

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket</b>	W-3461
<b>Staff</b>	<a href="#">Gary Roberts, Jr., AICP</a>
<b>Petitioner(s)</b>	Carole L. Long and the City of Winston-Salem
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PINs 6823-52-0588 and 6823-52-2244
<b>Address</b>	The site does not currently have an address assignment. Addresses will be assigned along the proposed private street (Apple Blossom Court).
<b>Type of Request</b>	Special Use rezoning from RS9 to RM18-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS9 (Residential, Single Family – 9,000 sf minimum lot size) <b>to</b> RM18-S (Residential, Multifamily – 18 units per acre maximum density – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; and Life Care Community</li> </ul>
<b>Continuance History</b>	This request was automatically continued from the March 11, 2021 Planning Board meeting to the April 8, 2021 meeting.
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.
<b>Zoning District Purpose Statement</b>	The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for GMAs 1 and 2 and may be suitable for GMA 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and the site has direct access to a minor or major thoroughfare.
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<p><b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the request proposes a multifamily residential density of less than eighteen (18) units per acre, and the site is located within GMA 3 along a major thoroughfare.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	North side of Stafford Village Boulevard, across from Stafford Place Boulevard
<b>Jurisdiction</b>	Winston-Salem
<b>Ward(s)</b>	South
<b>Site Acreage</b>	± 5.95 acres
<b>Current Land Use</b>	The site is currently undeveloped.

<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>			
	North	RS9	Single-family homes			
	East	RS9	Undeveloped property			
	South	MU-S	Multifamily residential			
	West	RS9	Undeveloped property			
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	The proposed residential uses are compatible with the uses permitted on the properties across Stafford Village Boulevard and less compatible with the single-family homes to the north.					
<b>Physical Characteristics</b>	The undeveloped site is heavily wooded and includes variable topography with some steep slopes.					
<b>Proximity to Water and Sewer</b>	Public water can be accessed from Stafford Village Boulevard, and a water force main traverses the southeastern corner of the site. Public sewer can be accessed from Pridgen Ridge Drive approximately 100 feet northeast. The developer will be responsible for obtaining an off-site easement, which will be required to make this connection.					
<b>Stormwater/ Drainage</b>	A stormwater control measure is proposed in the central portion of the site. A stormwater management study will be required.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The undeveloped site has some challenging topography. However, it is not located within a designated floodplain or water supply watershed. A waterline easement is located in the southeastern corner of the site.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3438	RS9 to RM12-S	Approved 7/6/2020	800 feet south	9.71	Approval	Approval
W-3366	MU-S (Two-Phase) to RM12-S	Approved 5/7/2018	150 feet southeast	11.10	Approval	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Stafford Village Boulevard	Major Thoroughfare	468 feet	10,000	15,800		
<b>Proposed Access Point(s)</b>	The development will have one access from Stafford Village Boulevard, directly across from Stafford Place Boulevard.					

<b>Proposed Road Improvements</b>	<p>Stafford Village Boulevard was constructed as a two-lane, median-divided facility by the City of Winston-Salem. Through the rezoning process, adjacent property owners are responsible for widening (with curb, gutter and sidewalk) the road to accommodate an additional travel lane.</p> <p>The developer and City staff collaborated to align the proposed access with Stafford Place Boulevard. This preferred location would allow a connection to the future traffic signal at this intersection.</p>		
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS9</u>  <math>\pm 5.95 \text{ acres} / 9,000 \text{ sf} = 28 \text{ homes} \times 9.57 \text{ (single-family trip rate)} = 268 \text{ trips per day}</math></p> <p><u>Proposed Zoning: RM18-S</u>  <math>84 \text{ units} \times 6.65 \text{ (apartment trip rate)} = 559 \text{ trips per day}</math></p>		
<b>Sidewalks</b>	Sidewalk is located on the opposite side of Stafford Village Boulevard and will be required along the frontage of the subject property.		
<b>Transit</b>	WSTA Route 83 serves the Peters Creek Walmart approximately one quarter-mile east.		
<b>Connectivity</b>	The site plan includes public access easement stubs to the eastern and western property lines.		
<b>Transportation Impact Analysis (TIA)</b>	A TIA is not required.		
<b>Analysis of Site Access and Transportation Information</b>	Access to the site is proposed from Stafford Village Boulevard, which is a median-divided road with ample capacity. Transit is available farther east at the Peters Creek Walmart. The developer will be required to widen Stafford Village Boulevard and provide improvements to facilitate turning movements at the development entrance. To provide enhanced circulation within this activity center, a public access easement is proposed with stubs to the west and east.		
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>			
<b>Units (by type) and Density</b>	84 apartment units on 5.95 acres = 14.11 units per acre		
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	63 spaces	85 spaces	90-degree head-in, in front of the proposed buildings
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	60 feet		Three stories
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	80 percent		37.93 percent
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Section 4.5.14: RM18 Residential, Multifamily District</li> <li>Section 5.2.70: Residential Building, Multifamily (use-specific standards)</li> </ul>		
<b>Complies with Section 3.2.11</b>	<b>(A) Legacy 2030 policies:</b>	Yes	
	<b>(B) Environmental Ord.</b>	N/A	
	<b>(C) Subdivision Regulations</b>	N/A	

<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The proposed site plan shows a single three-story apartment building accessed by a new private driveway. Because the project is for senior housing, no common recreation area is required. The challenging topography of the site will necessitate construction of a retaining wall along the eastern property boundary to accommodate the proposed improvements.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhood
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>Facilitate the development of affordable housing for seniors and people with special needs, including accessory dwelling units or granny flats to allow them to age in place, as well as independent living and assisted living facilities.</li> <li>Use the area plan process to promote a variety of housing types, including those that cater to seniors within the same neighborhood.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>South Suburban Area Plan Update (2017)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The plan recommends intermediate-density (8.1-18 DU/Ac) residential development for this site.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is located within walking distance to the Peters Creek Parkway Growth Corridor.
<b>Site Located within Activity Center?</b>	<p>The site is located within the Peters Creek Activity Center. Specific recommendations include:</p> <ul style="list-style-type: none"> <li>Developing a variety of housing types for different income levels, family sizes, and personal preferences and</li> <li>Encouraging the design of neighborhoods to allow residents to age in place.</li> <li>New development in this activity center should include a mixture of residential densities along the southern and western portions of the activity center.</li> </ul>
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	Yes, two multifamily residential rezonings have been approved in the immediate vicinity of the subject property in recent years.
	<b>Is the requested action in conformance with Legacy 2030?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The request is to rezone a 5.95-acre tract from RS9 to RM18-S to accommodate 84 apartment units. The proposed density would be 14.11 dwelling units per acre.</p> <p>The site is directly across Stafford Village Boulevard from other multifamily developments, all of which are within the Peters Creek</p>

Activity Center as identified in the *South Suburban Area Plan Update*. The recommended land use within this portion of the activity center is multifamily residential, up to 18 dwelling units per acre.

Being within an activity center, the site is a good location for apartments because of its frontage along a major thoroughfare and its close proximity to basic services and transit. *Legacy* recommends a variety of housing types and infill development, provided designs are compatible with the general context and character of the surrounding area. While the request would place a three-story building in close proximity to a neighborhood of detached single-family homes, the proposed building elevation would be significantly lower than that at the common property boundary, and the developer has agreed to provide additional screening in this area.

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

Positive Aspects of Proposal	Negative Aspects of Proposal
The proposal is in line with the recommendations of the <i>South Suburban Area Plan Update</i> and <i>Legacy</i> .	The request would place multifamily residential zoning adjacent to RS9 zoning.
The proposal would accommodate senior housing within walking distance to basic services and transit.	
The site plan demonstrates good connectivity with adjacent properties.	
Stafford Village Boulevard has ample capacity.	

**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 THE ISSUANCE OF ANY PERMITS:**
  - a. If public funds are used, the developer shall obtain all necessary permits from the North Carolina Department of Environmental Quality (NCDEQ) and the Division of Energy, Mineral, and Land Resources (DEMLR).
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - 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. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or in close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
  - b. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
    - Widening Stafford Village Boulevard (with curb and gutter and sidewalk) along the entire frontage to match the cross-section to the east;

- Installation of a left-turn lane with a minimum of one hundred (100) feet of storage and a right slip lane along Stafford Village Boulevard with a minimum of fifty (50) feet of storage at the development entrance; and
  - Provision of traffic signal modifications to incorporate the fourth leg of the intersection at Stafford Village Boulevard.
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- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
    - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
    - b. The developer shall obtain off-site easements for connection to the public sewer line located beneath Pridgen Ridge Drive.
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- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
    - 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. Developer shall install the planting requirements of a 15-foot Type III bufferyard within the 40-foot area shown along the northern property boundary.

**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-3461  
APRIL 8, 2021**

Desmond Corley presented the staff report.

Melynda observed that there appeared to be quite a few trees in the northern section of the property and asked if there was a plan to retain any of the trees. Desmond indicated that there was no notation on the site plan, but if the applicants propose to retain vegetation, it would be allowed to count toward the bufferyard requirements. They could also supplement the existing vegetation. He further stated that there is a tree save requirement for the plan and that the proposal is in compliance with that requirement. Melynda also asked if there was a sidewalk or walkway to get to the outdoor amenity area and Stafford Village Boulevard. Desmond showed the sidewalk on the site plan.

Mo McRae pointed out that it seemed somewhat limiting to have only one community building as an amenity for seniors.

[George Tullos, 7425 Avalon Boulevard, Alpharetta, GA 30009]

In response to Mo's comment, Mr. Tullos stated that one of the amenities within the common areas offered in the building will be a large community space that will have a kitchen and space for events, seminars, and meetings. In addition, there will be other amenities, such as a fitness center, business center, reading nooks, shared library space, a walking trail around the property, and sidewalks.

Brenda Smith asked how the designation of "senior" is enforced for zoning. Chris Murphy responded that zoning does not involve age restrictions.

**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: George Bryan

VOTE:

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

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

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

AGAINST: None

EXCUSED: None

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Aaron King

Director of Planning and Development Services