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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3275  
NOVEMBER 12, 2015**

**This was automatically withdrawn per the applicant's request and as per Planning Board's By-Laws.**

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A. Paul Norby, FAICP  
Director of Planning and Development Services

**CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT**

| <b>PETITION INFORMATION</b>   |   |
|---|---|
| <b>Docket #</b>   | W-3275  |
| <b>Staff</b>  | <a href="#">Gary Roberts, Jr. AICP</a>  |
| <b>Petitioner(s)</b>  | Westview Development Company  |
| <b>Owner(s)</b>   | Same  |
| <b>Subject Property</b>   | PIN #s 6864-21-5485, 6603, 7465, and 8623   |
| <b>Address</b>  | The site does not currently have an address assignment.   |
| <b>Type of Request</b>  | General use rezoning from AG and RS20 to RS12   |
| <b>Proposal</b>   | <p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> AG (Agricultural district – 40,000 sf minimum lot size) and RS20 (Residential, Single Family district – 20,000 sf minimum lot size) <b>to</b> RS12 (Residential, Single Family district – 12,000 sf minimum lot size).</p> <p><b>NOTE:</b> 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> |
| <b>Continuance History</b>  | The request was continued from the October 8, 2015 Planning Board meeting to the November 12 meeting in order to allow the petitioner and neighbors to attend a community meeting hosted by Councilmember James Taylor, Jr. of the Southeast Ward which was held on October 27, 2015.   |
| <b>Neighborhood Contact/Meeting</b>   | A community meeting with the residents of the Glenn Landing development was held on Tuesday, October 27, 2015 at 6:00 pm in the Sedge Garden Recreation Center on Robbins Road.   |
| <b>Zoning District Purpose Statement</b>  | The RS-12 District is primarily intended to accommodate moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in GMAs 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.  |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b> | <b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>   |
|   | Yes, the site is located within Growth Management Area 3 (Suburban Neighborhoods) and it has access to public water and sewer.  |

| GENERAL SITE INFORMATION  |   |                        |  |                       |
|---|---|------------------------|--|-----------------------|
| <b>Location</b>   | Northeast and northwest corners of High Point Road and Glenn Landing Drive  |                        |  |                       |
| <b>Jurisdiction</b>   | City of Winston-Salem   |                        |  |                       |
| <b>Ward(s)</b>  | Southeast   |                        |  |                       |
| <b>Site Acreage</b>   | ± 2.34 acres  |                        |  |                       |
| <b>Current Land Use</b>   | The site is currently undeveloped.  |                        |  |                       |
| <b>Surrounding Property Zoning and Use</b>  | <b>Direction</b>  | <b>Zoning District</b> | <b>Use</b>                                   |                       |
|   | North   | AG                     | Single family homes                          |                       |
|   | East  | AG & RS20              | Single family homes                          |                       |
|   | South   | RS20                   | Undeveloped property and single family homes |                       |
|   | West  | AG & RS20              | Single family homes                          |                       |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b> | <b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>   |                        |  |                       |
|   | Yes, the low density residential uses permitted in the proposed RS12 district are compatible with the uses permitted on the adjacent AG and RS20 zoned properties.  |                        |  |                       |
| <b>Physical Characteristics</b>   | The site is heavily wooded with mature vegetation. It has a moderate slope downward toward the southwest. The southern portion of the site includes some area which is located within the designated 100 year floodplain of the South Fork Muddy Creek. There is also a designated wetland within this portion of the site. |                        |  |                       |
| <b>Proximity to Water and Sewer</b>   | Public water is available to the site and public sewer is available on the southern side of High Point Road.  |                        |  |                       |
| <b>Stormwater/ Drainage</b>   | No known issues.  |                        |  |                       |
| <b>Watershed and Overlay Districts</b>  | The site is not located within a water supply watershed.  |                        |  |                       |
| <b>Analysis of General Site Information</b>   | A portion of the site is located within the floodplain of the South Fork Muddy Creek and a designated wetland is located within this area.  |                        |  |                       |
| SITE ACCESS AND TRANSPORTATION INFORMATION  |   |                        |  |                       |
| <b>Street Name</b>  | <b>Classification</b>   | <b>Frontage</b>        | <b>ADT Count</b>                             | <b>Capacity/LOS D</b> |
| High Point Road   | Major Thoroughfare  | 250'                   | 2,400  | 15,800                |
| Glenn Landing Drive   | Local Street  | 752'                   | NA   | NA                    |
| <b>Proposed Access Point(s)</b>   | Because this is a general use rezoning request with no site plan, the exact location of access points is unknown. The site has frontage on both High Point Road and Glenn Landing Drive.  |                        |  |                       |

|   |  |
|---|--|
| <b>Planned Road Improvements</b>  | The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross section for High Point Road with wide outside lanes, curb and gutter, and sidewalks.  |
| <b>Trip Generation - Existing/Proposed</b>  | <u>Existing Zoning: AG and RS20</u><br>2 dwelling units on the AG zoned portion and 3 potential dwelling units on the RS20 portion = 5 units x 9.57 (SFR Trip Rate) = 48 Trips per Day.<br><br><u>Proposed Zoning: RS12</u><br>Considering the configuration of the subject property which is divided by Glenn Landing Drive, the maximum yield would be 7 dwelling units x 9.57 (SFR Trip Rate) = 77 Trips per Day.   |
| <b>Sidewalks</b>  | There are no sidewalks located in the general area.  |
| <b>Transit</b>  | Route 29 runs along High Point Road located approximately two miles to the northwest.  |
| <b>Analysis of Site Access and Transportation Information</b>                         | The potential number of vehicular trips is comparable to what could be expected under the present zoning. Staff does not foresee any transportation related issues associated with this request.   |
| <b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>  |  |
| <b>Legacy 2030 GMA</b>  | Growth Management Area 3 - Suburban Neighborhoods  |
| <b>Relevant Legacy 2030 Recommendations</b>   | <ul style="list-style-type: none"> <li>Concentrate development within the serviceable land area of Forsyth County.</li> <li>GMA 3 consists of neighborhoods built after World War II, and is where most development has occurred in recent decades. The area has a more separated growth pattern of different land uses with subdivisions that cater to specific housing styles and price ranges, featuring curvilinear streets that often lack connectivity.</li> </ul> |
| <b>Relevant Area Plan(s)</b>  | <i>Southeast Suburban Area Plan (2009)</i>   |
| <b>Area Plan Recommendations</b>  | <ul style="list-style-type: none"> <li>The subject property is shown for low-density residential use (up to 5 dwelling units per acre).</li> </ul>   |
| <b>Site Located Along Growth Corridor?</b>  | The site is not located along a growth corridor.   |
| <b>Site Located within Activity Center?</b>   | The site is not located within an activity center.   |
| <b>Addressing</b>   | There are no addressing or street naming concerns.   |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b> | <b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>  |
|   | No   |
|   | <b>(R)(4) - Is the requested action in conformance with Legacy 2030?</b>   |
|   | Yes  |

**Analysis of  
Conformity to  
Plans and  
Planning Issues**

The southern portion of the subject property is zoned RS20 and was originally platted as part of the Durham Heights subdivision in 1952. On March 10, 1994 the Planning Board approved the Glenn Landing Development which included all of the subject property. At that time, the general area was zoned R6 which allowed for 10,000 square foot lots where water and sewer were available and 20,000 square feet where such services were not available. On December 31, 1994, the Unified Development Ordinances (UDO) became effective County wide. As part of the UDO adoption process, the zoning classification of each parcel within the County had to be converted from its existing zoning district to a district contained in the UDO. Upon adoption of the UDO, said southern portion was zoned RS20 and the northern portion was zoned AG which has a 40,000 square foot minimum lot size. The subject property was likely assigned AG and RS20 zoning because it (like the general area) was fairly rural in character and development of Glenn Landing had not yet begun.

Although the Glenn Landing development had been approved in preliminary form, no final plat had been recorded in the Register of Deeds until later in 1995. Also, public water and sewer service were provided in this development which has an average lot size range between 12,000 square feet and 12,750 square feet which is consistent with the minimum lot size of the proposed RS12 district.

It appears the maximum number of lots that could be developed on the subject property under the present zoning would be five (5) as compared to a maximum of seven (7) lots under the proposed RS12 district. However, the exact lot yield would be dependent upon how the developer might deal with the floodway fringe and wetland regulations. Because the subject property has access to public water and sewer service and the proposed RS12 district would allow lot sizes which are consistent with the existing lots within the Glenn Landing neighborhood, staff supports the proposed rezoning.

**RELEVANT ZONING HISTORIES**

| Case   | Request   | Decision & Date  | Direction from Site   | Recommendation |          |
|--------|---|------------------|-----------------------|----------------|----------|
|        |   |                  |                       | Staff          | CCPB     |
| W-2889 | Forsyth County zoning to Winston-Salem zoning (concurrent with City annexation) | Approved 11-6-06 | Included current site | Approval       | Approval |

| <b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>   |  |
|--|--|
| <b>Positive Aspects of Proposal</b>  | <b>Negative Aspects of Proposal</b>  |
| The request would allow lots which are comparable in size to the lots located within the Glenn Landing development.          | The request would allow smaller single family residential lots than what is permitted for any new lots on the adjacent AG and RS20 zoned properties. |
| The request is consistent with the low density residential land use recommended in the <i>Southeast Suburban Area Plan</i> . | The southern portion of the site is within the South Fork Muddy Creek floodplain.  |
| The site is located within GMA 3 and has access to public water and sewer.   |  |
| The site is located along a major thoroughfare.  |  |

**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.**

**This was automatically withdrawn per the applicant’s request and as per Planning Board’s By-Laws prior to the November 12, 2015 Planning Board meeting.**

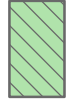
**DOCKET #:** W3275  
(Continued from 10/8/2015)

**PROPOSED ZONING:**  
RS12

**EXISTING ZONING:**  
AG and RS20

**PETITIONER:**  
Westview Development Company

 Property included in zoning request.

 500' mail notification radius. Property not in zoning request.

**SCALE:** 1" represents 400'



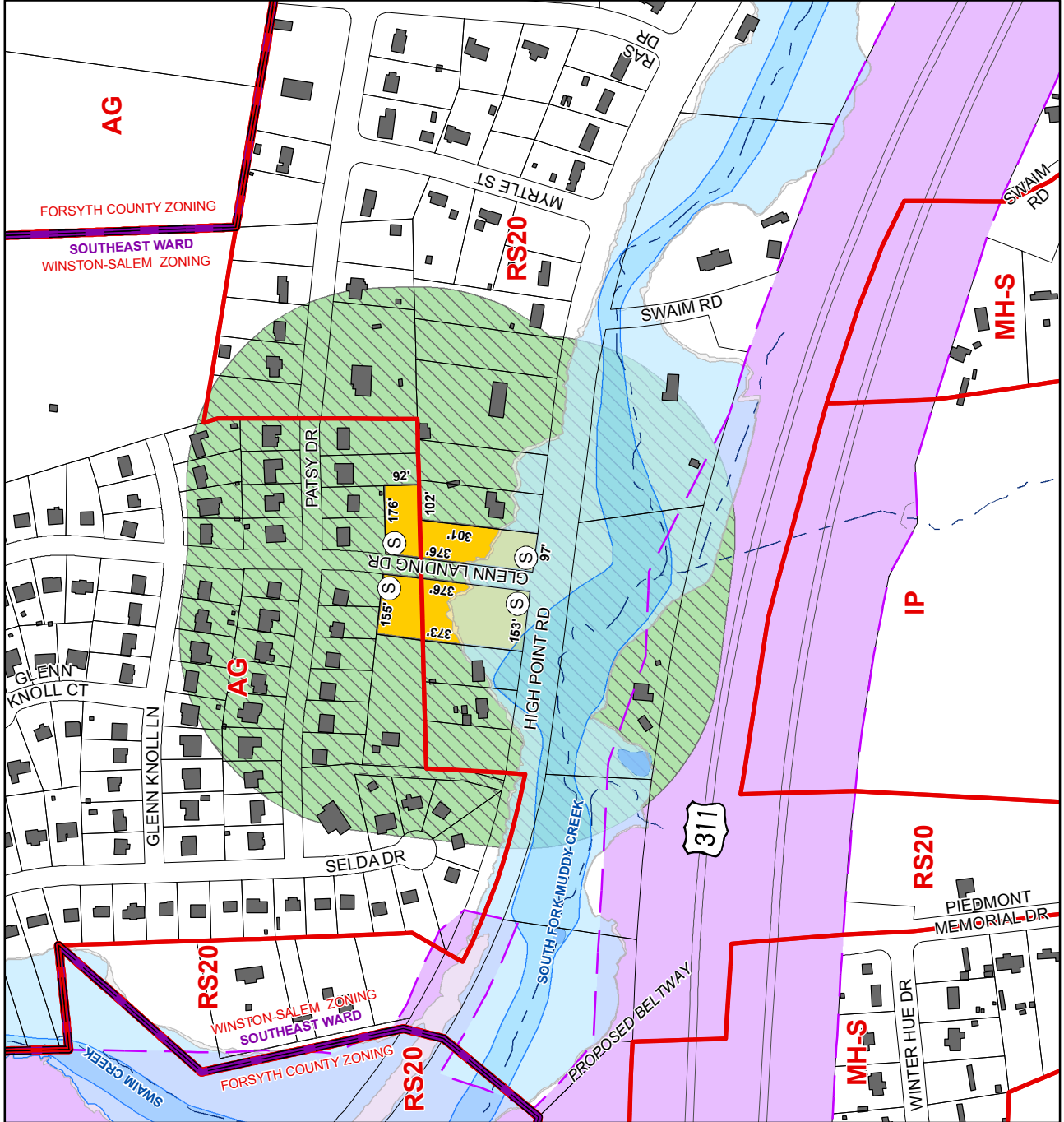
**STAFF:** Roberts

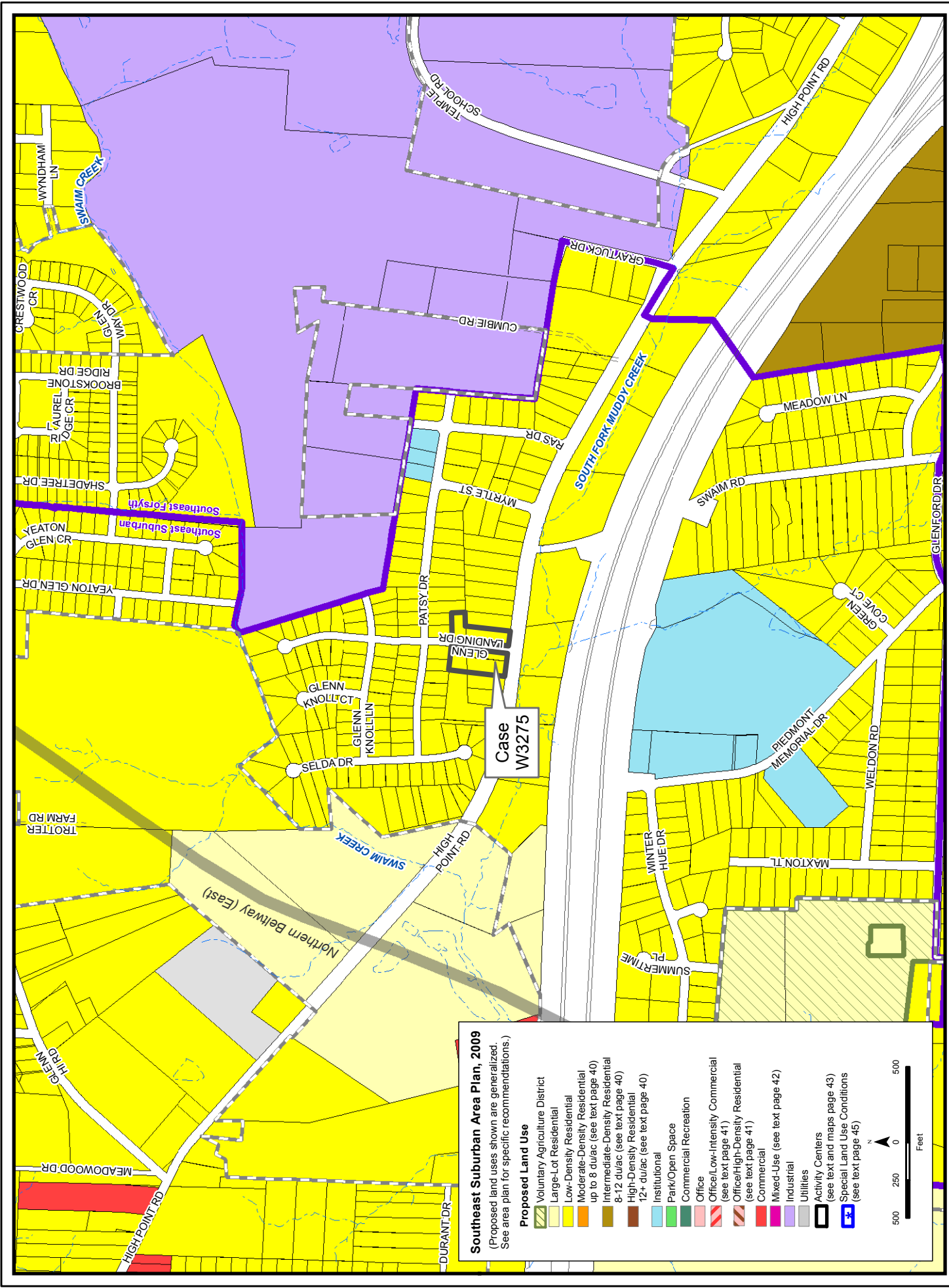
**GMA:** 3

**ACRES:** 2.34

**NEAREST BLDG:** 5' north

**MAP(S):** 6864.03





**Southeast Suburban Area Plan, 2009**

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

**Proposed Land Use**

- Voluntary Agriculture District
- Large-Lot Residential
- Low-Density Residential
- Moderate-Density Residential up to 8 du/ac (see text page 40)
- Intermediate-Density Residential 8-12 du/ac (see text page 40)
- High-Density Residential 12+ du/ac (see text page 40)
- Institutional
- Park/Open Space
- Commercial Recreation
- Office
- Office/Low-Intensity Commercial (see text page 41)
- Office/High-Density Residential (see text page 41)
- Commercial
- Mixed-Use (see text page 42)
- Industrial
- Utilities
- Activity Centers (see text and maps page 43)
- Special Land Use Conditions (see text page 45)
- [Symbol]

500 250 0 500  
Feet

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