

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3665
Staff	Michelle O'Brien
Petitioner(s)	Parker Real Estate and Development, LLC
Owner(s)	Same
Subject Property	Portion of PIN#: 6803-67-7774
Address	115 Densmore Street
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 - 9,000 square-foot minimum lot size) to RM5-S (Residential Multifamily – maximum of 5 units per acre). • Residential Building, Twin Home • Residential Building, Single Family • Residential Building, Duplex • Residential Building, Townhouse • Residential Building, Multifamily • Cottage Court • Planned Residential Development
Neighborhood Contact/Meeting	A summary of the petitioner's neighborhood outreach is attached.
Zoning District Purpose Statement	The RM-5 District is primarily intended to accommodate low density, pedestrian-oriented sites and communities containing duplexes, twin homes, multifamily, and townhouse residential buildings containing between three and six units, and similar residential uses at a maximum overall density of five units per acre. 2. This district is intended for GMAs 2 and 3 and may be suitable for GMA 4 and 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 will contain twin homes, is in GMA 3, and has access to existing public infrastructure. This site is near Stratford Road, a designated growth corridor.
GENERAL SITE INFORMATION	
Location	North side of Densmore Street, between South Stratford Road and Brandywine Road.
Jurisdiction	Winston-Salem
Ward(s)	Southwest
Site Acreage	± 2.03
Current Land Use	The current use of the site includes a portion of a non-conforming dirt storage operation along with a single-family dwelling located on the site.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RS9	Legally nonconforming dirt storage operation.			
	South	RS9	Single-family homes			
	East	HB-S	Undeveloped land			
	West	RS9	Single-family homes			
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 residential land uses are compatible with the allowed uses permitted on the adjacent properties.					
Physical Characteristics	The subject property is relatively flat and partially cleared. A portion of the site is currently used for a dirt storage operation and contains a single-family dwelling.					
Proximity to Water and Sewer	The site has access to public water and sewer.					
Stormwater/ Drainage	The site plan depicts a single stormwater management device in the northwest portion of the site, as the development exceeds the minimum impervious area threshold for active stormwater management. Staff is unaware of any possible offsite stormwater impacts as a result of this development.					
Watershed and Overlay Districts	The site is not located within a water supply watershed or overlay district.					
Analysis of General Site Information	The subject property is primarily cleared and has a slight downward slope towards the northwest corner of the site. A portion of the site currently contains a legally non-conforming dirt storage operation. A single-family dwelling exists on the frontage of Densmore street and is proposed to be removed.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3618	RS9 to GB-L	Approved 8/19/2024	North	0.67	Denial	Approval
W-3529	RS9 to RM5-S	Approved 11/1/2022	West	87.73	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Densmore Street		Local Street	WSDOT	400'	N/A	N/A
Proposed Access Point(s)		The site plan does not propose any new access points; all vehicular access will be provided via Densmore Street.				

Proposed Road Improvements	No proposed road improvements will be required for this project.		
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 2.03 acres/9,000 sq ft= 9 potential homes x 9.57 (single family detached housing trip rate) = 86.13 trips per day <u>Proposed Zoning: RM5-S</u> 10 units x 5.81 (residential townhouse/twin home trip rate) = 58.1 trips per day		
Sidewalks	There are no existing or proposed sidewalks along Densmore Street.		
Transit	WSTA Route 102 stops at the northwest corner of Hillcrest Center Drive and South Stratford Road, approximately one-half of a mile north of the subject property.		
Transportation Impact Analysis (TIA)	A TIA was not required as part of this request.		
Analysis of Site Access and Transportation Information	All proposed twin homes will have access to Densmore Street, where no roadway improvements will be required. The development is estimated to generate fewer trips than could occur under the existing RS9 zoning. There are no sidewalks that exist or are being proposed along Densmore Street.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage	Placement on Site	
	18,300 (10 units total)	All buildings front along Densmore Street	
Units (by type) and Density	Ten twin home units in five total buildings at a density of 4.92 dwelling units per acre		
Parking	Required	Proposed	Layout
	18	20	Parking spaces provided at each unit via garages and individual driveways
Building Height	Maximum		Proposed
	40'		20'
Impervious Coverage	Maximum		Proposed
	70%		32.86%
UDO Sections Relevant to Subject Request	- Section 4.5.11: RM-5 Zoning District - Section 5.2.71: Residential Building, Multifamily; Townhouse; or Twin Home 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	The site plan proposes ten new residential twin home units, each oriented towards Densmore Street. There is limited opportunity to provide any future through-street connectivity given the surrounding		

with UDO Requirements	development pattern. The plan proposes to manage stormwater with a single device in the northwest portion of the site. The plan complies with all applicable UDO requirements.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Forward 2045 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods
Relevant Forward 2045 Recommendations	• Encourage the development of housing that integrates residents of multiple income levels throughout Winston-Salem and Forsyth County. • Prioritize and potentially incentivize denser, mixed-use, urban development patterns along growth corridors.
Relevant Area Plan(s)	<i>Southwest Suburban Area Plan Update (2015)</i>
Area Plan Recommendations	• The proposed land use map recommends low-density attached residential (0-8 dwelling units/acre) for the site. • Generally, low-density attached residential land use is recommended for sites greater than two acres that are most appropriately developed with multifamily, townhouses, twin homes, duplex, triplex, or quad units. • Develop a variety of housing types and densities for different ages, income levels, family sizes, and personal preferences, particularly when developing large parcels of land along transportation corridors.
Site Located Along Growth Corridor?	The site is located along the South Stratford Road Growth Corridor.
Site Located within Activity Center?	This 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. There has been a substantial amount of development and redevelopment along the South Stratford Road corridor and in southwest Winston-Salem. There are limited greenfield areas available for future residential development in the area.
	Is the requested action in conformance with <i>Forward 2045</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	The request is to rezone an approximately 2.03-acre site from RS9 to RM5-S to allow for a 10-unit twin home development. This request aligns with the general recommendations of <i>Forward 2045</i> to integrate a mixture of housing types with access to services, while promoting compact development patterns along designated growth

	corridors to attenuate suburban sprawl. Additionally, the request is consistent with the Area Plan recommendation for low-density attached residential development at this location. The site is located along the South Stratford Road Growth Corridor and has excellent access to an array of services and employment centers. The proposed development would add needed housing units that are in character with the surrounding neighborhood while offering a diversity of housing types.
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of <i>Forward 2045</i> and the <i>Southwest Suburban Area Plan Update</i>. The request would provide needed additional infill housing at a comparable density to the existing RS9 zoning. The request would provide additional housing with direct access to a growth corridor in the serviceable land area.	Sidewalks are not currently present or proposed along Densmore Street.

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 ISSUANCE OF INFRASTRUCTURE PERMITS:**
 - a. The developer shall obtain a residential infrastructure permit from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the residential infrastructure permits.
 - 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. 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.

- **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-3665 OCTOBER 9, 2025

Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR:

Steve Causey, the petitioner and representative for the developer.

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

AGAINST:

David Dinkens

- Mr. Dinkens expressed his concerns regarding the proposed rezoning request, citing potential increases in traffic on nearby neighborhood streets.

Jim Sullivan

- Mr. Sullivan shared similar concerns about traffic impacts on nearby streets.

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 ordinance 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

Mr. Murphy noted that compliance with applicable ordinance requirements would be necessary and that adequate plans must be submitted as part of the permitting process.

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