

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket</b>	W-3655
<b>Staff</b>	<a href="#">Rory Howard</a>
<b>Petitioner(s)</b>	Douglas and Renee Steadman Living Trust
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN(s) 6824-61-4548 and 6844-61-1568
<b>Type of Request</b>	Special Use Rezoning
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> Residential, Multifamily – maximum of 8 units per acre, Special Use Zoning (RM8-S) <b>to</b> Residential, Multifamily – maximum of 8 units per acre, Special Use Zoning (RM8-S). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Residential Building, Single-Family</li> <li>• Residential Building, Duplex</li> <li>• Residential Building, Twin Home</li> <li>• Residential Building, Townhouse</li> <li>• Residential Building, Multifamily</li> <li>• Planned Residential Development</li> <li>• Cottage Court</li> </ul>
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.
<b>Zoning District Purpose Statement</b>	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.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>
	Yes, the proposal is for a townhouse development located in GMA 3 with direct access to a minor thoroughfare and public utilities.
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	The site is located along the east side of Old Salisbury Road, south of Brewer Road.
<b>Jurisdiction</b>	Winston-Salem
<b>Ward(s)</b>	South
<b>Site Acreage</b>	± 4.50 acres
<b>Current Land Use</b>	The site is currently undeveloped and is moderately wooded. An electric power transmission line runs along the eastern portion of the subject property.

Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	RS9			Undeveloped land and a single-family home	
	South	RS9 and RM8-S			Undeveloped land, single-family homes, and townhomes	
	East	IP, LB-S, and HB-S			Cemetery, undeveloped commercially zoned property, offices, and convenience store	
	West	RS9			One single-family home and a vacant institutional building (former Moose lodge)	
Physical Characteristics	The site is moderately wooded and is relatively flat. There is a perennial stream that runs along the southern boundary of the property.					
Proximity to Water and Sewer	Public water is available along the property's Old Salisbury Road frontage. The developer is proposing to relocate the existing public sewer that runs through the western portion of the property to within the proposed private street.					
Stormwater/ Drainage	The site plan depicts one proposed stormwater management device, which will be located in the western portion 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 and has a perennial stream running along the southern boundary. The subject property is immediately surrounded by undeveloped land, a cemetery, one single-family home, and a vacant institutional building. One stormwater device is 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-2806	RS9 to RM8-S	Approved 11/7/2005	Subject property	4.50	Approval	Approval
W-2010	RS9 to RM5-S	Approved 12/4/1995	Northwest	2.02	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance		Frontage	Average Daily Trip Count	Capacity at Level of Service D
Old Salisbury Road	Minor Thoroughfare	WSDOT		214 feet	5,700	13,800

<b>Proposed Access Point(s)</b>	The site plan proposes the construction of one new private street, Sycamore Lane. Sycamore Lane is the only proposed connection to Old Salisbury Road. Staff did not find any reasonable opportunities to interconnect the site with surrounding properties due to topographic conditions, surrounding streams, and existing power transmission lines.		
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RM8-S</u> 32 proposed apartment units x 6.74 (Apartment Trip Rate) = <b>215.7 Trips per Day</b>  <u>Proposed Zoning: RM8-S</u> 30 proposed townhomes x 5.81 (Residential Condominium/Townhouse Trip Rate) = <b>174.3 Trips Per Day</b>		
<b>Sidewalks</b>	There are no existing sidewalks along Old Salisbury Road in the vicinity of the site. A fee-in-lieu of sidewalk installation along the Old Salisbury Road frontage will be required by WSDOT at the time of infrastructure permitting. The site plan illustrates required sidewalks along the internal private street.		
<b>Transit</b>	WSTA Route 83 stops at two locations along Peters Creek Parkway approximately ½ mile from the subject property.		
<b>Analysis of Site Access and Transportation Information</b>	<p>The site has direct access to Old Salisbury Road, a minor thoroughfare, via a proposed private street. Internal sidewalks are proposed on the property. The trip generation rate for the proposed townhome development is comparable to the estimated trip generation rate in the prior approved rezoning case (W-2806).</p> <p>The Old Salisbury Road right-of-way abutting the subject property is currently closed due to a Winston-Salem DOT improvement and maintenance project. Currently, the project is anticipated to be completed before September 2025.</p>		
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>			
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>
	6 townhome buildings containing between 4 and 7 units each		Throughout the central area of the site
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	53 spaces	60 spaces	Ninety-degree spaces along both sides of the proposed private street
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	48 feet		45 feet
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	70%		29.22%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"><li>• Section 4.5.12: RM-8 Residential Multifamily District</li><li>• Section 5.2.71: Residential Building, Townhouse Use Specific Standards</li><li>• Chapter 6: Development Standards</li></ul>		

Complies with Section 3.2.11	(A) <i>Forward 2045</i> policies:	Yes
	(B) <i>Environmental Ord.</i>	Yes
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	The site plan illustrates the development of 6 townhome buildings containing a total of 30 units. The plan proposes one new private street extending south into the site from to Old Salisbury. Sidewalks are proposed along both sides of the internal street, and the required Type II bufferyard against single-family zoned properties is 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"><li>• Prioritize density, diversity of uses, and connectivity in areas served by existing infrastructure.</li><li>• Prioritize higher density housing close to services, schools, workplaces, and transit.</li><li>• Encourage infill development in areas with access to existing public services and infrastructure.</li></ul>	
Relevant Area Plan(s)	<i>South Suburban Area Plan Update</i> (2018)	
Area Plan Recommendations	<ul style="list-style-type: none"><li>• The Proposed Land Use Map recommends single-family residential development (0-8 dwelling units per acre) for this property.</li><li>• Develop a variety of housing types for different income levels, family sizes, and personal preferences.</li><li>• Goods and services should be available near where people live and work.</li></ul>	
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.	

<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>This request is to rezone a 4.50-acre parcel from RM8-S to RM8-S to allow for a greater variety of single-family and low-density attached residential housing uses. The original rezoning case for this property, W-2806, only allowed for the use Residential Building, Multifamily. The request seeks to expand the development opportunities and options for the subject property. The site plan proposes a development with six buildings containing a total of 30 townhome units.</p> <p>The request aligns with several recommendations of <i>Forward 2045</i> by prioritizing higher-density housing near existing infrastructure and public services. The request would increase the local housing supply and offer additional housing options near the Peters Creek Parkway Growth Corridor. In addition, the site layout emphasizes pedestrian connectivity through internal sidewalks.</p> <p>While the proposed use is inconsistent with the Area Plan’s parcel-specific recommendation for single-family residential development at this location, the plan also encourages a variety of housing types to accommodate different income levels, family sizes, and personal preferences. The proposed density is consistent with the Area Plan’s recommendation, and the development would utilize public water and sewer. The site is located within GMA 3 on a minor thoroughfare and is close to a designated growth corridor. For these reasons, staff believes the proposal is generally consistent with the <i>South Suburban Area Plan Update</i>.</p>
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The request is consistent with the general recommendations of <i>Forward 2045</i> and the <i>South 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 encourage a variety of housing types for different income levels, family sizes, and personal preferences.	
The request would allow for residential development of a site located along a minor thoroughfare 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:

- **PRIOR TO ISSUANCE OF INFRASTRUCTURE PERMITS:**
  - 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.
  - 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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3655  
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

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