

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3508		
Staff	Samuel Hunter		
Petitioner(s)	KO-AM Sisters, LLC		
Owner(s)	Same		
Subject Property	PIN 6833-93-5541		
Address	The vacant parcel does not have an address assignment.		
Type of Request	Special Use rezoning from RM8-S to RM8-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RM8-S (Residential, Multifamily – 8 units per acre) to RM8-S (Residential, Multifamily – 8 units per acre). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Townhouse; Planned Residential Development; Residential Building, Duplex; and Residential Building, Twin Home 		
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 3.2.15 A 13	<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 and is a suitable location for all residential uses. The request proposes a density less than 8 units per acre and has access to public utilities.</p>		
GENERAL SITE INFORMATION			
Location	West side of Old Lexington Road, across from Teague Road		
Jurisdiction	Winston-Salem		
Ward(s)	Southeast		
Site Acreage	± 50.01 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Single-family homes
	East	RS9 and RM8-S	Single-family homes
	South	RS9	Single-family homes
	West	RS9	Vacant property
Rezoning Consideration	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		

from Section 3.2.15 A 13	The proposed uses are compatible with adjacent residential uses and the surrounding residentially zoned area(s).					
Physical Characteristics	The heavily wooded site is currently undeveloped. The site has a gentle slope to the south, and the South Fork Muddy Creek and its floodplain are adjacent to the southern border of the property.					
Proximity to Water and Sewer	The site has access to water from Old Lexington Road. Sewer is available at the southern boundary of the site.					
Stormwater/ Drainage	Stormwater runoff will be managed by two aboveground facilities in the southern and eastern portions of the site					
Watershed and Overlay Districts	The site is not located in a water supply watershed.					
Analysis of General Site Information	The subject property is currently undeveloped and slopes gently to the south with the South Fork Muddy Creek spanning the southern border. The site has adequate access to public utilities and is not located within a watershed.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2452	RM8-S to RM8-S	Approved 3/5/2001	Current Site	49.84	Approval	Approval
W-788	R-5 and R-6 to R-2-S	Approved 6/12/1980	Included current site	55.49	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Old Lexington Road	Major Thoroughfare	766 feet	5,000 (per TIA)	15,300		
Proposed Access Point(s)	The proposed site plan shows one public access point from Old Lexington Road, slightly north of Teague Road, and an emergency access in the northeastern portion of the site. WSDOT staff analyzed the sight distance at this location and determined that full public access was not feasible due to safety concerns.					
Planned Road Improvements	The proposed site plan shows a southbound right turn lane on Old Lexington Road, with 25 feet of storage, as well as a northbound left turn lane on Old Lexington Road.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RM8-S</u> 320 units x 5.81 trips per unit = 1,859 trips per day</p> <p><u>Proposed Zoning: RM8-S</u> 89 townhouse units x 5.81 trips per unit = 517 trips per day + 85 single-family homes x 9.57 trips per unit = 813 trips per day = 1,330 total trips per day</p>		
Sidewalks	Sidewalks are proposed along both sides of all internal streets. A sidewalk is proposed on the southwest side of Old Lexington Road.		
Transit	WSTA Routes 104 and 108 stop at the intersection of Marta Road and Old Lexington Road, just north of the site.		
Connectivity	This request proposes one stub street for a future connection with adjacent properties to the west.		
Transportation Impact Analysis (TIA)	A TIA was submitted with this request and is attached.		
Analysis of Site Access and Transportation Information	The request has one proposed public access from Old Lexington Road, slightly north of Teague Road. An emergency access is also proposed along Old Lexington Road in the northeastern portion of the site. The <i>Comprehensive Transportation Plan</i> recommends enhancing Old Lexington Road to accommodate more traffic and pedestrian activity, which this request addresses with proposed turn lanes.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Units (by type) and Density	174 attached and detached units / 50.01 acres = 3.48 units per acre		
Parking	Required	Proposed	Layout
	2 spaces per dwelling unit	2 spaces per dwelling unit	Garage parking with driveways connecting to public streets
Building Height	Maximum		Proposed
	45 feet		Two stories
Impervious Coverage	Maximum		Proposed
	85 percent		26.86 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.5.12: RM-8 Residential Multifamily District • Section 5.2.66: Planned Residential Development (use-specific standards) • Section 5.2.71: Residential Building, Townhouse (use-specific standards) 		
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes	
	(B) Environmental Ordinance	N/A	
	(C) Subdivision Regulations	Yes	

Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan shows 89 detached single-family homes and 83 attached townhouse units facing internal public streets. Sidewalks are shown on both sides of the internal streets, along with centrally located active open space areas. Bufferyards and an additional emergency access are also included on the plan.
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"> • Facilitate land use patterns that offer a variety of housing choices. • Make efficient use of Forsyth County’s limited land capacity. • A mix of housing types in neighborhoods provides housing choices and more equitable access to services for people of all income levels and generations. • Neighborhoods that embrace a variety housing choices and well-designed nonresidential uses as an important and vital part of their community should be the new paradigm for future development and redevelopment.
Relevant Area Plan(s)	<i>South Suburban Area Plan Update (2017)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • Develop a variety of housing types for different income levels, family sizes, and personal preferences. • Minimize the use of dead ends and cul-de-sacs in new subdivisions and redeveloped areas.
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 <i>Comprehensive Transportation Plan</i> recommends a three-lane cross-section for Old Lexington Road with a middle turn lane and wide outside lanes with curb, gutter, and sidewalks on both sides.
Greenway Plan Information	A 40-foot greenway easement is requested along the South Fork of Muddy Creek outside of the stream buffer.
Addressing	Addresses will be assigned during final platting.
Rezoning Consideration from Section 3.2.15 A 13	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>This request is to rezone a large tract of land with RM8-S zoning to accommodate more residential use flexibility. The site plan proposes a 174-unit Planned Residential Development in GMA 3.</p> <p>Access to the site is via Old Lexington Road, a major thoroughfare with ample capacity to accommodate the projected traffic generated per the TIA. The existing approved site plan generates more traffic than the proposed request does, and the proposed density is much lower than the currently approved density and the density recommended by the <i>South Suburban Area Plan Update</i>. For those reasons, staff believes the request is consistent with <i>Legacy</i>, which recommends making efficient use of Forsyth County’s limited land capacity and accommodating a mixture of housing types.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request will increase the variety of housing types in the area.	The request does not propose many opportunities for connectivity to the surrounding area.
The request is proposing a lower density than what the <i>South Suburban Area Plan Update</i> recommends.	
The request will generate less traffic than the currently approved plan for the site.	

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 GRADING 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.
 - b. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Required improvements include:
 - Installation of left and right turn lanes on Old Lexington Road at the primary entrance, with at least 25 feet of storage in each; and
 - Installation of sidewalk, curb, and gutter along the entire Old Lexington Road frontage.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. The developer shall record a negative access easement along the entire Old Lexington Road frontage.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - 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-3508
DECEMBER 9, 2021**

Desmond Corley 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: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services