



**DOCKET #:** W2859

**PROPOSED ZONING:**  
RS7

**EXISTING ZONING:**  
HB

**PETITIONER:**  
Rural Initiative Project,  
Inc. for property owned  
by Same

**SCALE:** 1" represents 200'

**STAFF:** King

**GMA:** 2

**ACRE(S):** 0.16

**MAP(S):** 642846



May 24, 2006

Rural Initiative Project, Inc.  
c/o Angelo Francischina, President/CEO  
301 N. Main Street  
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2859

Dear Mr. Francischina:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

**ACTION REQUEST FORM**

**DATE:** May 24, 2006  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Map Amendment of Rural Initiative Project, Inc.

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of Rural Initiative Project, Inc. from HB to RS-7: property is located on the Northwest corner of Waughtown Street and Leight Street (Zoning Docket W-2859).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of Rural Initiative Project, Inc.,  
Docket W-2859

AN ORDINANCE AMENDING THE WINSTON-SALEM  
CITY ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF THE CITY OF  
WINSTON-SALEM, N.C.

---

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 HB to RS-7 the zoning classification of the following described property:

Tax Block 1739, Tax Lot 106

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD STAFF  
STAFF REPORT FOR: Docket # W-2859  
May 11, 2006**

PETITION INFORMATION			
<b>Docket #</b>	W-2859		
<b>Staff</b>	Aaron King		
<b>Petitioner(s)</b>	Rural Initiative Project, Inc.		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Tax Lot 106, Tax Block 1739		
<b>Type of Request</b>	General use rezoning from HB to RS-7.		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> HB (Highway Business) <b>to</b> RS-7 (Residential Single Family).</p> <p><b>NOTE:</b> Both general 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>Zoning District Purpose Statement</b>	The RS-7 District is primarily intended to accommodate high density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable for Growth Management Area 4 and 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(S)</b>	<p><b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>The subject property is located in GMA 2 and has access to public water and sewer.</p>		
GENERAL SITE INFORMATION			
<b>Location</b>	Northwest corner of Waughtown Street and Leight Street		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Southeast		
<b>Site Acreage</b>	Approximately ± 0.16 acres		
<b>Current Land Use</b>	Single family home		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS-9	Single family home
	East	HB	Single family home
	South	HB	Restaurant
	West	HB	Single family home
<b>Applicable Rezoning Consideration</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>		

<b>from Chapter B, Article VI, Section 6-2.1(S)</b>	The intersection of Waughtown and Leight Streets is currently zoned HB, however, some of these lots contain single family homes. RS-7 zoning would be consistent with these homes.			
<b>Physical Characteristics</b>	The subject property is relatively flat and contains no streams or wetlands.			
<b>Proximity to Water and Sewer</b>	The site has access to public water and public sanitary sewer.			
<b>Stormwater/ Drainage</b>	No known issues			
<b>Watershed and Overlay Districts</b>	The subject property is not located within the boundaries of a water supply watershed.			
<b>Historic, Natural Heritage and/or Farmland Inventories</b>	This property is located within the Waughtown Belview National Register Historic District. The building located on the property is a contributing structure in the District and is a one-story bungalow dating from ca. 1945. Single-family residential zoning is recommended by historic resources staff for this property.			
<b>Analysis of General Site Information</b>	The site contains 0.16 acres located at the northwest corner of Waughtown Street and Leight Street. It currently contains a single family home and associated storage building. The site is flat and poses no development issues. The site by itself would be difficult to develop under the existing HB zoning due to the small size of the property. Staff feels that the RS-7 zoning is appropriate at this location.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Waughtown Street	Major Thoroughfare	+/- 138 feet	9,400	12,700
Leight Street	Local Road	+/- 52 feet	NA	NA
<b>Proposed Access Point(s)</b>	Since this is a general use request, the exact location of access points is unknown. The site does have public road frontage on Waughtown Street and Leight Street.			
<b>Planned Road Improvements</b>	The Thoroughfare Plan recognizes Waughtown Street as adequate, but recommends sidewalks be added.			
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: HB</u> No trip generation numbers available for general use zoning.</p> <p><u>Proposed Zoning: RS-7</u> 0.11 acres (RS-7) x 43,560 / 7,000 = 1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day</p>			
<b>Sidewalks</b>	Sidewalks are present along Waughtown Street.			
<b>Transit</b>	Route 29 runs along Waughtown Street			
<b>Analysis of Site Access and Transportation Information</b>	Since this is a general use rezoning request, staff cannot fully evaluate the transportation impacts. However, it is safe to assume that the trip generation under RS-7 will be significantly less than what can be expected under the existing HB zoning.			

CONFORMITY TO PLANS AND PLANNING ISSUES						
<b>Legacy GMA</b>	GMA 2 (Urban Neighborhoods)					
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>Legacy recommends that historic preservation, rehabilitation and reuse of existing structures be encouraged in the GMA 2 area. It recommends rehabilitation of older housing where feasible while maintaining housing standards.</li> </ul>					
<b>Relevant Area Plan(s)</b>	<i>Southeast Winston-Salem Area Plan (2002)</i>					
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The <i>Southeast Winston-Salem Area Plan</i> does not recommend a change in the existing single family residential land use for this site.</li> </ul>					
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>					
Yes						
<b>Analysis of Conformity to Plans and Planning Issues</b>	The request is in conformance with the recommendations of <i>Legacy</i> and the <i>Southeast Area Plan (SAP)</i> . This request would allow the existing single family home to be developed under a residential zoning classification. The request also is more appropriate for the surrounding area than the existing HB zoning, which allows a wide range of intense uses (including Motor Vehicle, Repair and Maintenance) with little control over how the site develops. Staff is supportive of this down-zoning to RS-7.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2745	RS-9 to RSQ-S	Approved May 2, 2005	West	0.29	Approval	Approval
W-2502	LB & RS-9 to LB	Approved October 1, 2001	West	0.82	Approval	Approval
W-2165	RS-9 to RSQ	Approved August 18, 1997	West	0.19	Approval	Approval
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>			Yes		
	<b>(B) Environmental Ord.</b>			NA		
	<b>(C) Subdivision Regulations</b>			NA		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is in conformance with the recommendations of <i>Legacy</i> and the <i>Southeast Area Plan</i> .			Adjoining HB property to the west will be subject to setback and bufferyard requirements if it is redeveloped for a business use.			

The request is a down-zoning.	
The request would reduce the amount of HB zoning in this area, which has a wide range of intense uses.	

**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.**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Jerry Clark moved approval of the zoning map amendment.

SECOND: Paul Mullican

VOTE:

FOR: Jerry Clark, Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

---

A. Paul Norby, FAICP  
Director of Planning