

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3452
Staff	Gary Roberts, Jr., AICP
Petitioner(s)	The Commons of Forsyth County Inc.
Owner(s)	Same
Subject Property	PINs 6846-82-9834, 6846-83-6045, and 6846-83-8183
Address	2357 Felicity Circle and 1430 and 1504 Felicity Lane
Type of Request	Special Use rezoning from MU-S and RS9 to MU-S Two Phase
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from MU-S (Mixed Use – Special Use - Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices; Services, A; School, Vocational or Professional; and Restaurant (without drive-through service) and RS9 (Residential, Single Family – 9,000 square foot minimum lot size) to MU-S (Mixed Use – Special Use - Two Phase). 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; Planned Residential Development; Life Care Community; Offices; Services, A; School, Vocational or Professional; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; and Family Group Home A
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The MU-S District is intended to accommodate a comprehensively planned, pedestrian oriented mix of three (3) or more distinct land uses. This district has applications in a broad range of urban to suburban locations. The size and intensity of MU-S developments may vary based on their physical context and location. The MU-S District provides greater development flexibility in exchange for certain planning and design considerations.
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. A majority of the site has been zoned MU-S since 2004 and has been developed for a comprehensively planned mixture of uses.</p>
GENERAL SITE INFORMATION	
Location	West side of Old Greensboro Road at its intersection with US 158/Reidsville Road
Jurisdiction	Winston-Salem
Ward(s)	Northeast
Site Acreage	± 16.7 acres

Current Land Use	One of the buildings is currently occupied by United Health Center. The remaining buildings are unoccupied and were most recently used by the Commons of Forsyth County.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9 and NO-L	Undeveloped property and single-family homes
	East	RS9	Intersection of Old Greensboro Road and US 158/Reidsville Road and single-family homes
	South	LO-S and RS9	Unoccupied office/institutional building and former site of Jay's Convenience Store
West	RS9	Single-family homes and undeveloped lots	
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	The subject property has been the site of various institutionally related uses and is referenced in the <i>East Northeast Winston-Salem Update</i> as the Commons of Forsyth County. Considering the mixture of uses that has historically existed on this site, along with the limited scope of proposed improvements, staff believes the proposed uses will be compatible with the uses permitted on the surrounding properties.		
Physical Characteristics	The northern section of the site is heavily wooded and includes some areas of steep topography which generally slope downward to the north		
Proximity to Water and Sewer	Public water and sewer are available to the site at various locations.		
Stormwater/ Drainage	Based upon the existing amount of impervious coverage, the limited extent of proposed improvements, and the large size of the subject property, no stormwater control measures are proposed at this time. However, a stormwater management study will be required at the time of permitting.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Historic, Natural Heritage and/or Farmland Inventories	The site includes the house at 4015 Reidsville Road, which was built in 1952 and was found ineligible for listing in the National Register of Historic Places in 2013. The house has been inventoried as FY3942.		
Analysis of General Site Information	The southern portion of the site is developed with multiple buildings, parking, and circulation areas. The northern portion of the site is heavily wooded and traversed by an intermittent stream. This area also includes some challenging topography. The site does not contain any designated watershed or regulatory floodplain areas.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreeage	Recommendation	
					Staff	CCPB
W-3408	RS9 and MU-S to MU-S	Denied 5/6/2019	Subject property	16.69	Approval	Approval
W-3003	RS9 and MU-S to MU-S	Denied 1/5/2009	Subject property	16.69	Approval	Approval
W-2915	MU-S to MU-S	Approved 4/2/2007	Included majority of subject property	16.5	Approval	Approval
W-2699	Final Development Plan	Approved 8/11/2005	Included majority of subject property	16.5	Approval	Approval
W-2699	GO-S and RS9 to MU-S (Two Phase)	Approved 6/7/2004	Included majority of subject property	16.5	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Old Greensboro Road	Minor Thoroughfare	710 feet	5,600	13,800		
Harvest Drive	Collector Street	1,269 feet	N/A	N/A		
Felicity Circle	Private Street (internal)	550 feet	N/A	N/A		
Felicity Lane	Private Street (internal)	650 feet	N/A	N/A		
Joy Way	Private Street (internal)	175 feet	N/A	N/A		
Proposed Access Point(s)	The proposed site plan shows the continued use of three driveways from Old Greensboro Road. The center access will be repositioned slightly east to facilitate construction of a new internal access road that will more directly serve the residential buildings within the site. The existing secondary access onto Harvest Drive will be converted to a gated access for emergency vehicle access only.					
Planned Road Improvements	NCDOT Transportation Improvement Program (TIP) R-2577A proposes changes to the intersection of US 158/Reidsville Road and Old Greensboro Road in front of the subject property. Construction is scheduled to begin in December 2023 based upon availability of funding. The preliminary design for this project indicates that no additional right-of-way will be needed along the frontage of the site.					

	Additionally, Harvest Drive is shown on the adopted Winston-Salem Urban Area Collector Street Plan to extend to Kittering Lane north of Frazier Creek.		
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: MU-S and RS9</u> Due to the approved mixture of uses on the subject property, and the number of existing vacancies, staff is unable to provide an accurate trip generation estimate for the current zoning.</p> <p><u>Proposed Zoning: MU-S</u> 11,000 sf / 1,000 x 79.26 (day care center trip rate) = 872 trips per day + 2,100 sf / 1,000 x 11.57 (single-tenant office building trip rate) = 24 trips per day + 2 single-family homes x 9.57 (single-family trip rate) = 19 trips per day + 37 units x 5.81 (townhome/condo trip rate) = 215 trips per day = 1,130 Total trips per day</p>		
Sidewalks	Sidewalks exist along a majority of the site’s frontage on Old Greensboro Road and continue southwest to the intersection with East Fifth Street. The request includes a good internal network of existing and proposed sidewalk connections.		
Transit	WSTA Route 94 runs along Old Greensboro Road in front of the subject property.		
Analysis of Site Access and Transportation Information	The site has access to sidewalk and transit and is located at the intersection of two thoroughfares. The site plan accommodates the future intersection improvements at US 158/Reidsville Road and Old Greensboro Road. Staff foresees no transportation-related issues associated with this request.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	±45,300 existing + 3,500 proposed = ±48,800 total		Generally located within the southern and western portions of the site
Parking	Required	Proposed	Layout
	105 spaces	117 spaces	90-degree head-in
Building Height	Maximum		Proposed
	60 feet		One and two stories
Impervious Coverage	Maximum		Proposed
	N/A		18.8 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.8.3 MU-S Mixed Use - Special Use District Section 5.2 (multiple use-specific standards) 		
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes	
	(B) Environmental Ord.	N/A	
	(C) Subdivision Regulations	N/A	

Analysis of Site Plan Compliance with UDO Requirements	<p>The proposed site plan shows the reuse of an existing multi-building campus. The proposed modifications include reconfiguring the front parking spaces and central access point to facilitate a new internal driveway and constructing a connection between two existing buildings that will be used for childcare. The proposed tree save area is in the northeastern portion of the site, partially along a required stream buffer. Final Development Plan approval would be required for any future improvements in this area. With a total of 39 residential units, the approximate density is 2.33 units per acre.</p>
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	<p>Growth Management Area 2 – Urban Neighborhoods</p>
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods. • Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.
Relevant Area Plan(s)	<p><i>East Northeast Winston-Salem Update (2015)</i></p>
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods. • Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.
Relevant Area Plan(s)	<p><i>East Northeast Winston-Salem Update (2015)</i></p>
Area Plan Recommendations	<p>The subject property is recommended for mixed-use development.</p> <p><u>General Area Plan Recommendation:</u></p> <ul style="list-style-type: none"> • The reuse of vacant buildings and the redevelopment of existing undeveloped and underutilized sites is recommended, where possible. Commercial uses are also recommended in the Mixed-Use Opportunity Areas. <p><u>Specific Recommendations for the subject property:</u></p> <ul style="list-style-type: none"> • The Commons of Forsyth County - The Commons of Forsyth County sits on a 16-acre campus located on Old Greensboro Road. The Commons is a collaborative effort between the North Carolina Housing Foundation, Goodwill Industries, Winston-Salem State University, State Employees’ Credit Union and several other service organizations. The Commons of Forsyth County provides homeless and rehabilitation services, through a

	<p>variety of programs, facilities, and training opportunities. The existing campus currently has a variety of land uses including residential, office, warehouse, and medical services occupying a small portion of the entire site. As the services and number of residents on site grow, there may be a need to expand the campus.</p> <ul style="list-style-type: none"> • Expand new development towards the back of the site, possibly with the extension of Felicity Lane. Avoid adding new buildings/access to the section where Reidsville Road and Old Greensboro Road run together as a one-way street. • Keep the existing entrance to the campus from Old Greensboro Road. As additional traffic is brought to the site, explore swapping the current entrance and exit to give more room for a right turn onto the site. Restripe front parking accordingly when making this change. • Design new parking to be visually unobtrusive and pedestrian friendly. Locate parking behind/beside the building, screened from public view by buildings/landscaping.
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 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request is to amend the list of permitted uses and make minor modifications to the site plan. The site has historically been used for a mixture of institutional-related uses within a campus setting.</p> <p><i>Legacy 2030</i> recommends redevelopment and reuse of existing sites and buildings that is compatible and complementary with their surrounding areas. The <i>East Northeast Winston-Salem Update</i> recommends mixed-use development for the subject property, along with several site-specific design recommendations. These recommendations are intended to allow increased activity on the site, provided it occurs in a manner that is sensitive to the predominantly residential setting of the area.</p> <p>The developer proposes to maintain the existing vegetative screening along Harvest Drive, which is a single-family residential street. The proposed list of uses is residential, office, and institutional in character and no longer includes the more intense Restaurant (without drive-through service) use.</p>

	Staff sees the proposed redevelopment of the site as compatible with the surrounding development and consistent with the recommendations of <i>Legacy 2030</i> and the area plan.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
A majority of the site has been zoned MU-S since 2004 and had previously been used for a mixture of institutional-related uses in a campus setting.	The proposed increase in activity on the site may result in an increase in local traffic.
The request will maintain the existing vegetative screening along Harvest Drive.	The request would place a relatively intense use in close proximity to a residential neighborhood.
No new standalone buildings are proposed.	
The site is located at the intersection of a major and minor thoroughfare and is served by transit.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or 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 and NCDOT; additional improvements may be required prior to issuance of driveway permit(s). Required improvements include: <ul style="list-style-type: none"> • Recording a negative access easement along the Harvest Drive frontage, except where the existing emergency access drive is located. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall complete all requirements of the driveway permit. 	

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-3452
AUGUST 26, 2020**

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: Jack Steelman

VOTE:

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

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Tommy Hicks

VOTE:

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

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services