

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3682		
<b>Staff</b>	<a href="#">Michelle O'Brien</a>		
<b>Petitioner(s)</b>	Everly Development, LLC		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN: 6843-25-6746		
<b>Address</b>	791 Teague Road		
<b>Type of Request</b>	Site Plan Amendment		
<b>Proposal</b>	The petitioner proposes to amend the previously approved site plan for Zoning Docket W-3598. The applicant is proposing to change the approved site plan showing 96 townhomes to a Planned Residential Development (PRD) containing 63 single-family homes.		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner's neighborhood outreach is attached.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	The site is located north and south of Teague Road, east of Teague Meadow Lane.		
<b>Jurisdiction</b>	Winston-Salem		
<b>Ward(s)</b>	Southeast		
<b>Site Acreage</b>	± 37.21		
<b>Current Land Use</b>	The site is almost entirely undeveloped and has substantial tree cover on the majority of the site. There is a single-family home along the northern side of Teague Road.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS9	Single-family dwellings and undeveloped land
	South	MH-S	Single-family dwellings and a manufactured home
	East	RS20, RS9, and RM12-S	Single-family and multifamily dwellings
	West	RS9	Single-family dwellings and undeveloped land
<b>Physical Characteristics</b>	The site contains a single-family dwelling situated along the north side of Teague Road. The property is heavily wooded, with a substantial portion of the northern property within the 100-year floodplain. Fiddler's Creek separates the northwestern portion of the property from the southern portion of the property. A 128-foot-wide Duke Energy transmission easement crosses the site in a generally southwest-to-northeast direction, extending from the Teague Road frontage near the southern property boundary to the northeastern portion of the site.		

<b>Proximity to Water and Sewer</b>	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 connection to the existing sanitary sewer line that crosses the subject property.					
<b>Stormwater/ Drainage</b>	The site plan shows one underground stormwater control device.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	<p>The property contains a single-family dwelling north of Teague Road and is heavily wooded, with portions of the site within the 100-year floodplain. Fiddler’s Creek divides the area on the north side of Teague Road. A 128-foot-wide Duke Energy transmission easement crosses the site. Public utilities are available, with a proposed sewer connection and an underground stormwater control device shown on the plan.</p> <p>Lots 14–17 are predominantly located within the 100-year floodplain. Development of these lots will be subject to applicable floodplain development regulations.</p>					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3598	RS9 to RM5-S	Approved 12/4/2023	Subject Property	37.21	Approval	Approved
W-3508	RM8-S to RM8-S	Approved 1/3/2022	West	49.92	Approval	Approved
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Teague Road	Minor Thoroughfare	NCDOT	1,845 feet	2,400	15,800	
<b>Proposed Access Point(s)</b>	The site plan proposes two access points on Teague Road. A stub street to the northeast is proposed to connect with future development.					
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RM5-S</u> 96 units x 5.81 (Residential Townhouse Trip Rate) = <b>557.76 trips per day</b></p> <p><u>Proposed Zoning: RM5-S</u> 63 units x 9.57 (Single Family Detached Housing Trip Rate) = <b>602.91 trips per day</b></p>					

<b>Sidewalks</b>	Sidewalks do not currently exist along this section of Teague Road. The developer is providing internal sidewalks along one side of each street within the development per UDO requirements. The Comprehensive Transportation Plan (CTP) calls for sidewalks along this section of Teague Road and therefore the developer will be required to a pay fee-in-lieu of sidewalks along the site frontage.		
<b>Transit</b>	WSTA Route 108 stops at the corner of Teague Road and Teague Meadow Lane, approximately 350' west of the site.		
<b>Analysis of Site Access and Transportation Information</b>	The development's access is provided via two public street connections along Teague Road. The site includes internal sidewalk connections but lacks sidewalk infrastructure along Teague Road and does not have convenient access to public transportation.		
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>			
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>
	N/A		The site plan proposes 63 single-family homes spread throughout the site.
<b>Units (by type) and Density</b>	63 Lots/37.21 Acres = 1.69 Units/Acre		
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	128	128	Garage and driveway spaces serving individual home sites
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	40'		Varies
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	N/A		15.92%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Section 4.5.11: RM-5 Residential Multifamily District</li> <li>• Section 5.2.66: Planned Residential Development Use-Specific Standards</li> <li>• Chapter 6: Development Standards</li> </ul>		
<b>Complies with Section 3.2.11</b>	<b>(A) Forward 2045 policies:</b>	Yes	
	<b>(B) Environmental Ord.</b>	Yes	
	<b>(C) Subdivision Regulations</b>	Yes	
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The proposed site plan illustrates a 63-lot Planned Residential Development. The plan shows all required parking spaces and internal sidewalks. Separate active open space areas are shown within both sections of the development which independently meet the use specific requirements for PRD opens space. The plan illustrates all other perimeter and thoroughfare bufferyard requirements and meets all use-specific and subdivision UDO requirements.		

<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Forward 2045 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods
<b>Relevant Forward 2045 Recommendations</b>	<ul style="list-style-type: none"> <li>• Encourage infill development in areas with access to existing public services and infrastructure.</li> <li>• Redevelop underutilized or vacant properties for housing or economic development.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>South Suburban Area Plan Update (2018)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The proposed land use map recommends single-family residential at a density of 0-8 dwelling units per acre for the subject property.</li> <li>• Develop a variety of housing types for different income levels, family sizes, and personal preferences.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a Growth Corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an Activity Center.
<b>Greenway Plan Information</b>	A 40-foot greenway easement is required along both sides of Fiddler's Creek to accommodate future greenway access.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>Is the requested action in conformance with <i>Forward 2045</i>?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The petitioner is requesting a Site Plan Amendment for a 37.21-acre site, seeking to modify the approved 96-unit townhome development plan to allow a 63-unit single-family residential Planned Residential Development.</p> <p>The proposed internal road network and general infrastructure layout will remain largely unchanged from the previously approved plan. This request would primarily change the proposed use of the site and ensure the project's compliance with all use-specific PRD requirements. The request is generally consistent with the recommendations of both <i>Forward 2045</i> and the <i>South Suburban Area Plan Update</i>, and provides additional housing units in a growing area.</p>

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>South Suburban Area Plan Update</i> to provide a diversity of housing types in the serviceable land area.	The request would generate more traffic than the currently approved townhome development.
The request would allow for the development of needed housing units with access to services and employment centers.	
The request would allow for the development of a vacant site in the serviceable land area along a minor throughfare.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> <li>• <b><u>PRIOR TO ISSUANCE OF DEVELOPMENT PERMITS:</u></b> <ol style="list-style-type: none"> <li>a. 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 Stormwater Division. Such plan may include the establishment of a homeowners’ association and a funded escrow account for maintenance and repair of stormwater controls. Relocation or installation of any stormwater control measure into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum and may require review by the Planning Board.</li> </ol> </li> <li>• <b><u>PRIOR TO THE SIGNING OF FINAL PLATS:</u></b> <ol style="list-style-type: none"> <li>a. The developer shall obtain a residential infrastructure permit from the City of Winston-Salem; additional improvements including future right-of-way dedication and/or fee-in-lieu of improvements may be required prior to the issuance of infrastructure permits.</li> <li>b. The developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of the driveway permit.</li> <li>c. All documents, including covenants, restrictions, and homeowners’ association agreements, shall be recorded in the office of the Register of Deeds.</li> <li>d. Final plat shall dedicate a future construction easement at the terminus of Peppercorn Court sufficient to allow for future construction of a public street.</li> <li>e. The developer shall record the dedication of a 40-foot-wide greenway easement on both sides of Fiddlers Creek per the adopted <i>Greenway Plan Update</i> and as specified on the site plan.</li> </ol> </li> <li>• <b><u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u></b> <ol style="list-style-type: none"> <li>a. Developer shall record a final plat in the office of the Register of Deeds.</li> </ol> </li> </ul>	

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3682  
APRIL 9, 2026**

Bryan Wilson presented the staff report.

Chair Grubbs inquired about the lots shown on the previous site plan that are located within the 100-year floodplain. Mr. Wilson noted a slight difference in lot size between the original request and the proposed revision.

Ms. Smith asked if approval of the proposed *Letter of Map Revision* by FEMA would affect the allowable fill area of the site, to which Mr. Ericson confirmed that it would. Staff noted that such approval would help lower future homeowner's insurance rates. Mr. Murphy then provided additional context on the development approval history of the site.

Ms. Schwab inquired about the difference in traffic impact between the existing and proposed site plans. Mr. Ericson explained that a Traffic Impact Analysis (TIA) was not required of this request; however, trip generation rates were evaluated. Under the currently approved plan, which proposes 96 townhomes, approximately 557 trips per day would occur; the proposed 63 single-family homes would generate 662 trips per day.

**PUBLIC HEARING**

FOR: Vince Townsend, civil engineer and representative of the proposed request.

- Mr. Townsend provided a brief overview of the proposed request.

AGAINST:

Mohamed Essa

- Dr. Essa expressed concerns regarding insufficient buffering between his property and the requested development, and stormwater management. He also raised concerns about potential construction impacts, including noise, dust, and increased traffic. Additionally, he requested confirmation that no connections to Morning Star Lane are proposed.

Aaron Whisenhunt

- Mr. Whisenhunt expressed concerns about an increase in rainwater runoff resulting from construction within the floodplain. He also requested that certain trees be preserved to serve as a buffer between adjacent properties and the proposed development.

### **WORK SESSION**

Ms. Smith inquired about the location of the opponents' properties in relation to the proposed request. Mr. Murphy responded and identified their homes on the map. Mr. Lambe asked for clarification that the area between the proposed single-family homes and the speakers' properties is not being developed as part of the proposed site plan amendment, which Mr. Ericson confirmed.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Salvador Patiño

VOTE:

FOR: Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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