

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3396
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Diamond Star Pro Inc.
Owner(s)	Same
Subject Property	PIN # 6837-40-9353
Address	725 Hanes Avenue
Type of Request	General use rezoning from GI to RS7
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) to RS7 (Residential, Single Family – 7,000 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, all uses in the District must be considered.</p>
Neighborhood Contact/Meeting	Please see Attachment C.
Zoning District Purpose Statement	The RS7 District is primarily intended to accommodate high density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3, and may be suitable for GMA 4 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located within the Urban Neighborhoods (GMA 2) and it is developed with a single family home. The subject property also complies with the dimensional requirements of the RS7 district.</p>
GENERAL SITE INFORMATION	
Location	North side of Hanes Avenue east of Glenn Avenue
Jurisdiction	City of Winston-Salem
Ward(s)	Northeast
Site Acreage	± .27 acre
Current Land Use	Currently, a single family home is located on the subject property.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	East	GI	Industrial land use			
	South	GI	Atlantic Scrap and Processing			
	West	GI	Single family home			
	North	GI	Single family home			
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The site is surrounded by GI zoning which allows intense industrial uses by right. Many of these uses are not typically compatible with single family residential uses.					
Physical Characteristics	The developed site has a gentle slope downward toward the northeast and it includes a few mature trees.					
Proximity to Water and Sewer	The site is served with public water and sewer service.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site itself does not appear to have any development constraints such as steep slopes, watersheds, or designated floodplains. However, it is surrounded by industrial zoning.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2967	RS7 to NO-L	Approved 2-4-2008	250’ northeast	.22	Approval	Approval
W-2326	GI to GB	Approved 7-6-1999	100’ north	.32	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Hanes Avenue		Local Street	75’	N/A	N/A	
Proposed Access Point(s)		Because this is a general use request with no site plan, the exact location of access points is unknown.				
Trip Generation - Existing/Proposed		<u>Existing Zoning: GI</u> Because there is no site plan associated with the existing general use zoning, staff cannot generate estimated traffic volumes. <u>Proposed Zoning: RS7</u> 1 unit x 9.57 (SFR trip rate) = 10 Trips per Day				
Sidewalks		There are no sidewalks located in the general area.				
Transit		Route 92 runs along Akron Drive located approximately 1,600’ to the northwest.				

Analysis of Site Access and Transportation Information	Staff does not foresee any transportation related issues associated with the request.
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"> • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Support the maintenance, revitalization and rehabilitation of existing housing stock contributing to neighborhood character.
Relevant Area Plan(s)	<i>East-Northeast Area Plan Update</i> (2016)
Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan recommends single family residential for this site. • Maintain and improve the quality of housing stock in the area by promoting home ownership, and supporting rehabilitation of existing homes. • The revitalization of older/underutilized commercial and industrial sites and buildings is to be encouraged.
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.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone a modest sized lot developed with a single family home from GI to RS7. While Hanes Avenue is developed with three single family homes, this area east of Glenn Avenue appears to have been industrially zoned since at least the early 1970s.</p> <p>Single family residential use is not allowed in the GI district. Because the house has not been used for residential purposes for over one year, it has lost its nonconforming status. The <i>East-Northeast Area Plan Update</i> recommends low density residential land use for the north side of Hanes Avenue which includes the subject property. In addition to the residential history of the subject property and said recommendation of the area plan, staff notes that the subject property relates more to the remaining homes to the west on Hanes Avenue than it does to the nearby industrial activities, particularly to the east. This is due largely to topography, the</p>

	modest lot size of the subject property, and its location on a dead end street.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The subject property has historically been used as a single family home and it is adjacent to other single family homes.	Introducing residential zoning on this site (which is surrounded by industrial zoning) may impact future industrial expansion or redevelopment activities on adjacent properties.
The area plan recommends single family residential for this site.	
The request is compatible with other RS7 zoned properties located across Glenn Avenue.	

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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3396
FEBRUARY 14, 2019**

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Melynda Dunigan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe,
Brenda Smith

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services