

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3613		
Staff	Ellie Levina		
Petitioner(s)	2100 Glendale, LLC		
Owner(s)	Same		
Subject Property	Portion of PIN 6834-66-4716		
Address	401 East Monmouth Street		
Type of Request	General Use Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from LI (Limited Industrial) to RS7 (Residential Single-Family, minimum 7,000 square foot lots).</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 RS7 District is primarily intended to accommodate 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 for Growth Management Area 4 and 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, has adequate access to public utilities, and has direct access to public streets with sidewalks.</p>		
GENERAL SITE INFORMATION			
Location	Northeast intersection of Vargrave Street and East Monmouth Street.		
Jurisdiction	Winston-Salem		
Ward(s)	East		
Site Acreage	± 0.40 acres		
Current Land Use	Single-family residential		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LI	Undeveloped land
	East	LI	Motor vehicle, rental, and leasing; storage services, retail; and transmission tower
	South	RS7	Neighborhood scale church
	West	RS7	Single-family homes

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?					
	Yes, the proposed district is the same as the zoning of the surrounding neighborhood and allows uses compatible with the area.					
Physical Characteristics	The site is developed with a 2,972 square-foot single-family residence located at the southwest corner of the site. This home was constructed circa 1932. The property is completely surrounded by chain-link security fencing and what appears to be a small commercial parking area to the rear of the building.					
Proximity to Water and Sewer	Public water and sewer are available along Vargrave Street and East Monmouth Street.					
Stormwater/ Drainage	As a site plan was not submitted as part of this request, staff cannot determine if any future changes to the site would trigger stormwater review and mitigation. There are no known drainage issues on the site.					
Watershed and Overlay Districts	The site is not located in a water supply watershed.					
Historic, Natural Heritage and/or Farmland Inventories	This site (401 East Monmouth Street (FY1217)) contributes to the historic character of the Sunnyside-Central Terrace Historic District (FY3010), which was listed in the National Register of Historic Places in 2008. A certified rehabilitation of this building that complies with the Secretary of the Interior's Standards for Rehabilitation and is reviewed and approved through the State Historic Preservation Office and National Park Service may be eligible for state and federal income tax credits.					
Analysis of General Site Information	The site is developed with a single-family residence approximately 2,972 square-feet in size. The residence is served by two paved driveway entrances that are accessed from Vargrave Street and East Monmouth Street. The remainder of the site is paved, with the northeastern portion of the site being used as an informal parking area.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
No relevant zoning history exists for the subject property within the immediate area.						
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Vargrave Street	Collector Street	WSDOT	111 ft	N/A	N/A	
East Monmouth Street	Local Street	WSDOT	97 ft	N/A	N/A	

Proposed Access Point(s)	As a site plan was not submitted with the request, any future change to the existing access points cannot be determined at this time. The site is currently accessed via driveways along Vargrave Street and East Monmouth Street, with a parking area located in the northeastern portion of the site.
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: LI</u> 2,972 sf / 1,000 x 6.97 (general light industrial trip rate) = 20.7 estimated trips per day.</p> <p><u>Proposed Zoning: RS7</u> 1 single-family lot x 9.57 (single-family detached housing trip rate) = 9.57 estimated trips per day.</p> <p><u>If further subdivided into 2 lots</u> 2 single-family lots x 9.57 (single-family detached housing trip rate) = 19.14 estimated trips per day.</p>
Sidewalks	Sidewalks exist along both Vargrave Street and East Monmouth Street.
Transit	WSTA Route 101 stops at the intersection of Sprague Street and Vargrave Street, approximately 300 feet to the south of the site.
Analysis of Site Access and Transportation Information	The site is developed with one existing single-family home with two driveways and a small internal parking area. The site has excellent multimodal access to pedestrian, bicycle, and mass transit facilities.
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"> • Develop compact, pedestrian-oriented neighborhoods that contain a mixture of residential and commercial buildings, public spaces, and amenities, and offer a variety of transportation options. • Value and preserve the unique elements of our community, including its natural features and built environment. • Encourage retention over replacement of historic structures.
Relevant Area Plan(s)	<i>South Central Winston-Salem Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan land use recommendation map proposes single-family residential development at this location. • The amount of industrial development in the planning area has declined over the last 30 years, as industrial sites and buildings have been redeveloped for residential and other land uses.
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 <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>This request is to rezone a developed 0.40-acre site from LI to RS7. The site contains an existing single-family home that was constructed in 1932 along with an internal parking area. This rezoning would allow the structure on the site to be legally used as a single-family residence, as this use is prohibited in the existing LI zoning.</p> <p>The site abuts a lease area for a transmission tower. The UDO states that any new transmission tower must be set back from any residential structure at a minimum distance of the tower height plus twenty (20) feet. While no changes would be required of the existing transmission tower, it would become legally non-conforming if this request were to be granted, as it would not meet the aforementioned setback requirement.</p> <p>The property is within GMA 2 and has adequate access to public utilities. The request is consistent with the recommendations of <i>Legacy 2030</i> and the <i>South Central Winston-Salem Area Plan Update</i> to encourage the reuse of underutilized or vacant structures.</p> <p>The requested RS7 district is also identical to the zoning of the majority of the surrounding neighborhood.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed request is consistent with the recommendations of the <i>South Central Winston-Salem Area Plan Update</i> and <i>Legacy 2030</i> .	Approval of this request would make an adjacent transmission tower use legally non-conforming.
The proposal provides an opportunity to reutilize an existing structure that was originally constructed as a single-family home.	
The proposed rezoning is compatible with the character of the surrounding single-family neighborhood.	

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-3613
APRIL 11, 2024**

Bryan Wilson 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: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Mo McRae, Lindsey Schwab, 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, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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