

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3663
Staff	Rory Howard
Petitioner(s)	Winston-Salem/Forsyth County Board of Education
Owner(s)	Same
Subject Property	PIN(s) 6836-54-7041, 6836-54-8041, 6836-54-9065, 6836-53-9967, 6836-53-8829, 6836-53-9879, 6836-53-8832, 6836-53-9872, 6836-64-1054, 6836-64-3004, 6836-63-1957, 6836-63-2997, 6836-63-1859, 6836-63-2899, 6836-63-1852, 6836-63-2892, 6836-53-5607, 6836-53-5657, 6836-53-7586, 6836-53-7636, 6836-53-8629, 6836-53-5575, 6836-53-6535, 6836-53-6565, 6836-53-9524, 6836-53-9574, and 6836-63-0524
Addresses	940 East Twenty-First Street, 946 East Twenty-First Street, 2003 Wellbridge Court, 2013 Wellbridge Court, 2005 Ophelia Drive, 2010 Ophelia Drive, 2015 Ophelia Drive, 2025 Ophelia Drive, 2030 Ophelia Drive, 2035 Ophelia Drive, 2040 Ophelia Drive, 2006 Blaireast Lane, 2016 Blaireast Lane, 2026 Blaireast Lane, 2036 Blaireast Lane, 912 Bethlehem Lane, 918 Bethlehem Lane, 918 Bethlehem Lane, 930 Bethlehem Lane, 932 Bethlehem Lane, 942 Bethlehem Lane, 915 New Hope Lane, 917 New Hope Lane, 939 New Hope Lane, 945 New Home Lane, and 951 New Hope Lane
Type of Request	Special Use Limited District Rezoning
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from RS7 (Residential, Single-Family on at least 7,000 square feet of land), RSQ (Residential, Single-Family-Quadrplex) and RM18 (Residential, Multifamily with a maximum of 18 units per acre) to RS7-L (Residential, Single-Family on at least 7,000 square feet of land – Limited Use) and IP-L (Institutional and Public-Limited Use). The petitioner is requesting the following uses: • RS7-L Parcels: School, Public; Recreation Facility, Public; Residential Building, Single-Family; Planned Residential Development; and Cottage Court • IP-L Parcel: School, Public; Recreation Facility, Public; Residential Building, Single-Family; and Planned Residential Development NOTE: General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.

Zoning District Purpose Statement	The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas. 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 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	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? Yes, the proposal is consistent with both of the requested districts as they allow for institutional and single-family development in GMA 2 in the serviceable land area.		
GENERAL SITE INFORMATION			
Location	East of US 52 and west of North Cleveland Avenue, between East Twenty-First Street and New Hope Lane		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northeast		
Site Acreage	± 7.37 acres		
Current Land Use	Undeveloped Land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS7	Single-family homes and undeveloped land
	South	RM18 and RSQ	Apartments and single-family homes
	West	RSQ and PB	Public park, a parking lot, and undeveloped land
	East	RS7, IP-S and RM18	Apartments, single-family homes, and a neighborhood-scale church
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 uses are generally compatible with the residential and institutional uses permitted on the adjacent properties.		
Physical Characteristics	The site is generally flat, undeveloped, and mostly cleared with some tree cover on scattered areas throughout the site area.		
Proximity to Water and Sewer	The site has access to public water, which runs through East Twenty-First Street, Bethlehem Lane, and New Hope Lane, as well as along North Cleveland Avenue and North Liberty Street. The site also has access to public sewer, which runs through East Twenty-First Street, Bethlehem Lane, and New Hope Lane.		

Stormwater/ Drainage		There are no known stormwater/drainage issues on the site.				
Watershed and Overlay Districts		The site is not located within a watershed or overlay district.				
Analysis of General Site Information		The undeveloped subject property is generally flat, mostly cleared, and has access to public water and sewer. It is surrounded by a mixture of single-family and multifamily development, as well as an institutional use, a public park, and undeveloped land.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2603	RSQ to IP-S	Approved 4/7/2003	East	0.43	Approval	Approval
W-2074	RSQ to IP	Approved 8/5/1996	Southeast	2.05	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
East Twenty-First Street		Local Street	WSDOT	673’	N/A	N/A
New Hope Lane		Local Street	WSDOT	500’	N/A	N/A
Bethlehem Lane		Local Street	WSDOT	874’	N/A	N/A
Ophelia Drive		Local Street	WSDOT	300’	N/A	N/A
Blaireast Lane		Local Street	WSDOT	300’	N/A	N/A
North Cleveland Avenue		Minor Thoroughfare	WSDOT	N/A	5,500	13,800
North Liberty Street		Major Thoroughfare	NCDOT	N/A	4,700	13,800
Proposed Road Improvements		No road improvements are proposed as part of this request.				
Trip Generation - Existing/Proposed		<u>Existing Zoning: RS7, RSQ, and RM18</u> The subject property is currently undeveloped; therefore, trip generation cannot be estimated at this time.				
		<u>Proposed Zoning: IP-L and RS7-L</u> As no site plan was provided with this request, staff cannot estimate any potential change in estimated trip generation at this time.				
Sidewalks		There is an existing sidewalk on the south side of Bethlehem Lane, which extends through the subject property. In addition, there are				

	sidewalks along the south side of East Twenty-First Street and the north side of New Hope Lane.
Transit	WSTA Route 92 stops at the southwest intersection of East Twenty-First Street and North Cleveland Avenue and the northwest intersection of New Hope Lane and North Cleveland Avenue, which are 210 feet east and 590 feet east of the subject property, respectively. In addition, WSTA Route 98 stops at the western intersection of North Liberty Street and East Seventeenth Street, which is about 760 feet southwest of the subject property.
Analysis of Site Access and Transportation Information	The site has frontage on and access to multiple local streets. In addition, North Cleveland Avenue, a minor thoroughfare, and North Liberty Street, a major thoroughfare, bracket the site further to the east and west, respectively. Public sidewalks exist externally and internally to the subject property, and there are a number of nearby WSTA stops within a quarter mile of the site.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Forward 2045 Growth Management Area	Growth Management Area 2 – Urban Neighborhoods
Relevant Forward 2045 Recommendations	• Prioritize neighborhood-serving uses near residential areas.
Relevant Area Plan(s)	<i>East/Northeast Winston-Salem Area Plan Update (2015)</i>
Area Plan Recommendations	• The proposed land use map recommends mixed-use development for the site. • The site is located within the <i>Cleveland Avenue Homes Transformation Plan</i> area, which recommends incorporating community facilities, recreation areas, medical facilities, a public school, and other support facilities in development of the area. It also recommends designing village centers with public spaces that become gathering spots and the focus of public life and activity. • Replace, upgrade or expand existing schools to meet the needs of the planning area as its population grows.
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>Forward 2045</i> ?	
	Yes	
Analysis of Conformity to Plans and Planning Issues	The request is to rezone an approximately 7.37-acre site from RS7, RSQ and RM18 to RS7-L and IP-L. The site has been designated as the future location of the new Ashley Elementary School by the Winston-Salem/Forsyth County Board of Education. The majority of the site is proposed to be RS7-L, with the lot at the intersection of East Twenty-First Street and Ophelia Drive (PIN 6836-64-3004) proposed for IP-L zoning to allow for an electronic message sign.	
	This request is consistent with the general recommendations of <i>Forward 2045</i> to allow for an array of residential and institutional land uses in the serviceable land area that are accessible to residents. The request is generally consistent with the recommendations of both the <i>East/Northeast Winston-Salem Area Plan Update</i> to incorporate an array of institutional and commercial neighborhood serving land uses in the redevelopment of the area. The request is also consistent with the general recommendations of the <i>Cleveland Avenue Homes Transformation Plan</i> , a 2016 development document prepared by the Housing Authority of Winston-Salem. This plan recommends developing community-serving uses, such as public schools, that bring activity and connectivity to the surrounding neighborhood.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The request is consistent with the recommendations of both <i>Forward 2045</i> and the <i>East/Northeast Winston-Salem Area Plan Update</i> .		Any large-scale redevelopment of the site would require a significant change to the existing street network, which could create unintended traffic impacts.
The <i>Cleveland Avenue Homes Transformation Plan</i> recognizes that new public schools could bring activity and connectivity to this area.		
The request would provide convenient neighborhood-serving uses in an area well-served by pedestrian and transit facilities.		

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-3663 OCTOBER 8, 2025

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: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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