ACTION REQUEST FORM

DATE: May 31, 2023
TO: The Honorable Mayor and City Council
FROM: Chris Murphy, AICP/CZO, Director of Planning and Development Services

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning petition of Daniel Calhoun and Olivia Calhoun

SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of Daniel Calhoun and Olivia Calhoun from RS7 to RSQ; property is located at the south side of Crestwood Drive, between Hutton Street and Granville Drive (Zoning Docket W-3573)

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED
BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS7 to RSQ the zoning classification of the following described property:

PIN 6825-91-6782

Section 2. This ordinance shall become effective upon adoption.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3573</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td><strong>Nick Smith</strong></td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Garrett Simmons</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Daniel Luke Calhoun and Olivia Calhoun</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6825-91-6782</td>
</tr>
<tr>
<td>Address</td>
<td>1024 Crestwood Drive</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General Use Rezoning</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS7 (Residential Single-Family - 7,000 square-foot minimum lot size) to RSQ (Residential Single-Family Quadraplex).</td>
</tr>
</tbody>
</table>

**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.

### Neighborhood Contact/Meeting

A summary of the petitioner’s neighborhood outreach is attached.

### Zoning District Purpose Statement

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 Growth Management Areas 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.

### Rezoning Consideration from Section 3.2.19 A 16

**Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?**

Yes, the site is located within GMA 2 and is part of an urban neighborhood comprised of single family detached homes along with a mixture of housing types such duplexes. The community is well served by public facilities, roads, nearby parks, and other governmental support services.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>South side of Crestwood Drive, between Hutton Street and Granville Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>South</td>
</tr>
<tr>
<td>Ward(s) July 2023</td>
<td>South</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 0.27 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</td>
</tr>
</tbody>
</table>
### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RMU-S</td>
<td>Apartments</td>
</tr>
<tr>
<td>South</td>
<td>RS7</td>
<td>Single-Family Dwelling</td>
</tr>
<tr>
<td>East</td>
<td>RS7</td>
<td>Single-Family Dwelling</td>
</tr>
<tr>
<td>West</td>
<td>RS7</td>
<td>Single-Family Dwelling</td>
</tr>
</tbody>
</table>

### 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 uses are generally compatible with the mixture of multifamily and single-family development in the area.

### Physical Characteristics

This site is currently undeveloped except an existing driveway. The site has a twenty-foot decline in elevation from the front property line towards the rear property line.

### Proximity to Water and Sewer

The site has access to public water and sewer.

### Stormwater/Drainage

Staff is not aware of any existing stormwater issues at this location.

### Watershed and Overlay Districts

The site is not located within a water supply watershed.

### Analysis of General Site Information

This site is currently undeveloped. The twenty-foot drop in elevation from the front of the property to the rear is not expected to significantly limit development here. The site is not located in a water supply watershed nor is it in any designated floodplains.

### RELEVANT ZONING HISTORIES

No relevant zoning histories exist near the subject property.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crestwood Drive</td>
<td>Local Street</td>
<td>60 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Because this is a General Use request with no site plan, the exact location of future access points is unknown. The site currently has one driveway on Crestwood Drive.

**Trip Generation - Existing/Proposed**

Existing Zoning: RS7
1 potential unit x 9.57 trips per unit (Single-Family Detached House) = 9.57 trips per day

Proposed Zoning: RSQ
Trip generation is unavailable for the proposed General Use request as it does not include a site plan.

**Sidewalks**

No sidewalks exist along the site frontage. The closest sidewalks are to the west of the site at the northeast corner of Crestwood Drive and...
Hutton Street (~220 feet) and at the southwestern corner of Crestwood Drive and Granville Drive (~380 feet) to the east.

**Transit**

WSTA route 80 stops at the intersection of West Academy Street and Granville Drive, approximately 750 feet to the northeast of the subject property.

**Analysis of Site Access and Transportation Information**

Since this is a general use request, it is difficult to estimate specific impacts to the transportation network. However, due to the size of the property, any development possible in RSQ zoning would have minimal negative impacts on neighborhood traffic.

The site has frontage along Crestwood Drive, which is a local street. A transit stop is available within 750 feet of the site. Sidewalks are also available to both the east and west of the subject property.

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
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<tr>
<th>Legacy 2030 Growth Management Area</th>
<th>Growth Management Area 2 – Urban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy 2030 Recommendations | Encourage a mixture of residential densities and housing types through land use recommendations.  
Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. |
| Relevant Area Plan(s) | South Central Winston-Salem Area Plan Update (2015) |
| Area Plan Recommendations | The Proposed Land Use Map recommends intermediate density residential (8.1-18 dwelling units per acre) for this site. |
| 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. |
| 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 | This request would rezone approximately 0.27 acres on the south side of Crestwood Drive, between Hutton Street and Granville Drive, from RS7 to RSQ.  
Legacy recommends reuse of existing sites that are compatible and complementary with the surrounding area. The proposed RSQ district is consistent with this recommendation. |
The South Central Winston-Salem Area Plan Update recommends intermediate density residential (8.1-18 dwelling units per acre) for this site. The area plan and Legacy recommend providing a variety of housing types for different income levels, family sizes, and personal preferences. This request would facilitate the goals of both plans.

<table>
<thead>
<tr>
<th>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Positive Aspects of Proposal</strong></td>
</tr>
<tr>
<td>The request would encourage redevelopment and reuse of an underutilized site.</td>
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<tr>
<td>The request is consistent with the recommendations of the area plan and Legacy 2030.</td>
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<tr>
<td>This request would allow residential development in an area with access to public transit and pedestrian facilities.</td>
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**STAFF RECOMMENDATION: Approval**

**NOTE:** These are staff comments only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. 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.
Bryan Wilson presented the staff report.

After the public hearing was closed, Salvador Patiño commented having been a past president of the West Salem Neighborhood Association, he was pleased to see this property finally being developed after the fire.

**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: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

DOCKET #: W-3573
(continued from 04/13/2023)

PROPOSED ZONING:
RSQ

EXISTING ZONING:
RS7

PETITIONER:
Daniel Calhoun and Olivia Calhoun

SCALE: 1" represents 200'
STAFF: Smith
GMA: 2
ACRES: 0.27
NEAREST BLDG: 4' northeast
MAP(S): 6825.04
Area Plan Recommendations

South Central Winston-Salem Area Plan Update, 2015

Proposed land uses shown are generalized. See area plan for specific recommendations.

Proposed Land Use
- Single-Family Residential (0-8 Du/Ac)
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- Low-Density Attached Residential (0-8 DU/Ac)
- Urban Residential Infill
- Single-Family Residential (0-8 Du/Ac)

Proposed Growth Corridor
- Urban Form - Commercial/Office/Multifamily

Residential Opportunity Areas
- Single-Family Residential
- Low-Density Attached Residential (0-8 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
USES ALLOWED IN THE PROPOSED RSQ ZONING DISTRICT
City of Winston-Salem Jurisdiction

USES ALLOWED WITH A PERMIT
FROM THE ZONING OFFICER (Z)

Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY
THE PLANNING BOARD (P)

Church or Religious Institution, Community
Cottage Court
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE
PERMIT FROM ZONING BOARD OF
ADJUSTMENT (A)

Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Urban Agriculture

USES ALLOWED WITH SPECIAL USE
PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site\(^5\)
Parking, Off-Site, for Multifamily or
   Institutional Uses
Transmission Tower

\(^5\)SUP not required if standards of Section 5.2.2A are met
USES ALLOWED IN THE EXISTING RS7 ZONING DISTRICT
City of Winston-Salem Jurisdiction

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Church or Religious Institution, Community
Cottage Court
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower

5SUP not required if standards of Section 5.2.2A are met
CAUTION:***EXTERNAL SENDER*** STOP EVALUATE VERIFY. Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify Information Systems.

Nick,

In preparation for the planning board meeting next Thursday, a copy of the postcard below was dropped in the mailbox of every house within the blue area below (500 ft from the proposed rezoning lot). I have received no calls or emails with any sort of opposition.

Look forward to the meeting next Thursday.

Garrett
**REZONING PROPOSAL**

1024 CRESTWOOD

6 years ago, a devastating fire destroyed a triplex in Winston-Salem's historic West Salem district. Thankfully no one was injured. Unfortunately, the owner, a beloved member of the community, Larry Haglund, passed away before getting to see the house rebuilt. The lot, still vacant, now has the chance to be rezoned back to its original zoning so a multi-family property can be rebuilt. The hope is that this can provide more affordable new construction housing to an amazing historic district of the city.

For any questions/concerns/support of the project please contact Garrett at (828) 260-1877 or eastonandersson@gmail.com for more info!