

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3660		
Staff	Ellie Levina		
Petitioner(s)	Arbor Acres United Methodist Retirement Community, Inc		
Owner(s)	Same		
Subject Property	PIN(s) 6826-74-3769, 6826-74-4831, 6826-75-4083, and 6826-74-5709		
Type of Request	Special Use District Rezoning		
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential Building, Single Family - 9,000 square-foot minimum lot size) to RM8-S (Residential, Multifamily – maximum of 8 units per acre – Special Use). The petitioner is requesting the following uses: • Life Care Community • Nursing Care Institution		
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 site is located in GMA 2 and has access to existing infrastructure.		
GENERAL SITE INFORMATION			
Location	South side of West Twenty-Fifth Street and Arbor Road, between Arbor Place Drive and Kirkwood Street.		
Jurisdiction	Winston-Salem		
Ward(s)	Northwest		
Site Acreage	± 3.09		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	East	RS7	Single-family homes
	West	RM8-S	Life care community
	North	RS7	Single-family homes
	South	RM8-S and C	Life care community and child care institution

Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes, the proposed uses are compatible with the allowed uses permitted on the adjacent properties.					
Physical Characteristics	The front half of the site is predominantly cleared and flat due to the removal of a single-family home, while the remaining area is densely forested. The back half of the site gently slopes from north to south.					
Proximity to Water and Sewer	The site will utilize private water and sewer, which are available along both Francis Asbury Court and Francis Asbury Drive.					
Stormwater/ Drainage	The site plan proposes a stormwater management device located to the rear of the property.					
Analysis of General Site Information	The 3.09-acre undeveloped property is located on the south side of West Twenty-Fifth Street and Arbor Road, between Arbor Place Drive and Kirkwood Street in Winston-Salem, within an RS9 zoning district. The site is comprised of four parcels that gently slope from north to south. The rear half of the subject property is densely wooded, while the front half is relatively clear and flat.					
	Public water and sewer are not available at this location, so the developer intends to utilize private sewer and water, which are available along both Francis Asbury Court and Francis Asbury Drive. The site plan proposes a stormwater management device located to the rear of the property.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3601	LO-S & LO to RM12-L	Approved 12/04/2023	Northwest	4.09	Approval	Approval
W-3447	RM8-S to C-S	Approved 10/05/2020	West	25.45	Approval	Approval
W-3041	RS9, NO-S, RM8, and RM8-S to RM8-S (Two Phase)	Approved 10/05/2009	West	81.48	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
West Twenty-Fifth St		Collector Street	WSDOT	220’	1,800	13,800
Francis Asbury Ct		Private	Private	N/A	N/A	N/A
Francis Asbury Dr		Private	Private	N/A	N/A	N/A
Proposed Access Point(s)		The site plan proposes no new access points. The developer intends to extend both Francis Asbury Court and Francis Asbury Drive to provide site access. Both of these streets are privately maintained.				

Proposed Road Improvements	No proposed road improvements will be required for this project.		
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 134,600sf/ 9,000sf = 14 single-family lots x 9.57 (trip rate) = 134 Trips per Day <u>Proposed Zoning: RM8-S</u> 10 units x 2.81 (retirement community trip rate) = 29 Trips per Day		
Sidewalks	Sidewalks are located along the internal streets and along the site’s northern boundary with West Twenty-Fifth Street.		
Transit	WSTA Route 90 runs along West Twenty-Fifth Street, northeast of the subject property.		
Transportation Impact Analysis (TIA)	A TIA is not required.		
Analysis of Site Access and Transportation Information	A network of existing private streets serves the site internal to the overall Arbor Acres retirement community. No new access points to the retirement community are proposed on the site plan. To provide access, the developer intends to extend the existing Francis Asbury Court and Francis Asbury Drive as private streets onto the site to provide access. Both streets are privately maintained. Based on the proposed land use, the additional site traffic should not have a negative impact on the existing road network.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage	Placement on Site	
	23,143sf	Northern portion of the site	
Units (by type) and Density	10 proposed single-family units on 3.09 acres = 3.12 units per acre		
Parking	Required	Proposed	Layout
	10	20	Driveway/garage
Building Height	Maximum	Proposed	
	45’	32’	
Impervious Coverage	Maximum	Proposed	
	70%	32.19%	
UDO Sections Relevant to Subject Request	- Section 4.5.12: RM8 Zoning District - Chapter 6: Development Standards		
Complies with Section 3.2.11	(A) Forward 2045 policies	Yes	
	(B) Environmental Ord.	N/A	
	(C) Subdivision Regulations	N/A	
Analysis of Site Plan Compliance with UDO Requirements	The site plan shows ten proposed single-family homes with a gross floor area of 23,143 square-feet that will be used as part of a life care community. A new stormwater management facility is proposed in the south-central part of the site, with the tree save area located in the southeastern portion. The developer is also proposing to add a new		

	parking lot for the overall development, a portion of which encroaches into the southwestern portion of the site, adjacent to the new SCM.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Forward 2045 Growth Management Area	Growth Management Area 2 – Urban Neighborhoods
Relevant Forward 2045 Recommendations	The proposed site will be integrated with an existing retirement community that already benefits from established infrastructure. This proposal supports the goal of prioritizing density, a diversity of uses, and strong connectivity within well-served areas, ensuring efficient land use while enhancing accessibility and continuity.
Relevant Area Plan(s)	<i>Northwest Winston-Salem Area Plan Update (2017)</i>
Area Plan Recommendations	The Proposed Land Use Map recommends single-family residential development (0–8 dwelling units per acre) for this property.
Site Located Along Growth Corridor?	No, the site is not located along a Growth Corridor.
Site Located within Activity Center?	No, 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?
	No
	Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	The request is to rezone 3.09 acres of undeveloped RS9-zoned land to RM8-S. A site plan accompanies the request and proposes ten single-family homes with a gross floor area of 23,143 square-feet and twenty associated parking spaces. These homes are integrated within an existing life care community. The proposal also includes a new parking lot that will serve the overall development. Site access would be provided through the existing Arbor Acres street network and the proposal includes the eastward extension of both Francis Asbury Court and Francis Asbury Drive. Both streets are privately maintained. The petitioner proposes using private sewer and water to serve the proposed homes. This site will be integrated with an existing retirement community that already benefits from established infrastructure. This proposal supports the goal of <i>Forward 2045</i> to prioritize density, a diversity of uses, and

	strong connectivity within well-served areas, ensuring efficient land use while enhancing accessibility and continuity. The <i>Northwest Winston-Salem Area Plan Update</i> recommends single-family residential development (0–8 dwelling units per acre) for this area. While the request is for an RM8-S multifamily district, the proposal functions in a manner consistent with the plan’s intent, and the site will be developed with single-family homes at RS9 density. Therefore, staff believes the request is consistent with the recommendations of the area plan.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the <i>Northwest Winston-Salem Area Plan</i> density and unit type recommendation.	The proposed site plan does not include any connections to adjacent properties.
The request will allow for the expansion of an existing retirement community.	
The request supports the goal of <i>Forward 2045</i> , which aims to prioritize density and strong connectivity within well-served areas, ensuring efficient land use while enhancing accessibility and continuity.	
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 THE ISSUANCE OF INFRASTRUCTURE PERMITS:</u> a. The developer shall require a Staff Change to move the current stormwater device located east of the Arbor Acres Life Care Community to the southern portion of this property. After Staff Change approval, the petitioner shall submit for stormwater management permitting for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. • <u>PRIOR TO SIGNING OF PLATS:</u> a. All documents including covenants, restrictions, and homeowners’ association shall be recorded in the Office of the Register of Deeds. Developer must build or bond public streets to City of Winston-Salem public street standards. b. Final plats must show common open space declarations. Covenants relating to stormwater shall be approved by the City of Winston-Salem Stormwater Division. • <u>PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:</u> a. A 50’ Type III Bufferyard shall be installed along the northern boundary of the development adjoining West Twenty-Fifth Street.	

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-3660 SEPTEMBER 11, 2025

Marc Allred presented the staff report.

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: 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