

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3398		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Zachary Rothrock and Glenda Rothrock		
Owner(s)	Same		
Subject Property	PIN#s 5895-25-7450 and 5895-25-8419		
Address	4385 and 4389 Styers Ferry Road		
Type of Request	General use rezoning from PB-S to RS9		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from PB-S (Pedestrian Business – Special Use – Offices; Services, A; and Building Contractors, General) 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, all uses in the District must be considered.</p>		
Neighborhood Contact/Meeting	See Attachment B for a summary of the petitioner’s neighborhood outreach.		
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.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, a portion of the subject property was previously zoned RS9 and the site abuts other RS9-zoned lots. The site is also located within GMA 3 (Suburban Neighborhoods) and is served with water and sewer.		
GENERAL SITE INFORMATION			
Location	Southwest corner of the intersection of Styers Ferry Road and Lura Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	West		
Site Acreage	± 1.09 acres		
Current Land Use	A single family home is located on the southern portion of the site. The building on the northern portion appears to have been originally constructed as a residence, although it has been commercially zoned since 1973. It was most recently used as an office for a building contractor; however, it has been vacant since the summer of 2018, according to the property owner.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9 & HB	Single family homes and an office

Surrounding Property Zoning and Use	East	HB	Auto sales			
	South	RS9	Undeveloped property			
	West	RS9	Single family homes			
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?					
	Yes, the proposed low-density residential uses are the same as those permitted on the adjacent RS9-zoned properties.					
Physical Characteristics	The developed site has a gentle to moderate slope downward toward the southwest. The eastern half of the site includes several mature trees.					
Proximity to Water and Sewer	The site has access to public water and sewer.					
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 property consists of two lots, both of which are developed with principal structures. With the exception of some potentially challenging topography at the southwestern corner, the subject property does not appear to have any development constraints.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3381	HB-S to GB-S	Approved 9-4-2018	Directly southeast	37.01	Approval	Approval
F-1424	HB & RS9 to PB-S	Approved 2-28-2005	Subject property	1.09	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Styers Ferry Road		Major Thoroughfare	200 feet	11,000	15,300	
Lura Road		Local Street	267 feet	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.				
Planned Road Improvements		The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross-section with wide outside lanes, curb and gutter, and sidewalks for this section of Styers Ferry Road.				
Trip Generation - Existing/Proposed		<u>Existing Zoning: PB-S</u> 4,830 sf / 1,000 x 36.13 (Medical-Dental Office Building Trip Rate) = 175 Trips per Day				

	<p><u>Proposed Zoning: RS9</u></p> <p>1.09 acres / 9,000 sf = 5 units x 9.57 (SFR trip rate) = 48 Trips per Day</p>
Sidewalks	There are no sidewalks in the area.
Transit	WSTA Route 95 serves the intersection of Country Club Road and Peace Haven Road approximately two miles to the southeast.
Analysis of Site Access and Transportation Information	The subject property is at an intersection with frontage on a major thoroughfare which has extra capacity. The request would remove uses which typically generate more vehicular trips than single-family residential uses. Staff does not foresee any transportation- related issues associated with this request.
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"> • Support the maintenance, revitalization, and rehabilitation of existing housing stock contributing to neighborhood character. • Discourage inappropriate commercial encroachment into neighborhoods.
Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • Area plan recommends commercial use of this site. • Single-family residential use is recommended for existing individual lots and small tracts of land in existing single-family neighborhoods.
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?
	Yes, the rezoning of a 37-acre parcel located directly southeast of the subject property was approved in 2018 (W-3381). The Traffic Impact Analysis associated with that project estimated that upon completion, it would generate approximately 5,523 trips per day.
	(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>Prior to approval of the current PB-S zoning for both lots in 2005, the southern half of the site was zoned RS9 and the northern lot was zoned HB.</p> <p>While the <i>West Suburban Area Plan Update</i> recommends commercial use of the site, staff notes this recommendation is based upon the present commercial zoning. Staff is generally supportive of rezoning requests to less intense districts. The subject property is located at the entrance to a single-family residential neighborhood. The proposed RS9 zoning is</p>

	consistent with the zoning in said neighborhood.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The site is located at the entrance to a single-family neighborhood.	The area plan recommends commercial use of this site.
The site is developed with a single-family home and a former office building which is residential in character.	
A majority of the site borders RS9-zoned property.	
The request is for a less intense single-family residential district.	

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-3398
MARCH 14, 2019**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services