

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3683		
<b>Staff</b>	<a href="#">Rory Howard</a>		
<b>Petitioner(s)</b>	High Heat Marketing, LLC and M Legacy Properties, LLC		
<b>Owner(s)</b>	Same		
<b>Address(es)</b>	4826 Lansing Drive		
<b>Subject Property</b>	PINs 6847-16-4192, 6847-16-4290, and 6847-16-4297		
<b>Type of Request</b>	Special Use Rezoning		
<b>Proposal</b>	The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> Residential, Single Family on at least 9,000 square feet of land (RS9) <b>to</b> Residential, Single-Family Quadraplex - Special Use Zoning (RSQ-S). The petitioner is requesting the uses: Cottage Court; Residential Building, Single Family; Residential Building, Twin Home; and Residential Building, Duplex.		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.		
<b>Zoning District Purpose Statement</b>	The RSQ District is primarily intended to accommodate predominantly single-family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. This district is intended for application in 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 request is for a cottage court development containing single-family and duplex buildings. The site is located within GMA 2 with access to public utilities.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	The site is located at the northwest corner of Jerry Street and Lansing Drive.		
<b>Jurisdiction</b>	Winston-Salem		
<b>Ward</b>	Northeast		
<b>Site Acreage</b>	± 0.62 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
	South	GI, IP and RS9	A single-family home, college or university, and warehousing

	East	RS9	Single-family homes			
	West	RS9	Single-family homes			
<b>Physical Characteristics</b>	The site is generally flat and contains a mix of scrub vegetation and deciduous trees.					
<b>Proximity to Water and Sewer</b>	Public water and sewer is available along the subject property's frontage with Lansing Drive.					
<b>Stormwater/ Drainage</b>	The site is below the minimum size threshold for requiring active stormwater management. Staff does not anticipate any offsite drainage or stormwater management impacts associated with this request.					
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.					
<b>Analysis of General Site Information</b>	The site is relatively flat, moderately wooded, and currently undeveloped. The site plan proposes a single access point off of Jerry Street entering into an offsite parking area for the development. There is an unopened alley at the northern boundary of the site.					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
W-3046	RS9 to RS7	Approved 11/2/2009	East	1.90	Approval	Approval
W-2604	Site Plan Amendment of an RM8-S district	Approved 3/3/2003	East	5.31	Approval	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
<b>Street Name</b>	<b>Classification</b>	<b>Street Maintenance</b>	<b>Frontage</b>	<b>Average Daily Trip Count</b>	<b>Capacity at Level of Service D</b>	
Lansing Drive	Minor Thoroughfare	WSDOT	101 feet	5,100	15,300	
Jerry Street	Local Street	WSDOT	255 feet	N/A	N/A	
<b>Proposed Access Point(s)</b>	The proposed entrance for the property is a driveway coming off Jerry Street that leads to an internal parking area.					
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS9</u> 3 potential single-family homes x 9.57 (Single Family Detached Housing Trip Rate) = <b>28.71 Trips per Day</b>					

	<p><u>Proposed Zoning: RSQ-S</u>  4 proposed single-family homes x 9.57 (Single Family Detached Housing Trip Rate) = <b>38.28 Trips per Day</b></p> <p>6 proposed townhouse units x 5.81 (Residential Condominium/Townhouse Trip Rate) = <b>34.86 Trips per Day</b></p> <p><u>Total Trip Rate = <b>73.14 Trips per Day</b></u></p>		
<b>Sidewalks</b>	<p>There are no public sidewalks in the vicinity of the subject property. There are proposed internal sidewalks leading from the parking area into the courtyard open space and to the entrance of each proposed building/unit. WSDOT is requiring fee-in-lieu of sidewalk installation along the Lansing Road frontage of the site.</p>		
<b>Transit</b>	<p>WSTA Transit Routes 96 and 98 stop at the northeast and southeast corner of Carver School Road and Lansing Drive, approximately 750 feet east of the subject property.</p>		
<b>Analysis of Site Access and Transportation Information</b>	<p>The site is located at the northwest corner of Lansing Drive, a minor thoroughfare, and Jerry Street, a local street. The proposed site plan includes a single driveway entrance from Jerry Street to an internal parking area. There are no sidewalks in the immediate area, but there are two WSTA transit stops about 750 feet east of the property. WSDOT has requested fee-in-lieu of sidewalk installation along the Lansing Drive frontage so that a comprehensive redevelopment of the street can occur at a future time. The estimated traffic generation of the proposal is not expected to significantly impact the capacity of area streets.</p>		
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>			
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>
	<p>Four 600sf single-family homes and three twin home buildings comprised of six individual units of 520sf in size</p>		<p>Four single-family homes on the western side of the site, one twin home building along the norther property line, and two twin home buildings along Jerry Street.</p>
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	
	10 spaces	10 spaces	
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	30 feet		30 feet
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	No limit		33.1%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Section 4.5.10: RSQ Residential Single Family Quadraplex District</li> <li>• Section 5.2.26.1: Cottage Court Use-Specific Standards</li> <li>• Chapter 6: Development Standards</li> </ul>		

<b>Complies with Section 3.2.11</b>	<b>(A) <i>Forward 2045</i> policies</b>	Yes
	<b>(B) <i>Environmental Ord.</i></b>	N/A
	<b>(C) <i>Subdivision Regulations</i></b>	N/A
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>The proposed site plan consists of a total of ten residential units arranged in a cottage court configuration around a central open space. Four of the buildings will be single-family cottages and three buildings will contain a total of six twin home units.</p> <p>The development is designed in accordance with the Cottage Court use-specific standards. Building heights are limited to a maximum of 30 feet. The required Type II Bufferyard is provided along the western property line as well as a 10-foot streetyard along the remaining perimeter of the parking area. The site plan shows an internal sidewalk network providing pedestrian connectivity from each building to the off-street parking lot. While no public sidewalks are proposed, the developer will provide fee-in-lieu of sidewalk along the Lansing Drive frontage to fund future sidewalk improvements.</p> <p>The site plan exceeds the minimum 15% minimum courtyard open space requirement. The plan utilizes the 25% density bonus allowed for Cottage Courts. In addition, the petitioner proposes to provide units for low or moderate-income households, which will make the project eligible for an additional 25% density bonus. The site plan complies with all other requirements of the UDO.</p>	
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>		
<b><i>Forward 2045</i> Growth Management Area</b>	Growth Management Area 2 – Urban Neighborhoods	
<b>Relevant <i>Forward 2045</i> 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>Northeast 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 development at a density of 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 in the planning area to provide a mixture of housing opportunities.</li> <li>• Encourage for-profit developers and nonprofit developers to build affordable housing for different income levels in the planning area.</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>Other Applicable Plans and Planning Issues</b>	The property is located within the boundaries of the <i>Smith Reynolds Airport/Whitaker Park Strategic Area Plan</i> (2020), which also recommends single-family residential development at a density of 0-8 dwelling units per acre for the site.
<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>This request is to rezone a 0.62-acre parcel from RS9 to RSQ-S to accommodate a Cottage Court with a mixture of single-family homes and twin homes.</p> <p>The site plan utilizes both the 25% cottage court density bonus and the 25% affordable housing density bonus to allow 4 more units than would otherwise be allowed by RSQ zoning. The plan depicts a pedestrian scale development that would provide missing middle infill housing that is compatible with the single-family neighborhood surrounding the site.</p> <p>The <i>Northeast Suburban Area Plan Update</i>'s parcel-specific land use recommendation for the site is single-family development. However, both the Area Plan and <i>Forward 2045</i> generally recommend the development of a variety of housing types that are compatible with the surrounding development pattern. The proposed development aligns with these broader development objectives and would allow 10 new housing units in a largely developed area.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
<p>The request is consistent with the general recommendations of the <i>Northeast Suburban Area Plan Update</i> to provide a mixture of housing types for different income levels and individual needs</p>	<p>The request is not consistent with the Area Plan’s parcel-specific land use recommendation for detached single-family homes.</p>
<p>The request would allow for the construction of 10 new housing units within a largely developed area.</p>	
<p>The request is consistent with the general recommendations of <i>Forward 2045</i> to encourage infill development in areas with access to existing public services in the serviceable land area.</p>	
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 BUILDING PERMITS:</u></b> <ol style="list-style-type: none"> <li>a. The developer shall obtain an infrastructure permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the infrastructure permit.</li> <li>b. Unless all dwelling units and common areas are intended to remain under single ownership, the developer shall record a final plat in the office of the Register of Deeds.</li> <li>c. The developer shall enter into a contract, approved by the Winston-Salem Community Development (CD) Department and City Attorney’s Office, guaranteeing that all required affordable housing units will be purchased by or rented to qualifying households.</li> </ol> </li> <li>• <b><u>PRIOR TO SIGNING OF FINAL PLATS:</u></b> <ol style="list-style-type: none"> <li>a. Unless all dwelling units and common areas are intended to remain under single ownership, all documents, including covenants, restrictions, and homeowners’ association agreements, shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.</li> <li>b. The final plat shall show lots, units, and/or building footprints, common areas, streets, and utilities.</li> <li>c. The developer shall complete all requirements of the infrastructure permit.</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-3683  
APRIL 9, 2026**

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: 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 with the additional recommended condition.

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