

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	Gary Roberts, Jr., AICP		
Staff	W-3482		
Petitioner(s)	Jones Estates A&W, LLC		
Owner(s)	Same		
Subject Property	PINs 6864-03-4167 and 6864-02-3802		
Address	3955 and 4001 High Point Road		
Type of Request	Special Use rezoning from MH and RS20 to MH-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from MH (Manufactured Housing – 10,000-square foot minimum lot size) and RS20 (Residential, Single Family – 20,000-square foot minimum lot size) to MH-S (Manufactured Housing – Special Use). The petitioner is requesting the following use:</p> <ul style="list-style-type: none"> • Manufactured Housing Development 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The MH District is primarily intended to accommodate manufactured housing developments with a maximum overall density of five (5) units per acre. This district is intended for application in GMA 3 where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
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 is currently zoned MH and the property is located within GMA 3 and has access to public facilities.</p>		
GENERAL SITE INFORMATION			
Location	North side of High Point Road, east of Glenn Hi Road		
Jurisdiction	Winston-Salem		
Ward(s)	Southeast		
Site Acreage	± 9.72 acres		
Current Land Use	Currently located on the site is a single-family home and the A and W Manufactured Home Park.		
Surrounding Property Zoning and Use	Direction	Zoning District	Undeveloped property and large-lot residential
	North	RS20	
	East	RS20	
	South	RS20	
	West	RS20	
Rezoning Consideration from Section 3.2.15 A 13	<p>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</p> <p>Yes, proposed low-density residential (manufactured home) uses are compatible with the single-family residential uses permitted on the adjacent RS20 zoned properties.</p>		

Physical Characteristics	The partially developed site includes some mature trees and has a gentle slope downward toward the southwest.			
Proximity to Water and Sewer	Public water and sewer service can be accessed from High Point Road.			
Stormwater/ Drainage	Because less than 10,000 square feet will be disturbed on the site, the request will be exempt from the City of Winston-Salem’s Post Construction Stormwater Management Ordinance.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site has split zoning and access to public water and sewer service. It has favorable topography and includes some mature trees. It is not located within a water supply watershed or a designated floodplain area.			
RELEVANT ZONING HISTORIES				
There are no relevant zoning histories near the subject property.				
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
High Point Road	Major Thoroughfare	499 feet	2,400	15,800
Proposed Access Point(s)	The site will continue to use the two existing access points to High Point Road.			
Planned Road Improvements	<p>The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross section for High Point Road with wide outside lanes, curb, gutter, and sidewalks.</p> <p>This site is also adjacent to the future Northern Beltway (project U-2579AA). Right-of-way is currently being acquired and construction of this section is scheduled to begin in the Fall of 2022, depending on availability of funding.</p>			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS20 and MH</u> $\pm 3.7 \text{ acres} / 20,000 \text{ sf} = 8 \text{ homes} \times 9.57 \text{ (single-family trip rate)} = 77 \text{ trips per day} + 51 \text{ units} \times 4.99 \text{ (mobile home park trip rate)} = 254 \text{ trips per day} = 331 \text{ total trips per day}$</p> <p><u>Proposed Zoning: MH-S</u> $70 \text{ units} \times 4.99 \text{ (mobile home park trip rate)} = 349 \text{ trips per day}$</p>			
Sidewalks	There are no sidewalks located in the general area and sidewalks are not required or proposed here.			
Transit	WSTA Route 101 includes a stop at the intersection of High Point Road and Waughtown Street located approximately two miles to the northwest of the site. No transit currently serves the subject property.			

Analysis of Site Access and Transportation Information	The site has frontage along a major thoroughfare with ample capacity. The anticipated level of traffic is higher what could be expected under the current zoning, but still within a comparable range. Staff does not anticipate any transportation-related issues associated with this request.	
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Units (by type) and Density	70 manufactured homes on 9.72 acres = 7.2 units per acre	
Parking	Required	Proposed
	29 spaces	38 spaces
Building Height	Maximum	Proposed
	40 feet	One-story structures
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.5.16: MH Manufactured Housing Development District • Section 5.2.54: Manufactured Housing Development (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 site plan shows the expansion of an existing manufactured housing development. This development is currently permitted for 51 units. Because this section of the subject property was approved prior to the current UDO requirements, the existing density is greater than the five units per acre stated in the MH purpose statement.</p> <p>The proposed request would allow for an additional 19 units. The applicable use-specific standards require Common Recreation Area at a ratio of 100 square feet per unit. A 40-foot Type II Bufferyard along each exterior property line (including the street frontage along High Point Road) is also required for the area of expansion. The site plan complies with these requirements.</p>	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Facilitate land use patterns that offer a variety of housing choices. • A mix of housing types in neighborhoods provides housing choices and more equitable access to services for people of all income levels and generations. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. 	
Relevant Area Plan(s)	<i>Southeast Suburban Area Plan Update (2016)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> • The majority of the subject property is recommended for manufactured housing development, with the southeast corner of the property proposed for single-family residential. 	

	<ul style="list-style-type: none"> • Neighborhoods should be protected from inappropriate residential, commercial, industrial and institutional encroachment.
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.
Addressing	The proposed new private street names shown on the site plan have been approved by MapForsyth. Addressing will be assigned at the time of permitting.
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 rezone MH and RS20 zoned property to MH-S in order to expand an existing manufactured housing development. This development (currently located on the MH-zoned portion of the site) was established in the 1970s prior to the current requirements for this use.</p> <p>The <i>Southeast Suburban Area Plan Update</i> recommends manufactured housing development for a majority of the site and single-family residential for the remainder. The request is also consistent with <i>Legacy's</i> recommendation for a variety of housing choices for people of all income levels.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The area plan recommends manufactured housing development for the majority of the site.	The proposed site plan shows removal of an existing home.
The request is consistent with <i>Legacy</i> in that it would increase affordable housing opportunities in the area.	
Staff does not anticipate any transportation related issues with the request.	
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:	
<ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include: 	

- Dedication of forty-five (45) feet of right-of-way from the centerline of High Point Road.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - 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-3482
JUNE 10, 2021**

Desmond Corley presented the staff report.

The Board discussed access, nonconforming existing conditions, and open space with staff.

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: George Bryan, Melynda Dunigan, Walter Farabee, 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: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services