

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket</b>	W-3503
<b>Staff</b>	<a href="#">Gary Roberts, Jr., AICP</a>
<b>Petitioner(s)</b>	New Church
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN 6807-07-3994
<b>Address</b>	4505 Yadkinville Road
<b>Type of Request</b>	Special Use rezoning from RS9 to RM5-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS9 (Residential, Single Family – 9,000-square foot minimum lot size) <b>to</b> RM5-S (Residential, Multifamily – 5 units per acre maximum density – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Planned Residential Development</li> </ul>
<b>Continuance History</b>	This case was continued from the November 10, 2021 Planning Board meeting to the December 9, 2021 meeting.
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.
<b>Zoning District Purpose Statement</b>	The RM5 District is primarily intended to accommodate low density, pedestrian-oriented sites and communities containing duplexes, twin homes, multifamily, and townhouse residential buildings with three or four units, and similar residential uses at a maximum overall density of five units per acre. This district is intended for GMAs 2 and 3 and may be suitable for GMA 4 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>
	Yes, the proposed townhouse development is located within GMA 3 (Suburban Neighborhoods) and fronts along two thoroughfares.
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	Northeast corner of Yadkinville Road and Grandview Club Road
<b>Jurisdiction</b>	Winston-Salem
<b>Ward(s)</b>	Northwest
<b>Site Acreage</b>	± 25 acres
<b>Current Land Use</b>	The site is currently undeveloped and was previously part of the Grandview golf course.

<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>		<b>Use</b>		
	North	RS9		Single-family homes		
	East	AG-L and RS9		Undeveloped property and a single-family home		
	South	RS9		Single-family homes		
	West	LB		Convenience store and entrance to Grandview Plaza Shopping Center		
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	The proposed low-density attached residential development is compatible with the uses permitted on the adjacent LB, RS9 and AG-L properties.					
<b>Physical Characteristics</b>	The undeveloped and partially wooded site has a gentle slope downward toward the southeast. Most of the site is located within the regulatory floodplain of Muddy Creek, which borders the eastern edge of the site.					
<b>Proximity to Water and Sewer</b>	Public water can be accessed from Yadkinville Road and Grandview Club Road. Public sewer can be accessed from Yadkinville Road.					
<b>Stormwater/ Drainage</b>	Because the proposed site plan shows less than 24 percent total impervious area, it is considered a low-density development, and the developer is not required to manage stormwater <i>quality</i> . In lieu of providing management for stormwater <i>quantity</i> , the developer proposes to conduct a downstream impact assessment as allowed by the stormwater management ordinance.					
<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 has generally favorable topography and access to public water and sewer. The site is not located within a designated watershed; however, the eastern portion of the site is impacted by the floodplain of Muddy Creek.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3472	RS9 to HB-S	Withdrawn 6/10/2021	Current site	25	Denial	N/A
W-3222	RS9 to AG-L	Approved 7/7/2014	Directly east	14.85	Approval	Approval
F-1395	RS9 to LB-S	Withdrawn 11/13/2003	Directly southwest	1.68	Denial	N/A
F-1014	R6 (RS9) to B3-S (HB-S)	Denied 10/28/1991	Directly south	17.53	Denial	Denial

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Yadkinville Road	Major Thoroughfare	1,639 feet	11,000	15,300
Grandview Club Road	Minor Thoroughfare	351 feet	2,900	15,300
<b>Proposed Access Point(s)</b>	The development will utilize two full-access public street connections: one along Yadkinville Road, opposite Alexander Road, and the other from Grandview Club Road.			
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross-section for Yadkinville Road with wide outside lanes, curb, gutter, and sidewalks, as well as a two-lane cross-section for Grandview Club Road with wide outside lanes, curb, gutter, and sidewalks. The proposed site plan includes a westbound right turn lane on Yadkinville Road with 25 feet of storage.			
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS9</u> 25 acres / 9,000 sf = 121 homes x 9.57 (single-family trip rate) = 1,158 trips per day</p> <p><u>Proposed Zoning: RM5-S</u> 64 units x 5.81 (residential condominium/townhouse trip rate) = 372 trips per day</p>			
<b>Sidewalks</b>	Sidewalks are shown along both sides of the proposed internal streets and will be required along Grandview Club Road.			
<b>Transit</b>	WSTA Route 97 serves the intersection of Shattalon Drive and Reynolda Road approximately 1.85 miles northeast of the site.			
<b>Transportation Impact Analysis (TIA)</b>	A TIA is not required.			
<b>Analysis of Site Access and Transportation Information</b>	<p>The proposed townhouse development shows good public street connectivity with access from Yadkinville Road and Grandview Club Road. Both thoroughfares have additional capacity. Due to the proposed number of units and the specific proposed housing type, the anticipated traffic increase is substantially less than could be expected under the current zoning. The developer has agreed to provide sidewalks along both sides of the internal streets.</p> <p>The site has over 1,600 feet of frontage along Yadkinville Road. Because no other portion of Yadkinville Road in the surrounding area is improved as specified in the <i>Comprehensive Transportation Plan</i>, and considering the relatively low proposed trip generation, the recommended improvements along Yadkinville Road will not be required. The developer will be responsible for providing a right deceleration lane at the entrance along this frontage, along with the recommended improvements along Grandview Club Road.</p>			

<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>			
<b>Units (by type) and Density</b>	64 townhouse units on 25 acres = 2.56 units per acre		
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	2 spaces per dwelling unit	2 spaces per dwelling unit	Garage parking with driveways connecting to public streets
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	40 feet		Two stories
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	N/A		13.4 percent
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Section 4.5.11: RM5 Residential Multifamily District</li> <li>• Section 5.2.71: Residential Building, Townhouse (use-specific standards)</li> <li>• Section 8.1: Floodway and Floodway Fringe Regulations</li> </ul>		
<b>Complies with Section 3.2.11</b>	(A) <i>Legacy 2030 policies:</i>	Yes	
	(B) <i>Environmental Ordinance</i>	Yes	
	(C) <i>Subdivision Regulations</i>	Yes	
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>The proposed site plan accommodates a low-density townhouse community served by approximately 1,300 linear feet of new public streets. Most of the site will remain undeveloped, as it is impacted by the Muddy Creek regulatory floodplain. The required common recreation area is shown at the eastern end of the new street, adjacent to the floodplain area, and the required bufferyard is shown along the perimeter of the site where it abuts single-family zoning.</p>		
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>			
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods		
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Increase infill development in the serviceable land area.</li> <li>• Encourage a mixture of residential densities and housing types through land use recommendations.</li> </ul>		
<b>Relevant Area Plan(s)</b>	<i>West Suburban Area Plan Update (2018)</i>		
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The proposed land use map recommends single-family residential (0-8 Du/Ac) use of this site.</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; however, it is directly east of the Yadkinville Road/Transou Road Activity Center.		

<b>Greenway Plan Information</b>	An extension of the Muddy Creek Greenway is proposed along this portion of Muddy Creek. A greenway easement exists on the site and is reflected on the proposed site plan.	
<b>Addressing</b>	The proposed street names have been approved by MapForsyth.	
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Have changing conditions substantially affected the area in the petition?</b>	
	No.	
	<b>Is the requested action in conformance with <i>Legacy 2030</i>?</b>	
	Yes, see comments below.	
<b>Analysis of Conformity to Plans and Planning Issues</b>	The request is to rezone a 25-acre undeveloped tract from RS9 to RM5-S to accommodate 64 townhouse units. The site is in a suburban setting, primarily surrounded by single-family homes. The western side of the site abuts the Yadkinville Road/Transou Road Activity Center, which is zoned LB.	
	The <i>West Suburban Area Plan Update</i> recommends single-family residential land use for the site with a density of up to eight units per acre. Due to the relatively large size of the subject property, the proposed density of 2.56 units per acre is substantially below the recommended density.	
	<i>Legacy</i> encourages a mixture of housing types with consideration to the context of the site. The townhomes will be in four-unit buildings that are two stories in height. Consequently, the scale of the buildings is well within the range of compatibility with nearby single-family homes. To provide a degree of screening from Yadkinville Road, the developer has agreed to install a three-foot berm planted with a Type II bufferyard along this frontage. In addition to the above, staff believes the location of the site at the intersection of two thoroughfares and within proximity to a neighborhood-scale commercial area make this a reasonable request.	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>
The proposed residential density is compatible with that of the surrounding neighborhoods and less than the density recommended in the area plan.		The proposed land use map recommends single-family residential use of the site.
The design would provide good public street connectivity and includes sidewalks along both sides.		
The request should generate significantly less traffic than what could be expected under the present zoning.		
The proposed townhomes would provide a needed mixture of housing types in this general area.		

#### **SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas, vegetation designated to remain, or near adjacent residentially zoned land shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
  - b. Developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
    - Dedication of thirty (30) feet of right-of-way from the centerline of Yadkinville Road and installation of a right turn lane at the proposed entrance along that frontage, with twenty-five (25) feet of storage and appropriate taper; and
    - Dedication of forty-five (45) feet of right-of-way from the centerline of Grandview Club Road and widening of Grandview Club Road with curb, gutter, and sidewalk consistent with and connecting to the improved section to the north.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Developer shall complete all requirements of the driveway permit.
  - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  
- **OTHER REQUIREMENTS:**
  - a. Developer shall install a three-foot berm planted with a 40-foot Type II bufferyard along the Yadkinville Road frontage. Bufferyard plantings shall be installed at the crest of the berm.

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3503  
DECEMBER 9, 2021**

Desmond Corley presented the staff report.

Jeff Fansler (WSDOT) answered several traffic questions presented by Melynda Dunigan that were raised in the agenda materials. Staff will seek further information from Stormwater regarding downstream impact studies that would address water pooling in this area.

**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: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Chris Murphy, AICP  
Acting Director of Planning and Development Services