

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3650
Staff	Rory Howard
Petitioner(s)	Jeffrey B Hinsdale and Lisa Goins
Owner(s)	Same
Subject Property	PIN(s) 6844-72-7591 and 6844-72-8121
Type of Request	Special Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from Residential, Single-Family with a minimum lot size of 9,000 square feet (RS9) to Residential, Multifamily with a maximum of 8 units per acre, Special Use Rezoning (RM8-S). 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 • Residential Building, Multifamily • Planned Residential Development
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 a townhouse development that is located in GMA 3 with access to public water and sewer.
GENERAL SITE INFORMATION	
Location	The site is located along the east side of Willard Road, south of I-40.
Jurisdiction	Winston-Salem
Ward(s)	Southeast
Site Acreage	± 8.90 acres
Current Land Use	The site is currently undeveloped and is heavily wooded.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RS9	Undeveloped land			
	South	MU-S	Common open space for a manufactured housing development			
	East	MU-S	Manufactured home park			
	West	RS9	Undeveloped land			
Physical Characteristics	The site is heavily wooded and slopes moderately towards the eastern property line. There is a perennial stream that runs through the eastern portion of the property.					
Proximity to Water and Sewer	Public water already exists along the property’s frontage on Willard Road. The developer is proposing to extend public sewer from south of the subject property onto the property via a sanitary sewer easement.					
Stormwater/ Drainage	The site plan depicts two proposed stormwater management areas. One device will be located at the northwestern corner of the site and the other will be located in the southern portion of the site.					
Watershed and Overlay Districts	The site is not located within a watershed or overlay district.					
Analysis of General Site Information	The site slopes moderately towards the eastern property line and a perennial stream. It is surrounded by undeveloped land and a manufactured home park. Two stormwater devices are 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-3578	LI and RS9 to RM18-S	Approved 5/1/2023	Northeast	65.01	Approval	Approval
W-2560	RS9 to RM12-S	Approved 8/5/2002	Northeast	5.63	Approval	Approval
W-2518	MU-S to MU-S	Approved 1/7/2002	East	76.71	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Willard Road	Minor Thoroughfare	WSDOT	940 feet	3,800	15,300	

Proposed Access Point(s)	The site plan proposes the construction of two new private streets, Sandpiper Lane and Killdeer Lane. Sandpiper Lane, located in the northwest portion of the property, is the only proposed connection to the Willard Road.		
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 43 potential single-family homes x 9.57 (Single-Family Detached Housing Trip Rate) = 411.5 Trips per Day <u>Proposed Zoning: RM8-S</u> 57 Proposed Townhomes x 5.81 (Residential Condominium/Townhouse Trip Rate) = 331.2 Trips Per Day		
Sidewalks	There are no existing sidewalks along Willard Road in the vicinity of the site. The site plan includes sidewalks along the proposed private streets. WSDOT will require fee-in-lieu payment in place of constructing public sidewalks along this section of Willard Road.		
Transit	WSTA Route 108 stops at the southeast corner of Fanning Road and Willard Road, approximately 280 feet northeast of the subject property.		
Analysis of Site Access and Transportation Information	The site has direct access to Willard Road, a minor thoroughfare, via one of two proposed private streets. Internal sidewalks are proposed on the property and will connect to Willard Road. The site is approximately 280 feet from a WSTA transit stop.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	Ten 4–8-unit townhome buildings		Northern and western portions of the site
Parking	Required	Proposed	Layout
	105 spaces	105 spaces	Ninety-degree spaces along both sides of the proposed private streets
Building Height	Maximum		Proposed
	48 feet		32 feet
Impervious Coverage	Maximum		Proposed
	70%		27.43%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none">• Section 4.5.12: RM-8 Residential Multifamily District• Section 5.2.71: Residential Building, Townhouse 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 proposes the development of 10 townhome buildings containing a total of 57 units. It includes two new private streets extending south and east into the site, with access to Willard Road at the northwest corner of the site. Sidewalks are proposed along both sides of the internal streets, and a centrally-located 5,700 square-foot common recreation area is also shown. The site plan meets all other UDO requirements.
CONFORMITY TO PLANS AND PLANNING ISSUES	
<i>Forward 2045</i> Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods
Relevant <i>Forward 2045</i> Recommendations	<ul style="list-style-type: none"> • Prioritize density, diversity of uses, and connectivity in areas served by existing infrastructure. • Prioritize higher density housing close to services, schools, workplaces, and transit. • Increase the number of housing units and provide greater housing choice near transit services.
Relevant Area Plan(s)	<i>Southeast Suburban Area Plan Update (2016)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • 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. • Incorporate traditional neighborhood design principles in proposed new neighborhood developments, where feasible.
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.
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>Forward 2045</i>?
	Yes.

Analysis of Conformity to Plans and Planning Issues	This request is to rezone an 8.90-acre parcel from RS9 to RM8-S to allow for a 57-unit townhome development at a proposed density of 6.4 units per acre.	
	The request aligns with several recommendations of <i>Forward 2045</i> , including prioritizing higher-density housing near existing infrastructure and public services. The request would increase the local housing supply and offer additional housing options near a WSTA transit stop. The site layout emphasizes pedestrian connectivity through internal sidewalks and a centrally-located recreation area.	
	While the proposed use is inconsistent with the Area Plan’s parcel-specific recommendation for single-family residential development, the plan also encourages a variety of housing types to accommodate different income levels, family sizes, and personal preferences. The proposed density of 6.4 units per acre is consistent with the Area Plan’s recommendation, and the development would make efficient use of public utilities in the serviceable land area. The site is located within GMA 3 on a minor thoroughfare and is close to public transit. For these reasons, staff believes the proposal is generally consistent with the <i>Southeast 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>Southeast 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 promote density, diversity of uses, and transit access in an area served by existing infrastructure.		
The request would generate fewer trips than development under the existing zoning would.		
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:		
<ul style="list-style-type: none">• <u>PRIOR TO ISSUANCE OF INFRASTRUCTURE PERMITS:</u><ul style="list-style-type: none">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.b. 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 by the City of Winston-Salem.		

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a tentative plat in the office of the Register of Deeds. The plat shall show tentative building locations and all access and utility easements.
 - b. 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. Final plats must show common open space declarations.
 - b. Prior to the conveyance of any individual units to private ownership, the developer shall record final "as-built" plats to be reviewed by Planning staff
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. 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.
 - 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-3650 JULY 10, 2025

Bryan Wilson 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: 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 zoning 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