

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

PETITION INFORMATION	
Docket	W-3659
Staff	Rory Howard
Petitioner(s)	Walter T. Wilson and Helen S. Wilson
Owner(s)	Same
Address	3078 Sides Road
Subject Property	PIN 6823-75-8215
Type of Request	Special Use Rezoning
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from Residential, Single Family on at least 9,000 square feet of land (RS9) to Residential, Multifamily – maximum of 8 units per acre, Special Use Zoning (RM8-S). The petitioner is requesting the following uses: • Residential Building, Single-Family • Residential Building, Duplex • Residential Building, Twin Home • Residential Building, Townhouse • Residential Building, Multifamily • Planned Residential Development • Library, Public • Child Day Care Center
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The RM8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for 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 proposal is for a multifamily development located in GMA 3 with direct access to a collector street and public utilities.
GENERAL SITE INFORMATION	
Location	The site is located along the west side of Sides Road, south of West Clemmonsville Road.
Jurisdiction	Winston-Salem
Ward(s)	Southeast
Site Acreage	± 8.80 acres

Current Land Use	The site is currently undeveloped and is mostly cleared. An electric power transmission line runs along the southern and western portion of the subject property.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	HB-S			Retail Store	
	South	RS9			Utilities	
	East	RS9			Single-family homes and a utility power station	
	West	Peters Creek Parkway			Public right-of-way	
Physical Characteristics	The site is mostly cleared and is relatively flat.					
Proximity to Water and Sewer	Public water and sewer are available along Sides Road.					
Stormwater/ Drainage	The site plan depicts one proposed stormwater management device, which will be located in the southern portion of the site.					
Watershed and Overlay Districts	The site is not located within a water supply watershed or overlay district.					
Analysis of General Site Information	The site is relatively flat, largely cleared, and bordered by a power transmission line along its southern and western edges. The subject property is surrounded by single-family homes, utilities, a retail store, and Peters Creek Parkway. One stormwater device is proposed on-site and the site will be served by public water and sewer.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3124	RS9 to HB-S	Withdrawn 12/08/2011	Subject Property	8.80	Denial	Denial
W-3025	RS9 to RM8-S	Approved 4/6/2009	Northeast	8.68	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Sides Road	Collector Street	WSDOT	684 feet	N/A	N/A	
Peters Creek Parkway	Expressway	NCDOT	691 feet	27,500	49,000	
Proposed Access Point(s)	The site plan proposes the construction of one new driveway connection to Sides Road, which would access the proposed parking area.					

Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 42 potential single-family homes x 9.57 (Single Family Detached Housing Trip Rate) = 401.94 Trips per Day		
	<u>Proposed Zoning: RM8-S</u> 64 apartment units x 6.74 (Apartment Trip Rate) = 431.36 Trips Per Day		
Sidewalks	Sidewalks are proposed along the site frontage of both Sides Road and Peters Creek Parkway. The site plan illustrates required sidewalks along the internal parking areas, as well as connections to the future sidewalk along Sides Road and Peters Creek Parkway.		
Transit	WSTA Route 101 stops at the northeast corner of West Clemmons ville Road and the on-ramp to Peters Creek Parkway northbound, approximately 630 feet north of the subject property.		
Analysis of Site Access and Transportation Information	The site has direct access to Sides Road, a collector street, via a proposed private driveway connection, and is directly adjacent to Peters Creek Parkway, an expressway. Sidewalks are proposed along the entirety of both road frontages, with internal sidewalks providing a connection to both. The trip generation rate for the proposed multifamily development does not present a significant increase from the trip generation of the single-family homes allowed under current zoning.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	8 apartment buildings, each containing 8 units		Throughout the northern and central portions of the site
Parking	Required	Proposed	Layout
	110 spaces	153 spaces	Ninety-degree parking, adjacent to the proposed buildings
Building Height	Maximum		Proposed
	48 feet		32 feet
Impervious Coverage	Maximum		Proposed
	70%		28%
UDO Sections Relevant to Subject Request	• Section 4.5.12: RM-8 Residential Multifamily District • Section 5.2.71: Residential Building, Multifamily Use Specific Standards • Chapter 6: Development Standards		
Complies with Section 3.2.11	(A) Forward 2045 policies		Yes
	(B) Environmental Ord.		Yes
	(C) Subdivision Regulations		N/A

Analysis of Site Plan Compliance with UDO Requirements	The site plan illustrates the development of eight apartment buildings containing a total of 64 units. One new driveway connection to Sides Road is proposed, adjoining a parking area surrounded by buildings which is located in the northern and central portions of the property. Sidewalks are planned along both sides of internal parking areas, and the required Type II Bufferyard against the single-family zoned property to the south is provided. Streetyards are also proposed along both road frontages. In addition, one 18,952 square foot common recreation area is proposed in the center of the parking area. The site plan meets all other UDO requirements.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Forward 2045 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods
Relevant Forward 2045 Recommendations	• Prioritize density, diversity of uses, and connectivity in areas served by existing infrastructure. • Locate higher-density housing near services, schools, workplaces, and transit. • Encourage infill development where public services and infrastructure are available.
Relevant Area Plan(s)	<i>South Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	• The Proposed Land Use Map recommends single-family residential development (0-8 dwelling units per acre) for this property. • Develop a variety of housing types for different income levels, family sizes, and personal preferences. • Goods and services should be available near where people live and work.
Site Located Along Growth Corridor?	The site is located along the Peters Creek Parkway 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?
	Yes.
	Is the requested action in conformance with <i>Forward 2045</i>?
	Yes.

Analysis of Conformity to Plans and Planning Issues	This request is to rezone an 8.80-acre parcel from RS9 to RM8-S to allow for a greater variety of residential housing types. The site plan proposes a development with eight buildings containing a total of 64 apartment units.	
	The request aligns with several recommendations of <i>Forward 2045</i> by prioritizing higher-density housing near existing infrastructure and public services. It would expand the local housing supply and offer additional housing options along the Peters Creek Parkway Growth Corridor. The site layout emphasizes pedestrian connectivity, with internal sidewalks that tie directly into required sidewalks along both Sides Road and Peters Creek Parkway.	
	While the proposed use is inconsistent with the Area Plan’s parcel-specific recommendation for single-family residential development at this location, the plan also encourages a variety of housing types to accommodate different income levels, family sizes, and personal preferences. The proposed density is consistent with the Area Plan’s recommendation, and the development would be served by public water and sewer, located between an expressway and a collector street, and adjacent to a designated growth corridor. For these reasons, staff believes the proposal is generally consistent with the <i>South Suburban Area Plan Update</i> .	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
	Positive Aspects of Proposal	Negative Aspects of Proposal
	The request is consistent with the general recommendations of <i>Forward 2045</i> and the <i>South Suburban Area Plan Update</i> to prioritize higher density housing close to services and transit.	The request is inconsistent with the parcel-specific land use recommendations of the Area Plan.
	The request would encourage a variety of housing types for different income levels, family sizes, and personal preferences.	
	The request would allow for residential development of a site located along a collector street in the serviceable land 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:		
• <u>PRIOR TO ISSUANCE OF INFRASTRUCTURE PERMITS:</u> a. The developer shall obtain a commercial infrastructure permit from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the commercial infrastructure permits. Required improvements will include installation of sidewalks along Sides Road and Peters Creek Parkway.		

- b. Developer shall submit 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 by the City of Winston-Salem.
- **PRIOR TO 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 SIGNING OF PLATS:**
 - a. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Developer shall complete all requirements of the infrastructure permit(s).
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - c. Any required "as-built" plats shall be recorded with the Register of Deeds.

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-3659

SEPTEMBER 11, 2025

Rory Howard presented the staff report.

Mr. Pitt inquired about screening requirements along Sides Road. Mr. Murphy explained these requirements and noted staff suggested developing several single-family homes along Sides Road to the developer.

PUBLIC HEARING

FOR: Brennan Mahoney, the petitioner and representative for the developer.

- Mr. Mahoney provided a brief overview of the proposed plan.

Mr. Mahoney responded to Mr. Pitt's inquiry regarding screening along Sides Road by clarifying that single-family homes are not part of the developer's business model. Mr. Mahoney explained that the petitioner is pursuing multifamily housing to help address the area's housing shortage and noted that they are seeking Low-Income Housing Tax Credit (LIHTC) funding for the project. Mr. Murphy reminded the Board of their responsibilities to consider the applicable land use policies when making a recommendation on this case rather than the proposed price point of the units. Mr. Mahoney and staff further explained the provisions and requirements associated with the LIHTC program.

AGAINST:

Ms. Rachel Sides

- Ms. Sides opposed the rezoning request due to the potential increase in traffic in the area. She also expressed concerns that the proposed development could limit the appreciation of her home.

Mr. Adolph Curtin

- Mr. Curtin opposed the proposed rezoning due to the potential for an increase in traffic in the area.

Ms. Katurah Wilson

- Ms. Wilson also expressed concerns related to additional traffic in the area.

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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