

**CITY-COUNTY PLANNING BOARD**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3376
<b>Staff</b>	<a href="#">Bryan D. Wilson</a>
<b>Petitioner(s)</b>	Daltonia Trust NO 02XDF28022018-230 Polo Road Trust (c/o Robert Smith)
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN # 6827-83-3392
<b>Address</b>	230 Polo Road
<b>Type of Request</b>	Special use rezoning from RS9 to RSQ-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS9 (Residential Single Family; 9,000sf lot size) <b>to</b> RSQ-S (Residential, Single Family Quadraplex). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Adult Day Care Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Police or Fire Station; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Twin Home</li> </ul> <p><b>NOTE:</b> General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>
<b>Continuance History</b>	This request was continued from the July 14, 2018 Planning Board meeting to the September 13 meeting.
<b>Neighborhood Contact/Meeting</b>	See Attachment B for a summary of the petitioner’s outreach efforts.
<b>Zoning District Purpose Statement</b>	The RSQ District is primarily intended to accommodate predominantly single family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. 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.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the request would accommodate a duplex which is within Growth Management Area 2. The building and proposed uses are compatible with the surrounding area and the proposed district is consistent with the purpose statement.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	South side of Polo Road, across from Dellwood Drive
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	North Ward
<b>Site Acreage</b>	± 0.30 acre

<b>Current Land Use</b>	A 1,152 SF single family residence is currently located on the subject property which was originally constructed in 1946. Per the petitioner, the property has been previously operated as a duplex, however; no legal nonconformity has ever been established. The property is currently vacant.					
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>			<b>Use</b>	
	North	RS9			Legally non-conforming retail and single-family homes	
	South	RS9			Single family homes	
	East	RS9 and GI			A single family home and manufacturing (Oracle Packaging)	
	West	RS9			Single family homes	
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Yes, the request would accommodate a duplex which is located in GMA 2. The proposed use would allow for gentle density between the subject property and adjacent residentially zoned properties. The petitioner does not plan to change exterior residential architecture or size of the building, and thus would be in character with the surrounding structures.					
<b>Physical Characteristics</b>	The developed site has a very slight downward slope to the southeast.					
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the site.					
<b>Stormwater/ Drainage</b>	No known issues.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The site has no apparent development constraints such as steep slopes, watershed areas, or floodplains.					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
W-1276	RS9 to RM5-S	Approved 8/5/1985	2,600' to the west	0.63 Acre	Approval	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>Average Daily Trip Count</b>	<b>Capacity at Level of Service D</b>		
Polo Road	Minor Thoroughfare	62'	7,000	15,800		
<b>Proposed Access Point(s)</b>	The site plan depicts the existing driveway to Polo Road as the proposed access for this site.					

<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS9</u> 1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day</p> <p><u>Proposed Zoning: RSQ-S</u> 2 units x 6.65 (Apartment Trip Rate) = 13 Trips per Day</p>
<b>Sidewalks</b>	Sidewalks are installed on the northern side of Polo Road.
<b>Transit</b>	Route 89 stops on Cherry Street approximately one quarter of a mile to the west.
<b>Analysis of Site Access and Transportation Information</b>	A shared driveway access easement will be required to be recorded prior to the issuance of any building permits to ensure that the driveway will meet a minimum eighteen (18) foot width per allowances of UDO Chapter B Article 3-3.3 E(3). Staff does not anticipate any other transportation issues regarding this request.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 2 – Urban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Encourage higher development densities and mixed-use development within the serviceable land area.</li> <li>• Facilitate land use patterns that offer a variety of housing choices.</li> <li>• 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.</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>• The Proposed Land Use Map recommends the property for single family residential.</li> <li>• Develop a variety of housing types for different income levels, family sizes, and personal preferences in the planning area to provide a mixture of housing opportunities.</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>Addressing</b>	New addresses will be assigned during the permitting process.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(R)(4) - Is the requested action in conformance with Legacy 2030?</b>
	Yes. <i>Legacy 2030</i> promotes appropriate gentle density and the encouragement of higher development densities within the serviceable land area.

<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The proposed rezoning is from RS9 to RSQ-S to add the uses of Residential Building, Duplex and Residential Building, Twin Home along with all uses currently allowed in the RS9 district. Per the petitioner, the property has been previously operated as a duplex, however; no legal nonconformity has ever been established. The petitioner is proposing to utilize the existing residential home on the property and add additional parking to the rear of the building to meet ordinance requirements.</p> <p>Although the <i>North Suburban Area Plan Update</i> recommends single family residential use for this property, <i>Legacy 2030</i> recommends the facilitation of a mixture of housing types within neighborhoods. <i>Legacy 2030</i> also recommends the use of gentle density to revitalize urban neighborhoods and combat sprawl.</p> <p>Staff is recommending a condition to record a shared driveway easement to formalize the existing eighteen (18) foot wide driveway providing access to the rear parking area. Given the above <i>Legacy 2030</i> recommendations along with the small scale of the proposed changes, staff is supportive of this rezoning request.</p>
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**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The request is consistent with <i>Legacy 2030</i> residential infill recommendations for GMA 2.	The <i>North Suburban Area Plan Update</i> recommends this property to remain single family residential.
The request is generally compatible with the surrounding development pattern.	
The request would facilitate the use of a currently vacant property.	

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
  - a. A shared driveway access easement depicting a minimum total width of eighteen (18) feet shall be recorded with the office of the Register of Deeds prior to the issuance of any permits.

**STAFF RECOMMENDATION:** Approval

**NOTE:** These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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-3376  
SEPTEMBER 13, 2018**

Aaron King presented the staff report.

**PUBLIC HEARING**

FOR: None.

AGAINST: None.

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the zoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

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Chris Murphy, AICP  
Acting Director of Planning and Development Services