

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3598
Staff	Nick Smith
Petitioner(s)	Richard Hoit Jones Revocable Trust
Owner(s)	Same
Subject Property	PINs 6843-25-8982 and 6843-34-3776
Address	791 Teague Road
Type of Request	Special Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single-Family, Minimum 9,000 square foot lots) to RM5-S (Residential, Multi-Family, Five Dwelling Units per Acre - Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single-Family • Residential Building, Duplex • Residential Building, Twin Home • Residential Building, Townhouse • Planned Residential Development
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	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 (5) units per acre. This district is intended for Growth Management Areas 2 and 3, and may be suitable for Growth Management Area 4 and 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	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located within GMA 3 with access to Teague Road, a minor thoroughfare. The proposed uses and the internal pedestrian elements align well with the uses and intentions listed in the RM5 purpose statement. The overall density of the development is 2.94 dwelling units per acre, which is well below the RM5 maximum overall density of five (5) dwelling units per acre.</p>
GENERAL SITE INFORMATION	
Location	Both sides of Teague Road, east of Old Lexington Road
Jurisdiction	Winston-Salem
Ward(s)	Southeast

Site Acreage	± 36.68 acres					
Current Land Use	The subject property includes two residential lots zoned RS9. A single-family home exists on one property.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	RS9			Single-family dwellings and undeveloped land	
	East	RS20, RS9, and RM12-S			Single-family and multifamily dwellings	
	South	MH-S			Single-family dwellings and manufactured home	
	West	RS9			Single-family dwellings and undeveloped land	
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 mixture of uses in the surrounding area.					
Physical Characteristics	The site contains a single residential building and driveway to access an adjacent parcel. A large portion of the northern property is within the 100-year flood plain, with Fiddler’s Creek separating the northwestern portion of the property from the southern portion of the property.					
Proximity to Water and Sewer	Public water is available along Teague Road and public sewer is available to the west and north of the property. The site plan shows a sanitary sewer connection to the existing sanitary sewer line that crosses the subject property.					
Stormwater/ Drainage	The site plan shows stormwater draining to Fiddler’s Creek, which crosses the northern portion of the subject property. Stormwater from the property south of Teague Road will be piped across the street to Fiddler’s Creek.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The developed site is relatively flat with a gentle slope to the Fiddler’s Creek stream bed. Much of the site is within the 100-year flood plain, with one vacant single-family home situated on the property.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3508	RM8-S to RM8-S	Approved 1/3/2022	West	49.92	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Teague Road	Minor Thoroughfare	1,845 feet	2,400	15,800
Proposed Access Point(s)	The site plan proposes two access points on Teague Road. A stub street to the east is proposed to connect with future development.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u></p> <ul style="list-style-type: none"> 36.68 acres/9,000sf = 177 homes x 9.57 (single-family trip rate) = 1,694 Trips per Day <p><u>Total Existing Trip Generation = 1,694 Trips per Day</u></p> <p><u>Proposed Zoning: RM5-S</u></p> <ul style="list-style-type: none"> 96 units x 5.81 (Residential Townhouse trip rate) = 557.76 Trips per Day <p><u>Total Proposed Trip Generation = 557.76 Trips per Day</u></p>			
Sidewalks	Sidewalks do not currently exist along the Teague Road frontage. The developer is providing internal sidewalk within the development.			
Transit	WSTA Route 108 stops at the corner of Teague Road and Pappas Trail. This bus stop is approximately 1,000 feet from the entrance to the proposed development.			
Analysis of Site Access and Transportation Information	<p>Teague Road will serve as the sole access point for this site, with a stub street also proposed to the east.</p> <p>The proposed development is auto-oriented and has no access to the nearby WSTA Route 108 bus stop.</p>			
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS				
Building Height	Maximum	Proposed		
	40 feet	40 feet		
Impervious Coverage	Maximum	Proposed		
	N/A	39.6 percent		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.5.11: Residential Multifamily District Section 5.2.71: Residential Building, Multifamily Use-Specific Conditions Section 6: Development Standards 			
Complies with Section 3.2.11	(A) <i>Legacy 2030 policies:</i>	Yes		
	(B) <i>Environmental Ord.</i>	Yes		
	(C) <i>Subdivision Regulations</i>	N/A		

Analysis of Site Plan Compliance with UDO Requirements	The submitted site plan proposes a ninety-six (96) unit townhome development contained within twenty-four (24) buildings; each of these buildings has access to internal streets which connect to Teague Road. The proposed plan shows all required parking spaces and required internal sidewalks. The site plan currently meets all UDO requirements.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage a mixture of residential densities and housing types through land use recommendations. • A mix of housing types in neighborhoods provides housing choices and more equitable access to services for people of all income levels and generations.
Relevant Area Plan(s)	<i>South Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • Single-family residential zoning is recommended for these parcels. • Develop a variety of housing types for different income levels, family sizes, and personal preferences. • Adjacent parcel is developed as intermediate-density residential.
Site Located Along Growth Corridor?	The site is not located along a Growth Corridor.
Site Located within Activity Center?	The site is not located within an Activity Center.
Comprehensive Transportation Plan Information	The Winston-Salem CTP recommends Teague Road be modernized between Old Lexington Road and Thomasville Road. This will increase the capacity of Teague Road from 15,800 to 18,800 trips per day.
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 Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone an approximately 36.68-acre site from RS9 to RM5-S to allow for the proposed Residential Building, Townhouse use.</p> <p>The subject property is surrounded by single-family residential to the north, south, and west of the site. Townhouse units are located to the east within an RM12-S zoning district.</p> <p>This rezoning request is inconsistent with the recommendations of the <i>South Suburban Area Plan Update</i> for single-family residential uses. However, the proposed RM5 zoning district limits density to five units</p>

	per acre, a density comparable to existing RS9 zoning. The proposed district also allows a mixture of housing types, as recommended in <i>Legacy</i> .
--	--

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The proposal is consistent with <i>Legacy 2030</i> , which recommends allowing a mixture of residential densities and housing types.	The <i>South Suburban Area Plan Update</i> recommends single family residential uses for this property.
The proposal would be an effective transition between single-family residential and nearby multifamily residential uses.	The proposal provides no pedestrian connection to a nearby WSTA transit stop.
The proposal’s density is below five units per acre, comparable to existing RS9 zoning.	

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

- **PRIOR TO ISSUANCE OF ANY PERMITS**
 - a. The developer shall submit a stormwater management study 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 or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. The developer shall obtain a driveway permit from the City of Winston-Salem DOT and NCDOT; additional improvements may be required prior to issuance of the driveway permits.

- **PRIOR TO THE SIGNING OF PLATS:**
 - a. Developer shall build public streets to City public street standards.
 - b. Developer shall complete all requirements of the driveway permit.
 - c. All documents, including covenants, restrictions, and homeowners’ association agreements, shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.
 - d. The right-of-way dedication plat shall dedicate a future construction easement at the terminus of Greybrier Drive sufficient to allow for future construction of a public street.
 - e. The right-of-way dedication plat shall include the following note where stub streets are shown: *Stub Street connection has been designated as a “Through Street.”*

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. The developer shall complete all requirements of the driveway permit(s).
- b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

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-3598
NOVEMBER 9, 2023**

Nick Smith presented the staff report.

Clarence Lambe inquired about the daily traffic volumes in the area, to which Mr. Murphy provided the current traffic count for Teague Road. Brenda Smith asked about the dumpster location for the development, to which Mr. Smith noted the location of the dumpster on the site plan. Jack Steelman inquired if NCDOT has any future improvement projects scheduled for Teague Road, to which Chris replied that he was not aware of any at this time.

PUBLIC HEARING

FOR:

Brad Coe, local developer and petitioner.

Mr. Coe provided a general overview of the proposal and the need for workforce housing in our County. Jack Steelman inquired about the distance from the farthest residential unit to the dumpster. Mr. Coe estimated 700-800 feet, which staff agreed with.

Tim Tucker, property owner.

- Mr. Tucker informed the Board of his family's interest in selling this property; the land has been in their family for over a century and is not being used. He also explained the site is prone to illegal dumping and theft, and the family hopes the land will become usable with this sale.

AGAINST:

Mary Deitz

- Ms. Deitz spoke of her opposition to the proposed plan. She is opposed to the southern part of the site plan that borders her property. She noted that the proposed bufferyard is not dense enough near her yard. She also expressed concerns about an increase in traffic on Teague Road

Joseph Deitz

- Mr. Deitz agreed with Ms. Deitz's opposition, also noting the drainage pipe being placed under Teague Meadow Lane, a private street, has the potential to be an issue. He also noted that the blind curve on Teague Road could become a problem with an increase in traffic.

James Brand

- Mr. Brand read a prepared speech stating his opposition. His concerns include traffic, noise, an increase in crime, and light pollution. He is also concerned with stormwater run-off and drainage.

WORK SESSION

Brenda Smith inquired about where stormwater runoff from the development would go, to which Mr. Smith showed the projected path of runoff on the site plan. Mr. Murphy replied that Erosion Control staff will review detailed site plans when they are submitted for permitting. Ms. Schwab asked staff about the traffic analysis for this project, to which Mr. Ericson stated that the proposed trip generation would not significantly affect the carrying capacity of Teague Road.

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, Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

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, Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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