

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3563
Staff	Daniel Rankin
Petitioner(s)	Janet Hunter Frenck, David Hill Hunter, Carol Alspaugh Denton, Ann Alspaugh Davis, Estate of Eben Wharton Alspaugh, and Jan B Whittingham
Owner(s)	Same
Subject Property	PINs 6805-60-7139, 6805-60-8187, 6805-70-0145, and 6805-70-2068
Address	4136, 4124, 4118, and 4110 Old Vineyard Road
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 RM12 (Residential, Multifamily – 12 units per acre) 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 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.
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 for the property and Old Vineyard Road is a minor thoroughfare. The site is located near many commercial developments and the subject property lies within a mile of South Fork Park and Little Creek Park. The surrounding context provides a good fit for an RM18 District.</p>
GENERAL SITE INFORMATION	
Location	South side of Old Vineyard Road, between Dalewood Drive and Glendare Drive
Jurisdiction	Winston-Salem
Ward(s)	Southwest Ward
Ward(s) July 2023	Southwest Ward
Site Acreage	± 6.83 acres
Current Land Use	The site is currently developed with four single family dwellings.

Surrounding Property Zoning and Use	Direction	Zoning District		Use		
	North	LO-S, RM18, RS9, NO, and GO-S		Offices, apartments, a single-family dwelling, and undeveloped land		
	South	RM12		Apartments		
	East	RM18 and RM12		Apartments		
	West	RM12		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 mostly wooded with four single-family dwellings. The site's topography gently slopes down from the west to the east.					
Proximity to Water and Sewer	Public water is available along Old Vineyard Road and Glendare Drive and public sewer is available along Old Vineyard 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 major development constraints such as steep slopes, watersheds, or designated floodplains.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2815	LO-S to GO-S	Denied 12/19/2005	North	1.47	Denial	Approval
W-2113	RS9 to RM18	Approved 1/6/1997	East	6.30	Denial	Denial
W-2012	RS9 and LO-S to LO-S	Approved 12/4/1995	North	1.47	Approval	Approval
W-1972	RS9 to GO-S	Approved 7/10/1995	Northeast	4.03	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Old Vineyard Road	Minor Thoroughfare	+/- 827 feet	10,000	13,800		
Glendare Drive	Collector Street	+/- 268 feet	N/A	N/A		
Proposed Access Point(s)	Because this is a General Use request without a site plan, the exact proposed access point(s) are unknown.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning – RS9 and RM12</u> 6.83 acres (includes the 1.42-acre RM12 portion) / 9,000 sf = 33 potential single-family homes x 9.57 (single-family trip rate) = 316 trips per day</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	There is an existing sidewalk on the south side of this section of Old Vineyard Road. There are no existing sidewalks on this section of Glendare Drive.
Transit	WSTA Route 81 has a stop at the south side of Old Vineyard Road near its intersection with Kilpatrick Street, to the east of the site. In addition, WSTA Route 95 has two stops that are within 1,100 feet of the subject property: One stop is at 4622 Country Club Road, and the other is at the southwest corner of Country Club Road and Kilpatrick Street.
Analysis of Site Access and Transportation Information	<p>The <i>2045 Comprehensive Transportation Plan</i> describes the bridge on Old Vineyard Road over Salem Parkway as being functionally obsolete, which means that the bridge is safe but was built to standards that are not used today.</p> <p>That being said, staff does not foresee any transportation related issues associated with this request. The existing vehicular capacity along Old Vineyard Road is sufficient.</p>
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 through land use recommendations. • Promote compatible infill development that fits with the context of its surroundings.
Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</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). • Develop a variety of housing types for different income levels, family sizes, and personal preferences.
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.
Comprehensive Transportation Plan Information	The <i>2045 Comprehensive Transportation Plan</i> recommends on-road bicycle lanes for Old Vineyard Road.
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 6.83-acre site from RS9 and RM12 to RM18.</p> <p>The site is surrounded by existing multifamily developments to the south, east, and west. A variety of uses are adjacent to the site’s north side, including several offices, a multifamily building, and one single family house which fronts on Country Club Road.</p> <p>The <i>West Suburban Area Plan Update</i> recommends intermediate density residential use on this property. <i>Legacy</i> supports providing a variety of housing types to provide additional housing options for our community. The property is well-served by public services, including multimodal transit, and is close to major commercial and employment centers. Although the property is not situated directly along a growth corridor, some of the adjacent properties to the north of the subject property are a part of the Country Club Road Growth Corridor. Staff is supportive of this rezoning request.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of the <i>West Suburban Area Plan Update</i> .	The proposed RM18 district could potentially generate additional traffic in the surrounding area.
<i>Legacy</i> encourages a variety housing types at appropriate locations.	
The proposed district is compatible with adjacent land uses and is near a growth corridor.	
The site has good access to amenities such as commercial development, parks, and transit.	

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-3563
FEBRUARY 9, 2023**

Marc Allred presented the staff report.

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, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

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