

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

| PETITION INFORMATION | |
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| Docket # | W-3524 |
| Staff | Bryan D. Wilson |
| Petitioner(s) | Riverfront Ventures, LLC |
| Owner(s) | Same |
| Subject Property | PINs 6809-52-6622, 6809-52-6584, 6809-52-7456, 6809-52-8319, 6809-52-8381, 6809-52-9243, 6809-62-0115, 6809-62-0043, 6809-61-1932, and 6809-61-1851 |
| Type of Request | General Use rezoning |
| Proposal | <p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS20 (Residential Single Family – 20,000 sf minimum lot size) to RS9 (Residential Single Family – 9,000 sf minimum lot size).</p> <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. With a General Use request, all uses in the district must be considered.</p> |
| Neighborhood Contact/Meeting | A summary of the petitioner’s neighborhood outreach is attached. |
| Zoning District Purpose Statement | The RS9 District is primarily intended to accommodate relatively high-density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3 and may be suitable in 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 3.2.19 A 16 | <p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located within GMA 3 along a major thoroughfare.</p> |
| GENERAL SITE INFORMATION | |
| Location | East side of Bethania-Tobacoville Road, south of Kilby Road |
| Jurisdiction | Winston-Salem |
| Ward(s) | North |
| Site Acreage | ± 6.39 |
| Current Land Use | The site is currently undeveloped. |

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| Surrounding Property Zoning and Use | Direction | Zoning District | Use | |
| | South | RS20 | Long Creek Park and pool | |
| | North | RS20 | Single-family homes and vacant land | |
| | East | RS20 | Conservation Fund property (former golf course) | |
| | West | RS20 | A single-family home and vacant land | |
| 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? | | | |
| | The proposed residential uses are compatible with the similar single-family uses permitted on the surrounding properties. | | | |
| Physical Characteristics | The undeveloped site is largely wooded. The site slopes downward toward the east, dropping off sharply into flood zone. | | | |
| Proximity to Water and Sewer | The site has access to public water from Bethania-Tobaccoville Road and to public sewer off-site to the east. | | | |
| Stormwater/ Drainage | No known issues exist for this site. | | | |
| Watershed and Overlay Districts | The site is not located within a water supply watershed. | | | |
| Analysis of General Site Information | The site is currently zoned RS20 and is undeveloped. The site is almost entirely wooded. The eastern portion of the site is within the designated one percent annual flood zone for Muddy Creek. | | | |
| RELEVANT ZONING HISTORIES | | | | |
| No relevant rezoning history exists near this site. | | | | |
| SITE ACCESS AND TRANSPORTATION INFORMATION | | | | |
| Street Name | Classification | Frontage | Average Daily Trip Count | Capacity at Level of Service D |
| Bethania-Tobaccoville Road | Major Thoroughfare | 988 feet | 2,100 | 15,300 |
| Proposed Access Point(s) | Because this is a General Use request with no site plan or access conditions, the exact location of future access points is unknown. | | | |
| Trip Generation - Existing/Proposed | <u>Existing Zoning: RS-20</u> | | | |
| | 6.39 acres/20,000 sf= 13 potential lots x 9.57= 124 trips per day | | | |
| | <u>Proposed Zoning: RS-9</u> | | | |
| | 6.39 acres/9,000 sf = 30 potential lots x 9.57 = 287 trips per day | | | |
| Sidewalks | There are currently no sidewalks on either side of Bethania-Tobaccoville Road. | | | |
| Transportation Impact Analysis (TIA) | A TIA is not required. | | | |

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| Analysis of Site Access and Transportation Information | The site has frontage along Bethania-Tobaccoville Road. Any future access points would have adequate frontage based on the allowed uses in the RS9 district. |
| 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"> Encourage a mixture of residential densities and housing types through land use recommendations. |
| Relevant Area Plan(s) | <i>North Suburban Area Plan Update (2014)</i> |
| Area Plan Recommendations | <ul style="list-style-type: none"> The Area Plan recommends single-family residential zoning at a density of zero to eight dwelling units per acre for this site. |
| Site Located Along Growth Corridor? | The site is not 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 Legacy 2030? |
| | Yes. |
| Analysis of Conformity to Plans and Planning Issues | <p>This request would rezone approximately 6.39 acres on the east side of Bethania-Tobaccoville Road, south of Kilby Road. The site is currently zoned RS20.</p> <p>The <i>North Suburban Area Plan Update</i> recommends single-family residential development for this property, which is served by public utilities and has excellent access to a major thoroughfare.</p> <p>This rezoning would provide an opportunity to develop vacant land within the serviceable land area at a density supported by the area plan and <i>Legacy</i>.</p> |

| CONCLUSIONS TO ASSIST WITH RECOMMENDATION | |
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| Positive Aspects of Proposal | Negative Aspects of Proposal |
| The proposed district would facilitate the use of a site that has access to public water and sewer. | The rezoning would potentially generate additional traffic and increase the number of driveways along Bethania-Tobaccoville Road. |
| The proposed request is consistent with the <i>North Suburban Area Plan Update</i> land use recommendation. | |
| The proposed request is generally consistent with <i>Legacy</i> . | |

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, which 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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3524
MAY12, 2022**

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 ordinance amendment.

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/CZO
Director of Planning and Development Services