

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3544		
<b>Staff</b>	<a href="#">Marc Allred</a>		
<b>Petitioner(s)</b>	Hatcher Associates Inc		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN 6829-92-5350		
<b>Address</b>	563 Old Hollow Road		
<b>Type of Request</b>	Special Use district rezoning		
<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) <b>to</b> NB-S (Neighborhood Business – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Services A; Residential Building, Single Family; and Offices.</li> </ul>		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.		
<b>Zoning District Purpose Statement</b>	<p>The NB District is primarily intended to accommodate very low intensity office, retail, and personal service uses close to or within residential areas. The district is established to provide convenient locations for businesses which serve the everyday household needs of nearby residents without disrupting the character of the neighborhood. The district is not intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. This district is intended for application in GMAs 2, 3, 4, and 5.</p>		
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the uses being proposed would serve the area while protecting nearby residences from the impacts of intense commercial uses.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	North side of Old Hollow Road, west of Germanton Road.		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northeast		
<b>Site Acreage</b>	± 0.98 acres		
<b>Current Land Use</b>	Single-Family Residential		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS30	Undeveloped Land
	East	RS9 and RS30	Germanton Road
	South	LB	Services A
	West	RS9	Single Family Residential

<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Yes, both Services A and Offices would be allowed in the LB zoned property to the south. These uses are also appropriate near residential areas.					
<b>Physical Characteristics</b>	The site is mostly flat with a gentle slope to the northwest. The existing house, two accessory buildings, and connecting driveway occupy about a quarter of the property. The remaining area consists of a lawn with a few small ornamental trees.					
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer on Old Hollow Road.					
<b>Stormwater/ Drainage</b>	No known issues exist for this site.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The subject property includes a single-family home with frontage along Old Hollow Road. The property has good topography and is not located within a water supply watershed or regulated floodplain.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2596	LB to HB-S	Approved; 2/3/2003	220 feet to the south	0.51	Approval	Approval
W-2589	LB to HB-S	Approved; 12/2/2002	50 feet to the southwest	1.12	Approval	Approval
W-2228	RS9, RS30, and RM12 to NSB-S	Denied; 9/7/2011	260 feet to the east	3.45	Approval	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Old Hollow Road/NC-66	Major Thoroughfare	144 feet	6,100	15,300		
Germanton Road/NC-8	Major Thoroughfare	251 feet	9,200	18,200		
<b>Proposed Access Point(s)</b>	The only proposed access point will be off Old Hollow Road.					
<b>Proposed Road Improvements</b>	The developer is being required to realign the driveway to the western portion of the property					
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS9</u> One single-family home x 9.57 (SFR trip rate) = 9.57 trips per day					

	Proposed Zoning: NB-S 872 sf / 1,000 sf = 0.872 x 44.32 (specialty retail) = 38.65 trips per day		
<b>Sidewalks</b>	No new sidewalks are being proposed as part of this development. One existing internal sidewalk will connect the building with the parking lot.		
<b>Transit</b>	Transit is not available in this area.		
<b>Analysis of Site Access and Transportation Information</b>	The site has frontage along two major thoroughfares. The existing driveway will be moved to the western edge of the property due to its proximity to the roundabout at Germanton Road and Old Hollow Road. The Services A use is not expected to generate any negative traffic impacts.		
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>			
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>
	872		Western portion of the property.
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	7 spaces	8 spaces	90-degree head-in
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	40 feet		No change in height from existing one-story structure
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	No Limit		17.76%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Section 4.6.5: Neighborhood Business District</li> <li>• Section 6.1.2 Off-Street Parking Requirements</li> </ul>		
<b>Complies with Section 3.2.11</b>	<b>(A) Legacy 2030 policies:</b>	Yes	
	<b>(B) Environmental Ord.</b>	N/A	
	<b>(C) Subdivision Regulations</b>	N/A	
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The request would convert a single-family home into a beauty shop. The total proposed building square footage will not change from what currently exists on site (872 square feet). The residential structure was built in 1939 and was originally adjacent to Germanton Road. With the creation of the Eastern Leg of the Northern Beltway, however, the right-of-way of Germanton Road was expanded. The petitioner is proposing a privacy fence, along with vegetation to the exterior side of the fence as an alternative to the 15' Type II Bufferyard on the western side of the primary structure. A 15' Type II Bufferyard is proposed along the remainder of the western and northern property line, and a required streetyard is included to the east of the proposed parking area.		
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>			
<b>Legacy 2030 Growth Management Area</b>	Growth Area Management 3 – Suburban Neighborhood		

<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Increase infill development in the serviceable land area.</li> <li>• Recycle and reuse land and buildings.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>North Suburban Area Plan Update (2014)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• This plan calls for the creation of new commercial opportunities and the improvement of existing commercial areas that blend with existing development and do not infringe on nearby neighborhoods.</li> <li>• Commercial areas should be compact with limited access to major thoroughfares and should not promote strip development.</li> <li>• The reuse of vacant buildings and the redevelopment of existing undeveloped and underutilized sites is recommended, where possible.</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>	U-2579, also known as the Eastern Leg of the Northern Beltway around Winston-Salem, realigned and widened Germanton Road between the new beltway and Old Hollow Road. As part of this project, a roundabout was installed at the intersection of Germanton Road and Old Hollow Road.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	Yes, the Northern Beltway interchange will lead to more traffic along nearby thoroughfares which in turn will create more pressure for commercial development in this area.
	<b>Is the requested action in conformance with Legacy 2030?</b>
	Yes.
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>This request would rezone property from RS9 to NB-S to allow for a beauty shop. The proposed site plan depicts the existing 872 square foot building, along with an accessory unit in the rear yard and eight parking spots to the east of the principal building.</p> <p>The reuse of an old single-family residence as a small neighborhood business is in line with <i>Legacy</i> recommendations, as well as the <i>North Suburban Area Plan Update's</i> recommendation for new low-impact commercial opportunities in this area.</p> <p>The proposed development allows for needed commercial development while preventing future strip-style development in the area. As the current planning policy for the area was developed prior to the Beltway becoming a reality, it does not consider significant commercial activity</p>

	at this intersection. Future planning efforts would be necessary to evaluate the appropriateness of additional, comprehensively-planned commercial development in the area.	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>	
The request includes the reuse of an existing building	This proposal could lead to additional requests for strip commercial development in the area.	
It provides a new commercial opportunity for the area		
The request provides infill development in the area		
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>		
The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:		
<ul style="list-style-type: none"> <li>• <b><u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. The developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permits. Required improvements include: <ul style="list-style-type: none"> <li>• Installation of new driveway with required amount of minimum pavement.</li> <li>• A three-party encroachment agreement with owner, NCDOT, and Winston-Salem/Forsyth County Utilities.</li> </ul> </li> </ul> </li> </ul>		

**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-3544  
SEPTEMBER 8, 2022**

David Reed presented the staff report.

George asked if the property that is immediately next to this and is in our interchange plan is expected to go commercial as well. David advised that there are about three houses to the west of this site that might have similar conversion requests. We would expect those properties to come in for similar low-intensity use conversions, keeping some of the residential character and using the houses for offices or Services A.

**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, 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: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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