

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3436		
Staff	Bryan D. Wilson		
Petitioner(s)	John L. Dyson, Sr.; Phyllis S. Dyson; Nancy S. Wall; Charles R. Smith; and Betty S. Willard		
Owner(s)	Same		
Subject Property	PINs 6864-31-1929, 6864-32-1660, and 6864-32-7378		
Address	The subject property does not currently have an address .		
Type of Request	Special Use Rezoning from AG and RS20 to RS20-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from AG and RS20 to RS20-S). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family and Planned Residential Development <p>NOTE: General, Special Use Limited, and Special Use district zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented.</p>		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RS20 District is primarily intended to accommodate single-family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of this Ordinance.		
Rezoning Consideration from Section 3.2.15 A 13	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The proposed site plan depicts a Planned Residential Development with a unit density and lotting pattern consistent with the suburban character of the surrounding neighborhoods.</p>		
GENERAL SITE INFORMATION			
Location	North of Patsy Drive, east of Glenn Landing Drive		
Jurisdiction	Winston-Salem		
Ward(s)	Southeast		
Site Acreage	± 19.17 acres		
Current Land Use	The subject property is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS20 and LI-S	Single-family homes and undeveloped industrial land (future UCIC warehouse)
	West	AG	Single-family homes
	South	RS20	Single-family homes
	East	AG (Forsyth County)	Undeveloped land

Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The petitioner has requested uses that allow only single-family homes, which is compatible with the surrounding suburban residential development pattern.					
Physical Characteristics	The undeveloped site is generally characterized by gently sloping fields, with wooded areas in the northwestern portion. This portion of the site also has significantly steep topography descending towards Swaim Creek, which traverses the northern portion of the site.					
Proximity to Water and Sewer	There are public water and sewer mains beneath Glenn Knoll Lane, which stubs to the subject property.					
Stormwater/ Drainage	A stormwater retention device is proposed in the northwestern portion of the site with additional stormwater swales throughout the site. A stormwater study will be required.					
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.					
Historic, Natural Heritage and/or Farmland Inventories	The subject property lies within a half- mile of a Voluntary Agricultural District (VAD) directly east.					
Analysis of General Site Information	The undeveloped site contains a mixture of pasture and forest and is traversed by a stream in the north, which provides topographical challenges for development. Public water and sewer are available immediately adjacent to the subject property.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1334	AG to RS15-S (PRD)	Approved 2/26/2001	North	56	Approval	Approval
W-3275	AG to RS12	Withdrawn	Southwest	2.34	N/A	N/A
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Glenn Knoll Lane	Local Street	50 feet	N/A	N/A		
Patsy Drive	Local Street	85 feet	N/A	N/A		
Proposed Access Point(s)	The site plan proposes a continuation of Glenn Knoll Lane into the site and a 20-foot emergency access drive from Patsy Drive.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning:</u> AG (if developed for single-family lots) 19.17 acres / 40,000 sf = 20 lots x 9.57 (single-family trip rate) = 191 trips per day</p> <p><u>Proposed Zoning:</u> RS20-S 36 lots x 9.57 (single-family trip rate) = 345 trips per day</p>					

Sidewalks	Sidewalks are required on one side of the new internal streets, which the proposed site plan includes.	
Transit	Transit is not available in the immediate area.	
Connectivity	The proposed site plan shows a public street connection with Glenn Knoll Lane. In order to comply with Winston-Salem Fire requirements, a twenty-foot wide emergency access drive is shown with access to Patsy Drive.	
Analysis of Site Access and Transportation Information	The site has frontage along Glenn Knoll Lane and Patsy Drive. The proposed site plan shows good internal connectivity and a public street connection with Glenn Knoll Lane, with an emergency-only connection with Patsy Drive.	
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Units (by type) and Density	36 single-family homes on 19.17 acres = 1.88 units per acre	
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 5.2.72: Residential Building, Single-Family (W) • Section 5.2.66: Planned Residential Development • Section 4.5.5: RS20 District • Chapter 7: Subdivision Requirements 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ord.	Yes
	(C) Subdivision Regulations	Yes
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan illustrates the street layout and lotting pattern for a 36-lot combination Planned Residential Development (PRD) and conventional subdivision. The PRD portion of the plan provides the three required types of open space and complies with the pending text amendment pertaining to active open space requirements (UDO-CC1).	
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"> • Increase infill development within the Municipal Services Area. • Encourage quality infill development on both vacant land and redeveloped sites, with an emphasis on conforming to the neighborhood’s existing character and scale. • Promote compatible infill development that fits within the context of its surroundings. 	
Relevant Area Plan(s)	<i>Southeast Forsyth County Area Plan Update (2013)</i> <i>Southeast Suburban Area Plan Update (2016)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>Southeast Forsyth Area Plan Update</i> recommends industrial land uses for parcels 6864-32-7378 and 6864-32-1660. The <i>Southeast Suburban Area Plan Update</i> recommends single-family residential land use for parcel 6864-31-1929. 	
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.		
Addressing	The proposed road names have been approved for use. Individual property addresses will be assigned during the platting phase.		
Rezoning Consideration from Section 3.2.15 A 13	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 19.17 undeveloped acres from AG and RS20 to RS20-S to accommodate a 36-lot subdivision. The site is located within GMA 3 (Suburban Neighborhoods). The proposed density is 1.88 units per acre, and the site is served with public water and sewer.</p> <p>While the <i>Southeast Forsyth Area Plan Update</i> recommends industrial land uses for most of the site, the existing topographic and environmental constraints would be prohibitive in extending the existing industrial development from Millennium Drive from the northeast. This proposed subdivision would be compatible with the single-family residential character of the surrounding neighborhoods. In addition, the plan clusters development away from the Swaim Creek riparian buffer and will retain flood zone areas as undeveloped open space.</p>		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION			
	Positive Aspects of Proposal	Negative Aspects of Proposal	
	<p>The proposed zoning is generally compatible with the surrounding development pattern.</p> <p>The site has convenient access to public water and sewer.</p> <p>The proposed plan appropriately clusters development away from sensitive flood zone areas and a protected stream.</p>	This development would result in the loss of available agricultural land.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL			
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of any driveway permits. • <u>PRIOR TO THE SIGNING OF PLATS:</u> <ol style="list-style-type: none"> a. Developer shall complete all requirements of the City of Winston-Salem driveway permit. b. All documents, including covenants, restrictions, and homeowners association agreements, shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division. 			

c. Developer shall designate the easement for the portion of the gravel emergency vehicle access shown on proposed lot 36 (PIN 6864-31-1929).

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations on proposals, 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-3436
MAY 28, 2020**

Desmond Corley 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, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services