

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3681		
Staff	Ellie Levina		
Petitioner(s)	Efincia Companies, LLC		
Owner(s)	Same		
Subject Property	PINs 6824-11-4163 & 6824-11-3614		
Type of Request	Special Use District Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential Building, Single Family - 9,000 square-foot minimum lot size) to RM8-S (Residential, Multifamily – maximum of 8 units per acre)</p> <p>The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Cottage Court; and Planned Residential Development 		
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 3.2.19 A 16	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is in GMA 3 and is within the serviceable land area.</p>		
GENERAL SITE INFORMATION			
Location	The site is located on the north side of Sentry Point Lane across from Guardian Court.		
Jurisdiction	Winston-Salem		
Ward(s)	South		
Site Acreage	± 11.17 acres		
Current Land Use	Residential Building, Single Family		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9-S	Single-family Planned Residential Development
	East	RS9 & RM8-S	Residential building, single family and residential building, townhome

	South	RM12-S	Residential building, multifamily
	West	RM12-S	Residential building, multifamily
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 requested uses are compatible with the multifamily developments to the east, south, and west of the site as well as the single-family neighborhoods to the east and north.		
Physical Characteristics	The subject property contains an existing one-story, 1,726-square-foot single-family dwelling. The property gently slopes from the south to the north. The site is heavily wooded and primarily undeveloped. Salem Creek runs along the northern property line. The floodway and 1% (100-year) flood zone end north of the power line easement bisecting the site. The northern section of the site will remain undeveloped except for the proposed stormwater device.		
Proximity to Water and Sewer	The site plan proposes connecting to existing water and sewer utilities in Gyro Drive at the eastern property line. The water line will loop through the proposed Silver Way to an existing water line along Sentry Pointe Lane.		
Stormwater/ Drainage	The site plan proposes a single wet detention pond that will be placed towards the northern end of the site that will outlet to Salem Creek.		
Watershed and Overlay Districts	The site is not located within a water supply watershed or overlay district.		
Wetlands/ Greenways	The site plan shows a 40-foot greenway easement along Salem Creek as recommended in the <i>Greenway Plan Update</i> . The developer is proposing a pedestrian connection to the future greenway from within the development.		
Analysis of General Site Information	The 11.17-acre site contains two parcels. One parcel is developed with an existing one-story, 1,726-square-foot residential structure, while the other parcel is heavily wooded with Salem Creek running along the northern property line. The site will connect to public water along Sentry Pointe Lane and to both public water and sewer from Gyro Drive. The site plan proposes one permanent wet detention pond that will be placed in the northern section of the site near the power line easement. The surrounding development pattern along with on-site topography limit the potential for additional interconnectivity at this location.		
RELEVANT ZONING HISTORIES			

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2802	Site Plan Amendment	11/07/2005 Approved	East	6.50	Approval	Approval
W-2720	RS9 to RM8-S	09/07/2004 Approved	East	6.50	Approval	Approval
W-2539	RS9 to RM8-S	05/06/2002 Approved	West	15.02	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Sentry Pointe Lane	Local Street	WSDOT	280'	N/A	N/A	
Proposed Access Point(s)	The site plan proposes a single access point from Sentry Pointe Lane. The surrounding development pattern, Salem Creek to the north, and on-site topography limit the potential for interconnectivity at this location. The developer has worked with Winston-Salem Engineering and WSDOT to determine that a connection to Gyro Drive is not feasible. There is a significant grade change between Gyro Drive and the subject property.					
Proposed Road Improvements	No road improvements are proposed with this request.					
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 54 potential single-family homes x 9.57 (Single Family Trip Rate) = 516 Trips per Day <u>Proposed Zoning: RM8-S</u> 81 townhouse units x 5.81 (Townhouse Trip Rate) = 471 Trips Per Day					
Sidewalks	There are no existing sidewalks in the vicinity of the site.					
Transit	No transit facilities exist in the vicinity of the site.					
Connectivity	The developer has demonstrated to Winston-Salem Engineering and WSDOT that a connection to Gyro Drive is impractical. There is a significant grade change between the terminus of Gyro Drive Street and the subject property. No other connections are practical due to Salem Creek to the north and the existing development pattern to the west.					
Transportation Impact Analysis (TIA)	A TIA is not required for this request.					
Analysis of Site Access and Transportation Information	The site plan proposes one new access point along Sentry Pointe Lane. The development proposes a central public street to serve the site, with sidewalks planned along one side. The estimated trip generation for the proposed townhome development is considered traffic-neutral when compared to the trip generation rate of single-family development permitted under the current RS9 zoning.					

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	750-square-foot unit footprints		Throughout the site
Units (by type) and Density	81 units / 11.17 acres = 7.25 units per acre		
Parking	Required	Proposed	Layout
	142 spaces (2-bedroom units) (162 if 3-bedroom units)	175 spaces	Garage/driveway unit spaces; 90-degree head in community building spaces
Building Height	Maximum		Proposed
	48ft		38ft
Impervious Coverage	Maximum		Proposed
	33.21%		70%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • 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) Forward 2045 policies:	Yes	
	(B) Environmental Ord.	Yes	
	(C) Subdivision Regulations	N/A	
Analysis of Site Plan Compliance with UDO Requirements	<p>The site plan illustrates the development of 81 townhome units, split among 15 buildings fronting along a new public street. Sidewalks are planned along one side of the street and the required Type II Bufferyard is shown adjacent to all single-family zoned properties. The plan shows one 8,800 square-foot common recreation area with a 1,250-square-foot proposed community building. Stormwater will be managed through a single stormwater management device that will be placed towards the northern end the property. The site plan meets all UDO requirements.</p>		
CONFORMITY TO PLANS AND PLANNING ISSUES			
Forward 2045 Growth Management Area	Growth Management Area 3 – Suburban Neighborhood		
Relevant Forward 2045 Recommendations	<ul style="list-style-type: none"> • Promote efficient land use patterns by supporting low-density attached residential development in areas with existing multifamily zoning, allowing the proposal to leverage established infrastructure while helping to limit outward sprawl. • Encourage compatible infill development by directing new housing to areas already served by public utilities, transportation networks, and community services, ensuring the site can adequately support additional residential density. 		
Relevant Area Plan(s)	South Suburban Area Plan Update (2018)		

Area Plan Recommendations	<ul style="list-style-type: none"> The proposed land use map recommends low-density attached residential uses at a density of 0-8 dwelling units per acre for the subject property. Encourage low-density attached residential development for sites greater than two acres.
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.
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone 11.17 acres from RS9 to RM8-S to accommodate an 81-unit proposed townhome development.</p> <p>The subject property is located within an area containing low- and moderate-density residential development. The <i>South Suburban Area Plan Update</i> recommends low-density attached residential uses for the site in recognition of the existing development pattern. <i>Forward 2045</i> promotes supporting low-density attached residential development in areas with existing multifamily zoning, and the proposed development would provide needed additional housing in the serviceable land area.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the low-density attached residential land use recommendation of the <i>South Suburban Area Plan Update</i> .	The proposed development does not include a connection to the existing street stub east of the site. However, topographic conditions make this connection impracticable.
The request is consistent with the general recommendations of <i>Forward 2045</i> to prioritize higher-density housing in strategic areas.	
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:

- **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 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.
 - c. Developer shall obtain a Floodplain Development Permit from the Erosion Control Officer.

- **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 along with any public right(s)-of way and access or utility easements.
 - b. The developer shall record a tentative plat showing dedication of a 40-foot-wide greenway easement per the adopted *Greenway Plan Update* and as specified on the site plan.
 - c. 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. Unless the development will remain in single ownership, all documents including covenants, restrictions, and homeowners’ association agreements shall be recorded in the office of the Register of Deeds.
 - b. Developer shall complete all requirements of the infrastructure permit(s).

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. 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-3681
APRIL 9, 2026**

Ellie Levina presented the staff report.

Mr. Lambe inquired about the number of units allowed under the current zoning, to which Mr. Murphy and Mr. Ericson explained that 54 units would currently be allowed, with 81 units proposed.

PUBLIC HEARING

FOR: Judy Stalder

- Ms. Stalder provided a general overview of the proposed request.

AGAINST:

Dwain Keith

- Mr. Keith expressed concerns about area traffic and the potential displacement of wildlife throughout the Salem Creek corridor. He also noted concerns with area stormwater run-off due to the construction of new developments.

Robert Romanchuk

- Mr. Romanchuk read a prepared statement expressing his concerns regarding stormwater management and erosion affecting the area bordering his property and the proposed site. He also cited concerns related to increased traffic noise, safety impacts associated with the proposed zoning request, and concerns about existing trees on the site falling on his property.

WORK SESSION

Mr. Murphy stated that approval of the request is tied to the site plan included with the proposal. He noted that the plan does not depict a connection to Gyro Drive.

Mr. Lambe asked for more information about the other developments near the proposed site which exit onto Ardmore Road. Mr. Ericson identified the closest existing developments and noted that area roads should be able to accommodate traffic generated by this project.

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

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