

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket</b>	W-3605
<b>Staff</b>	<a href="#">Bryan D. Wilson</a>
<b>Petitioner(s)</b>	City of Winston-Salem
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PINs 6847-17-4852 and 6847-07-9898
<b>Address</b>	4738 Mount Pleasant Drive and 1741 Motor Road
<b>Type of Request</b>	Special Use Limited Rezoning
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> LI (Limited Industrial) and RS9 (Residential Single-Family, minimum 9,000 square feet) <b>to</b> RM18-L (Residential Multifamily – maximum 18 units per acre – Limited Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Residential Building, Single-Family</li> <li>• Residential Building, Duplex</li> <li>• Residential Building, Twin Home</li> <li>• Residential Building, Townhouse</li> <li>• Residential Building, Multifamily</li> </ul> <p><b>NOTE:</b> General, Special Use Limited, and Special Use 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.</p>
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.
<b>Zoning District Purpose Statement</b>	The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 and 2 and may be suitable for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available and the site has direct access to a minor or major thoroughfare.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<p><b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes. The site is located in GMAs 2 and 3 along a major thoroughfare with access to public water and sewer.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	The site is located on the north side of Motor Road between Old Walkertown Road and Circle Drive
<b>Jurisdiction</b>	Winston-Salem
<b>Ward(s)</b>	Northeast

<b>Site Acreage</b>	± 31.62 acres		
<b>Current Land Use</b>	Undeveloped land and an access easement for an off-site retail building (Dollar General).		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS9	Single-family homes and undeveloped land
	East	RS9	Single-family homes, neighborhood scale church, and cemetery
	South	LI, LB-S, and RS9	Undeveloped land, retail store, and single-family homes
	West	RS9 and LI	Undeveloped land and single-family homes
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>		
	Yes. The requested residential land uses are generally compatible with the surrounding mixture of residential and commercial uses.		
<b>Physical Characteristics</b>	The undeveloped property is heavily wooded. Five Mile Branch runs from the northwestern corner of the property eastward towards Mount Pleasant Drive. The southern portion of the site below Five Mile Branch slopes generally to the north.		
<b>Proximity to Water and Sewer</b>	Public water is available along the Mount Pleasant Drive and Old Walkertown Road frontages. Public sewer is available within an outfall that runs from west to east through the north-central portion of the site.		
<b>Stormwater/ Drainage</b>	Staff does not anticipate any stormwater management or drainage issues at this time.		
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.		
<b>Analysis of General Site Information</b>	The undeveloped site is positioned near two frequently used intersections. An intermittent stream (Five Mile Branch) runs through the north-central portion of the site.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3409	LI to LB-S	Approved 5/6/2019	South	1.49	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Front age	Average Daily Trip Count	Capacity at Level of Service D	
Motor Road	Minor Thoroughfare	WSDOT	877 feet	6,000	15,300	
Old Walkertown Road	Major Thoroughfare	NCDOT	195 feet	8,600	15,300	
Mount Pleasant Drive	Local Street	WSDOT	966 feet	N/A	N/A	
<b>Proposed Access Point(s)</b>	As this is a Limited Use Rezoning request, no site plan has been provided showing proposed access points. There are several locations that could ultimately provide access to the site.					
<b>Proposed Road Improvements</b>	As this is a Limited Use Rezoning request, no road improvements are currently proposed as a part of this project.					
<b>Trip Generation - Existing/Proposed</b>	As this request does not have a proposed site plan, staff is unable to estimate trip generation.					
<b>Sidewalks</b>	Sidewalks are present along the entire frontage of Motor Road, promoting walkability and pedestrian safety. Along the Old Walkertown Road frontage, sidewalks exist in front of the adjacent Dollar General site but not along the subject property. As such, staff is recommending sidewalks be installed along the frontage of Old Walkertown Road. No sidewalks exist or are proposed along the Mount Pleasant Road frontage.					
<b>Transit</b>	WSTA Route 98 serves the intersection of Carver School Road and Old Walkertown Road, approximately 200 feet to the south.					
<b>Analysis of Site Access and Transportation Information</b>	The western portion of the site is located near the signalized intersection of Old Walkertown Road and the Motor Road extension. The remainder of the site fronts along Mount Pleasant Drive, which is a local residential street. Any future development will have ample opportunity to connect to thoroughfares with ample vehicular capacity. Extending sidewalk along Old Walkertown Road from the existing sidewalk in front of Dollar General would provide a positive impact on pedestrian safety and connectivity in the area.					

<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 2 - Urban Neighborhoods And Growth Management Area 3 - Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Increase infill development within the Municipal Services Area.</li> <li>• Encourage higher development densities and mixed-use development within the serviceable land area.</li> <li>• Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from the separating and buffering of some land uses and toward transitioning and blending those uses.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Northeast Suburban Area Plan Update (2018)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The subject property is shown as part of a mixed-use development opportunity area. This nearly 115-acre area is a prime location for new commercial and residential development, which is desired by many citizens in the planning area. More intense commercial development including retail, restaurants, and medical services is recommended to be located on the south end of the site closest to Old Walkertown Road. Comprehensive residential development is recommended for the northern portion of the area and may include single-family or low-density attached residential towards the east with higher density multifamily development located near Baux Mountain Road. Pedestrian-friendly design and connections to the surrounding area are important site design factors here. Topographic issues such as steep slopes and potential wetlands exist in the northeastern part of this area which may provide development challenges. These undevelopable areas may represent opportunities for a future park or open space area.</li> <li>• Site design should incorporate pedestrian-oriented design elements such as street trees, buildings located close to the street, building façade articulation and variety, and transparent windows and doors.</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>Greenway Plan Information</b>	A greenway connector is recommended in this area that would connect the proposed Five Mile Branch Greenway (approximately 1,100 feet north of the site) to Forsyth Tech at the intersection of Carver School Road and Lansing Drive. Because the existing sidewalk along Motor Road serves as a greenway connector, no further easements are required.

<p><b>Other Applicable Plans and Planning Issues</b></p>	<p>In 2007, the City Council authorized the sale of 33 acres of property (including the subject property) at the intersection of Old Walkertown Road and Motor Road. In 2013, after further discussions, 20 of the 33 acres were purchased by the Greater Tabernacle Church, Terramore Development, and an individual property owner, with deed restrictions that the site would be developed for public purposes. In 2020, City Council passed a resolution allowing the new owners to sell a 1.5-acre portion of the 20-acre site to a for-profit entity (Dollar General). The sale amount would be given to the City and the City would then return this amount in the form of a grant to the original purchasing party to comply with the agreed-upon conditions to construct a facility with a public purpose. Council also passed a resolution authorizing Dollar General to pay the City for an access easement to the subject property from Motor Road.</p>
<p><b>Rezoning Consideration from Section 3.2.19 A 16</b></p>	<p><b>Have changing conditions substantially affected the area in the petition?</b> No.</p> <p><b>Is the requested action in conformance with <i>Legacy 2030</i>?</b> Yes.</p>
<p><b>Analysis of Conformity to Plans and Planning Issues</b></p>	<p>The request is to rezone two undeveloped parcels located near the intersection of Old Walkertown Road and Motor Road from LI and RS9 to RM18-L.</p> <p>The <i>Northeast Suburban Area Plan Update</i> identifies the subject property as part of a 115-acre mixed-use development opportunity area. The plan states that this area is a prime location for new commercial and residential development, and that pedestrian-oriented design elements such as street trees and buildings (with façade articulation) located close to the street should be incorporated into new development here.</p> <p>Staff supports this rezoning request as it would allow for the development of needed additional housing in the serviceable land area near multimodal transportation facilities.</p>

<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The request is consistent with the area plan recommendation for mixed-use development.	The Limited Use Rezoning request does not have a site plan and therefore staff cannot anticipate specific off-site impacts.
The request would allow for the development of property in the serviceable land area that lies along transportation facilities with excess capacity.	
The request would allow needed housing units in the serviceable land area near a variety of services.	
The request may spur additional development within the general area.	
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> <li>• <b><u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u></b> <ol style="list-style-type: none"> <li>a. The developer shall obtain a driveway permit from the City of Winston-Salem and/or NCDOT; additional improvements may be required prior to the issuance of driveway permits. Required improvements include: <ul style="list-style-type: none"> <li>• Installation of sidewalks along Old Walkertown Road from the northeastern terminus of existing sidewalks to the intersection of Mount Pleasant Drive.</li> </ul> </li> </ol> </li> </ul>	

**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.**

---

---

**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3605  
DECEMBER 14, 2023**

Bryan Wilson presented the staff report.

Walter Farabee inquired why the parcel was zoned LI, to which staff replied that the zoning predated the current UDO and was a conversion from the previous zoning ordinance. Clarence Lambe asked for clarification regarding who was the petitioner on the current rezoning request, to which Mr. Murphy explained that the Council Member for the area wished to see residential development here. Mr. Murphy noted that Planning staff assisted the Council Member and her liaison with the neighborhood meeting for the rezoning and confirmed that the City of Winston-Salem is the petitioner for this request. Mr. Murphy commented that staff analyzed the request and believes it makes sense given the area plan recommendations.

**PUBLIC HEARING**

FOR: None

AGAINST:  
Hubert Allgood

- Mr. Allgood spoke of his opposition to the proposed plan. He is opposed to the number of apartments being proposed on the site.

**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

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

AGAINST: None

EXCUSED: None

---

Chris Murphy, AICP/CZO  
Director of Planning and Development Services