

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3399		
Staff	Tiffany White		
Petitioner(s)	Gary Smith and Carol Smith		
Owner(s)	Same		
Subject Property	Portion of PIN# 6864-75-0196		
Address	The undeveloped site does not have an address assignment.		
Type of Request	General use rezoning from AG to RS20		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from AG (Agricultural – 40,000 sf minimum lot size) to RS20 (Residential, Single Family – 20,000 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 C for a summary of the petitioner's neighborhood outreach.		
Zoning District Purpose Statement	The RS20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of this Ordinance. The district is established to promote orderly development in areas where public water is available. This district is intended for application in GMAs 2, 3 and 4.		
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 subject property is located in a suburban setting within GMA 3. The site is adjacent to RS9- and RS20-zoned property.</p>		
GENERAL SITE INFORMATION			
Location	South side of Glenn Hi Road, west of Union Cross Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	East		
Site Acreage	± 1.092 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Single-family homes
	East	RS20	Single-family home and some undeveloped property
	South	AG	Undeveloped property
	West	AG	Undeveloped property and a 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?			
	Yes, the uses allowed in the proposed RS20 district are the same as the uses permitted on the adjacent RS9- and RS20-zoned properties and similar to the uses permitted on the adjacent AG-zoned properties.			
Physical Characteristics	The site is the northern portion of flat, cleared pastureland.			
Proximity to Water and Sewer	The site has access to public water service but not to public 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 subject property is located in a low-density residential setting. Public water service is available; however, public sewer is not available. There are no designated floodplains or watersheds on the site.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Glenn Hi Road	Minor Thoroughfare	180 feet	5,600	15,300
Proposed Access Point(s)	Because this is a general use request, the exact location of access points is unknown. The site is currently accessed from Glenn Hi Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: AG</u> 1.09 acres / 40,000sf = 1 home x 9.57 (SFR Trip Rate) = 10 Trips per Day <u>Proposed Zoning: RS20</u> 1.09 acres / 20,000sf = 2 homes x 9.57 (SFR Trip Rate) = 19 Trips per Day			
Sidewalks	There are no sidewalks located in the general area.			
Transit	There are no transit routes in this area.			
Analysis of Site Access and Transportation Information	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"> • Encourage development in areas with existing infrastructure before extending infrastructure farther. • Encourage a mixture of residential densities and housing types through land use recommendations. • Protect and conserve agricultural land in Forsyth County.
Relevant Area Plan(s)	<i>Southeast Forsyth County Area Plan Update (2013)</i>
Area Plan Recommendations	The property is shown on the Proposed Land Use Map for low-density residential use
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	The site is located within a pocket of AG-zoned land primarily surrounded by single-family residential zoning districts which allow smaller lots. These districts range from RS9 to RS30. The site is also located within the Suburban Neighborhoods Growth Management Area, where AG-zoned property is typically not located. Finally, as noted previously, the site is adjacent to other RS20-zoned property and is served with public water.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The site is located within the Suburban Neighborhoods GMA.	The site does not have access to public sewer service.
The site is served with public water.	
The site is adjacent to other RS20-zoned property.	
The request is consistent with the purpose statement of the proposed RS20 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-3399
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