

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3664
Staff	Rory Howard
Petitioner(s)	Omega Seafood, LLC
Owner(s)	Same
Address	2556 South Stratford Road
Subject Property	PIN 6803-68-8744
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 • Swimming Pool, Private
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 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 boulevard and public utilities.
GENERAL SITE INFORMATION	
Location	The site is located along the west side of South Stratford Road and the southern side of the unopened Kimwell Drive right-of-way.
Jurisdiction	Winston-Salem
Ward(s)	Southwest
Site Acreage	± 13.54 acres
Current Land Use	The site contains one vacant single-family home and one unoccupied commercial building. The remainder of the site is undeveloped.

Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	RS9 and NSB-S			Shopping Center, Small; fire station; and undeveloped land	
	South	RS9, GB-L, and HB-S			Dirt storage facility; retail store; and undeveloped land	
	East	GI			South Stratford Road and an industrial park	
	West	RS9			Single-family homes	
Physical Characteristics	The site is mostly wooded and gently slopes downward towards the western property line.					
Proximity to Water and Sewer	Public water and sewer are available along South Stratford Road.					
Stormwater/ Drainage	The site plan depicts one proposed stormwater management device, which will be located in the southwestern corner 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, gently sloped, and currently contains a vacant single-family home and a vacant commercial building. The property is surrounded by a number of commercial properties, a fire station, single-family homes, and an industrial park across South Stratford Road to the east.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3618	RS9 to GB-L	Approved 8/19/2024	South	0.67	Denial	Approval
W-3529	RS9 to RM5-S	Approved 11/1/2022	West	88.08	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
South Stratford Road	Boulevard	NCDOT	285.3 feet	28,000	46,400	
Proposed Access Point(s)	The site plan proposes two access points. The primary access will be through a new public street connection to South Stratford Road (Stratford Grove Drive). A secondary access is proposed through the construction of a new public street in the unopened Kimwell Drive right-of-way north of the site, which will connect to Somerset Center Drive.					

Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 65 potential single-family homes x 9.57 (Single Family Detached Housing Trip Rate) = 622.05 Trips per Day <u>Proposed Zoning: RM8-S</u> 105 townhouse units x 5.81 (Residential Condominium/Townhouse Trip Rate) = 610.05 Trips Per Day		
Sidewalks	Internal sidewalks are shown on one side of all proposed streets for the development, as well as connecting to the planned common recreation area. The developer is also showing sidewalk along the proposed section of Kimwell Drive adjacent to the site. The developer will provide fee-in-lieu of sidewalk construction along the frontage of South Stratford Road.		
Transit	WSTA Route 102 stops at the northwest corner of Hillcrest Center Drive and South Stratford Road, approximately one-third 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	The site will have direct access to South Stratford Road—a boulevard—via a newly constructed public street. Additional access will be provided through a new street built within the existing Kimwell Drive right-of-way, which will connect to Somerset Center Drive. The proposed development includes four internal streets, with sidewalks planned along one side of each street. Fee-in-lieu of sidewalk construction will be provided for the South Stratford Road frontage. A public transit stop is located approximately one-third of a mile to the north. The estimated trip generation for the proposed multifamily development is considered traffic-neutral when compared to the trip generation of single-family homes permitted under the current RS9 zoning.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	Nineteen townhouse buildings containing 3-7 units each (105 units in total)		Throughout the site
Parking	Required	Proposed	Layout
	214 spaces	233 spaces (210 spaces for the townhomes and 23 spaces for the common recreation area)	One driveway and one garage parking space per unit; 90-degree two-way parking spaces for the common recreation area
Building Height	Maximum		Proposed
	48 feet		31.6 feet
Impervious Coverage	Maximum		Proposed
	70%		44%

UDO Sections Relevant to Subject Request	• 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) <i>Forward 2045</i> policies	Yes
	(B) <i>Environmental Ord.</i>	Yes
	(C) <i>Subdivision Regulations</i>	N/A
Analysis of Site Plan Compliance with UDO Requirements	The site plan illustrates the development of 105 townhome units, split among nineteen buildings located throughout the property. Sidewalks are planned along one side of all proposed public streets. The required Type II Bufferyard is shown against all adjacent single-family zoned properties and the required Type I Bufferyard is shown against all commercially zoned properties. The developer has volunteered to extend the type II bufferyard along the frontage of South Stratford Road to provide additional screening for the pool and clubhouse area. The plan shows one 10,500 square-foot common recreation area with a proposed clubhouse and pool area near the primary entrance to the site along South Stratford Road. Stormwater will be managed through a single stormwater management device located in the central western portion of the site. 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	• Prioritize low-intensity commercial or moderate-density residential as transitions between single-family residential and larger commercial areas. • Prioritize and potentially incentivize denser, mixed-use, urban development patterns along growth corridors to minimize suburban sprawl. • Encourage the development of housing that integrates residents of multiple income levels throughout Winston-Salem, providing access to high-performing schools, workplaces, grocery stores, and other services.	
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, duplex, triplex, or quadraplex 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?	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. 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.
	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 a 13.54-acre parcel from RS9 to RM8-S to allow for a 105-unit townhome development. The request aligns with several recommendations of both <i>Forward 2045</i> and the <i>Southwest Suburban Area Plan Update</i>. Both plans generally recommend the development of a variety of housing types along growth corridors and as a transition between single-family residential and commercial uses. Additionally, the request is consistent with the Area Plan recommendation for low-density attached residential development at this location. Both <i>Forward 2045</i> and the Area Plan support the development of a variety of housing types and densities that seek to serve residents of all ages, incomes, family sizes, and personal preferences. The Area Plan calls for developing such housing on larger pieces of land along major transportation corridors. The site is located along the South Stratford Road Growth Corridor. This development would serve as a buffer between the commercial properties to the north and the single-family residential properties to the west and south while providing needed additional housing in the serviceable land area.

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> to prioritize higher density housing along growth corridors.	While transit access exists within a walkable distance of the site, sidewalks do not exist between the proposed development and this transit stop.
The request is consistent with the land use recommendation of the <i>Southwest Suburban Area Plan Update</i> .	
The request would encourage a variety of housing types for different income levels, family sizes, and personal preferences 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 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 permit(s). b. 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 by the City of Winston-Salem. • <u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u> 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 along with any public right(s)-of way and public utilities easements. b. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff. • <u>PRIOR TO THE SIGNING OF PLATS:</u> a. All documents including covenants, restrictions, and homeowners’ association agreements shall be recorded in the office of the Register of Deeds. • <u>PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:</u> 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-3664

OCTOBER 9, 2025

Bryan Wilson presented the staff report.

Prior to the public hearing Chair Grubbs recognized City Council member Annette Scippio in the audience.

PUBLIC HEARING

FOR:

Luke Dickey with Stimmell PA, representative for the petitioner.

- Mr. Dickey provided a general overview of the proposal.

AGAINST:

David Dinkens

- Mr. Dinkens expressed his concerns regarding the proposed rezoning request, citing potential increases in traffic to nearby neighborhoods and streets, and the location of the proposed connections to city sewer and stormwater systems.

Mr. Murphy explained the proposal would have signaled access to Stratford Road through a connection to the adjacent shopping center. He also explained that the developer would be required to go through the customary permitting process, including detailed approvals for stormwater and sewer connections following rezoning.

Jim Sullivan

- Mr. Sullivan shared similar concerns about traffic impacts on surrounding streets and the general layout of the road network in the area. He expressed hope that WSDOT would be able to implement ongoing roadway improvements in the area.

WORK SESSION

Ms. Schwab requested clarification regarding the sewer line serving the site, and Mr. Dickey noted that the site would connect to a gravity-fed sewer line along Brandywine Road and that an

easement has been negotiated with a neighboring property owner. Ms. Schwab observed that the proposed stormwater systems could provide needed improvements to the area.

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

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