

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3617		
Staff	Ellie Levina		
Petitioner(s)	Hubbard Realty of Winston Salem, Inc		
Owner(s)	Same		
Subject Property	Portion of PIN 5895-46-9120		
Address	0 Country Club 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, minimum 9,000 square foot lots) to HB (Highway Business).</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	<p>The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3, and 4.</p>		
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 in GMA 3, has adequate access to public utilities and is located on Country Club Road, a major thoroughfare.</p>		
GENERAL SITE INFORMATION			
Location	The site is located north of Country Club Road, west of Meadowlark Drive.		
Jurisdiction	Winston-Salem		
Ward(s)	West		
Site Acreage	± 0.47 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Undeveloped land
	East	HB	Services, A and car wash
	South	HB	Undeveloped land
	West	HB-S	Golf driving range

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 requested uses are compatible with the uses within the nearby HB and HB-S zoning districts.					
Physical Characteristics	The undeveloped site is heavily wooded, with no existing buildings.					
Proximity to Water and Sewer	Public water and sewer are available along Country Club Road.					
Stormwater/ Drainage	As a site plan was not submitted as part of this request, staff cannot assess whether 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 within a water supply watershed.					
Analysis of General Site Information	The site is undeveloped and heavily wooded, with no existing buildings. Utilities are available along Country Club Road. Staff does not foresee any issues with developing this site.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3234	HB and GI-S to HB-L	Approved 9/2/2014	South	1.78	Approval	Approval
W-3169	HB-S to HB-S (Two Phase)	Approved 3/4/2013	East	4.90	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Country Club Road	Major Thoroughfare	NCDOT	200ft	14,000	15,300	
Proposed Access Point(s)	As this request does not include a proposed site plan, specific access points have not been proposed at this time.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u> 2 potential single family lots x 9.57 (single-family detached housing trip rate) = 19.14 trips per day.</p> <p><u>Proposed Zoning: HB</u> As this request does not include a site plan, staff is unable to estimate proposed trip generation.</p>					
Sidewalks	Sidewalks do not exist along the site's frontage on Country Club Road.					
Transit	Public transit is not available near the subject property.					
Analysis of Site Access and Transportation Information	As this is a General Use request, no site plan has been provided to show access points or trip generation. However, the site has sufficient frontage along Country Club Road to accommodate a new access point.					

CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan. • Encourage the establishment of new commercial and business services to support suburban neighborhood needs.
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 this site for office or low-intensity commercial development. • This property is located within a Special Land Use Condition Area (SLUCA), which recommends that this parcel may be suitable for more intense uses than the rest of the SLUCA. Such uses could include restaurant with drive-through.
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, although it is directly adjacent to the Country Club Road/Meadowlark Drive 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 seeks to rezone an undeveloped 0.47-acre site from RS9 to HB (Highway Business) to combine it with a 0.8-acre parcel currently zoned HB.</p> <p>The property is within GMA 3 and has adequate access to public utilities. The request is consistent with the recommendations of <i>Legacy 2030</i> and the <i>West Suburban Area Plan Update</i>, both of which aim to encourage convenient services at designated areas to support suburban neighborhoods. This rezoning would allow new commercial and business services to develop in the area to meet neighborhood needs.</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>West Suburban Area Plan Update</i> and <i>Legacy 2030</i> .	As this is a General Use request without a site plan, staff cannot anticipate all potential off-site impacts of the request at this time.
The proposal will facilitate the introduction of new convenient commercial and business services to support neighborhood needs.	

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-3617
MAY 9, 2024**

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: 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: 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