage houses and</li> </ul>		

	<p>granny flats, is being used by many cities to revitalize urban neighborhoods and combat sprawl. Such a strategy employed throughout Winston-Salem’s Urban Neighborhoods could create a significant number of new homes and, if implemented carefully, would not burden any one neighborhood.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southwest Winston-Salem Area Plan Update (2016)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• Affordable housing should be promoted throughout Forsyth County by providing incentives, utilizing cost-effective site design, and permitting accessory dwellings and congregate care facilities at appropriate locations.</li> <li>• With a large segment of the city’s population reaching retirement age, many neighborhood residents’ desire opportunities to age in place.</li> <li>• Continue providing a variety of housing types for different income levels, family sizes, and personal preferences in the plan area to offer a mixture of housing opportunities.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.
<b>Comprehensive Transportation Plan Information</b>	The <i>Comprehensive Transportation Plan</i> recommends a two-lane cross section, with wide outside lanes for bicycles, on-street parking spaces, curb and gutter, and sidewalk on both sides of the road for this section of South Hawthorne Road.
<b>Addressing</b>	The Accessory Dwelling Unit will be addressed as 814 South Hawthorne Road.
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>Is the requested action in conformance with <i>Legacy 2030</i>?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	The request to rezone an existing single family property to allow an accessory dwelling unit is in conformance with <i>Legacy 2030</i> and the <i>Southwest Winston-Salem Area Plan Update</i> . The plans recommend single family residential uses and preservation of historic neighborhood character. This proposal would allow an existing accessory structure to the rear of the subject parcel to be used as an ADU. The accessory unit will not be visible from South Hawthorne Road.

	No other improvements are being proposed on the subject property or within the right-of-way. The use does not intensify the property’s zoning or cause any negative impacts in the surrounding areas.	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>	
The proposal will not drastically increase traffic along South Hawthorne Road.	The proposed request would add a few trips per day along South Hawthorne Road.	
The proposal promotes different housing options and affordability in the neighborhood.		
This proposal efficiently reuses an existing structure.		

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3481  
JUNE 10, 2021**

Desmond Corley presented the staff report.

The Board discussed emergency vehicle access, traffic, and parking with staff.

**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: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services