

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3498		
Staff	Gary Roberts, Jr.		
Petitioner(s)	Brian James McCulley and Elizabeth Anne McCulley		
Owner(s)	Same		
Subject Property	PIN 6815-98-4753		
Address	2652 Forest Drive		
Type of Request	Special Use rezoning from RS12 to RS12-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS12 (Residential Single Family - 12,000 sf minimum lot size) to RS12-S (Residential Single Family - 12,000 sf minimum lot size – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family and Dwelling, Accessory (Detached) 		
Neighborhood Contact/Meeting	The petitioner’s neighborhood outreach summary is attached.		
Zoning District Purpose Statement	The RS12 District is primarily intended to accommodate moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in GMAs 2 and 3 and may be suitable for 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 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the site is currently zoned RS12 and is surrounded by RS12 properties. It is also located with the Urban Neighborhoods Growth Management Area (GMA 2).		
GENERAL SITE INFORMATION			
Location	South side of Forest Drive, east of North Westview Drive		
Jurisdiction	Winston-Salem		
Ward(s)	West		
Site Acreage	± 0.69		
Current Land Use	A single-family home and accessory structure are currently located on the site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS12	Single-family homes
	East	RS12	Single-family home
	South	RS12	Single-family homes
	West	RS12	Single-family home

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 request is compatible with the low-density residential character of Forest Drive.			
Physical Characteristics	The developed site has a gentle slope downward toward the northwest.			
Proximity to Water and Sewer	The site has access to public water and sewer, which are already on-site.			
Stormwater/ Drainage	The subject property is not impacted by any known stormwater or drainage issues.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Historic, Natural Heritage and/or Farmland Inventories	The site is located within the boundaries of the Buena Vista National Register Historic District. The 1958 Sanborn map shows the single-family home but does not show the existing accessory structure on the lot. Therefore, Historic Resources staff does not have concerns with the proposed removal of this accessory structure.			
Analysis of General Site Information	The subject property has an existing residence fronting on Forest Drive and an accessory structure in the rear yard. The site has adequate access to public utilities and has no apparent development constraints.			
RELEVANT ZONING HISTORIES				
There are no recent rezonings in the vicinity of the subject property.				
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Forest Drive	Collector Street	131 feet	N/A	N/A
Proposed Access Point(s)	The accessory dwelling unit (ADU) will be accessed from a new driveway from Forest Drive.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS12</u> $\pm 0.69 \text{ acre} / 12,000 \text{ sf} = 2 \text{ homes} \times 9.57 \text{ (single-family trip rate)} = 19 \text{ trips per day}$ <u>Proposed Zoning: RS12-S</u> $1 \text{ home} \times 9.57 \text{ (single-family trip rate)} = 10 \text{ trips per day}$			
Sidewalks	Sidewalks exist along both sides of Forest Drive.			
Transit	WSTA Route 95 serves the intersection of Knollwood Street and Country Club Road approximately 1,000 feet south.			
Analysis of Site Access and Transportation Information	The request includes use of the existing access from Forest Drive along with a new driveway that would more directly serve the proposed rear yard ADU. Forest Drive is a collector street with sidewalks along both sides. Staff has no concerns with the request from a transportation perspective.			

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Building Square Footage	Square Footage	Placement on Site
	1,185	Rear yard
Units (by type) and Density	Dwelling, Accessory (Detached)	
Building Height	Maximum	Proposed
	17 feet	One story
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 5.3.4C: Dwelling, Accessory (Detached) 	
Complies with Section 3.2.11	(A) <i>Legacy 2030 policies:</i>	Yes
	(B) <i>Environmental Ord.</i>	N/A
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan consists of an as-built survey of the existing homesite with the proposed detached ADU in the rear yard. The UDO limits the size of detached accessory buildings to 5% of the total lot area. The request complies with this maximum and with the minimum setbacks for accessory buildings.	
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"> Facilitate the development of affordable housing for seniors and people with special needs, including accessory dwelling units or granny flats to allow them to age in place, as well as independent living and assisted living facilities. Gentle density, a way to increase overall density by allowing residential accessory structures such as carriage houses and granny flats, is being used by many cities to revitalize urban neighborhoods and combat sprawl. Such a strategy employed throughout Winston-Salem’s Urban Neighborhoods could create a significant number of new homes and, if implemented carefully, would not burden any one neighborhood. Ensure the design and placement of gentle density buildings respects neighborhood identity and sense of place and has minimal impact on the streetscapes of single-family residential areas. 	
Relevant Area Plan(s)	<i>Northwest Winston-Salem Area Plan Update (2017)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> The proposed land use map recommends single-family residential land use at this location. The plan encourages neighborhoods to offer a variety of quality housing types for different income levels and family sizes and that reduce the segregation of neighborhoods by race, age, and income. 	

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 address for the proposed ADU will be 2656 Forest Drive.
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	The request is to rezone a single-family property to allow a detached ADU. The proposal would remove an existing accessory structure in the rear of the property and replace it with a new ADU. The request is consistent with both <i>Legacy 2030</i> and the <i>Northwest Area Plan Update</i> , which recommend a variety of housing types for different income levels and family sizes.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of <i>Legacy</i> and the <i>Northwest Winston-Salem Area Plan Update</i> .	The proposed request could add a few trips per day along Forest Drive.
The request promotes different housing options and affordability in the surrounding neighborhood.	
The proposal would not significantly increase traffic along Forest Drive.	

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-3498
OCTOBER 14, 2021**

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, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, 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, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services