

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3667		
Staff	Ellie Levina		
Petitioner(s)	Longleaf Properties, LLC and Wilson Legacy LLC		
Owner(s)	Same		
Subject Property	PINs 6817-86-9631 and 6817-86-7614		
Type of Request	Special Use District Rezoning		
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from RM18 (Residential Multifamily – 18 units per acre) to RMU-S (Residential Multifamily Unrestricted – Special Use). Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; Planned Residential Development; and Swimming Pool, Private		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RMU District is primarily intended to accommodate multifamily uses at unrestricted densities. This district is appropriate for Growth Management Areas 1 and 2 and may be suitable for 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.		
Rezoning Consideration from Section 3.2.19 A 16	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	While this property is not located within GMAs 1 or 2, the site has access to existing public water and sewer and has excellent access to sidewalks and public transit facilities. The site has direct access to a minor thoroughfare and is in close vicinity to a major thoroughfare.		
GENERAL SITE INFORMATION			
Location	North side of Bethabara Road and Old Town Road intersection.		
Jurisdiction	City of Winston-Salem		
Ward(s)	North		
Site Acreage	7.36		
Current Land Use	The western parcel is comprised of existing apartment buildings, while the eastern parcel is currently undeveloped land.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM18-S	Undeveloped land
	East	RM18-S	Apartments
	South	RS9	Church and undeveloped land
	West	RM18-S	Apartments

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?				
		The requested uses are compatible with the uses permitted on the surrounding RM18-S zoned properties to the north, east, and west of the site, as well as the church to the south.				
Physical Characteristics		The western parcel consists of six existing apartment buildings and associated parking. The eastern parcel is currently undeveloped and heavily wooded, with a 40-foot descent from the rear property line to Bethabara Road.				
Proximity to Water and Sewer		The site has access to public water and sewer along Bethabara Road.				
Stormwater/ Drainage		Runoff will be managed by a stormwater pond located in the southeastern portion of the site.				
Watershed and Overlay Districts		The property is not located within a regulated watershed or overlay district.				
Analysis of General Site Information		The 7.36-acre property is located on the North side of the Bethabara Road and Old Town Road intersection in Winston-Salem.				
		The site has access to public water and sewer along Bethabara Road. The western parcel is comprised of six existing apartment buildings and associated parking, while the eastern parcel is currently undeveloped and heavily wooded. The site plan proposes one stormwater management device, located in the southeastern portion of the site.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3652	Site Plan Amendment	Approved 08/18/2025	North	10.23	Approval	Approval
W-3553	RM18-S to RM18-S	Approved 01/03/2023	North	10.23	Approval	Approval
W-3551	RS9 and RM18-S to RM-18	Approved 01/03/2023	Portion of the subject property	4.53	Approval	Approval
W-3056	RS9 to RM18-S	Approved 04/05/2010	West	0.58	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Bethabara Road		Minor Thoroughfare	WSDOT	271’	5,900	18,200

Proposed Access Point(s)	There is one primary access point proposed for this development. The site plan shows the existing site access being realigned with the intersection of Bethabara Road and Old Town Road, with plans to either convert the intersection to a four-way stop or to fully signalize it.	
Proposed Road Improvements	WSDOT staff recommends relocating the site’s driveway access at the intersection of Old Town Road and Bethabara Road. This adjustment would help accommodate the additional vehicle trips generated by the proposed development and mitigate potential traffic safety conflicts and congestion. The proposed driveway could serve as the fourth leg of the existing signalized intersection. The current driveway is located approximately 80 feet from the signalized intersection, which does not meet the City’s minimum intersection separation requirements.	
Trip Generation - Existing/Proposed	<u>Existing Zoning: RM18</u> 132 potential apartment units x 6.74 (Apartment Trip Generation Rate) = 890 Trips per Day <u>Proposed Zoning: RMU-S</u> 144 apartment units x 6.74 (Apartment Trip Generation Rate) = 971 Trips per Day	
Sidewalks	There is an existing sidewalk along the site’s Bethabara Road frontage.	
Transit	WSTA Route 89 stops at the intersection of Bethabara Road and Old Town Road.	
Transportation Impact Analysis (TIA)	No TIA was required for this proposal.	
Analysis of Site Access and Transportation Information	The subject property will be accessed from one access point on Bethabara Road, a minor thoroughfare. Traffic from the proposed development is projected to generate 971 trips per day. WSDOT staff recommends relocating the primary driveway access to the intersection of Old Town Road and Bethabara Road to accommodate the additional vehicle trips generated by this request and to reduce traffic safety conflicts and congestion. The proposed driveway could become the fourth leg of the existing signalized intersection. The proposed development has excellent multimodal access to sidewalks and public transit facilities.	
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Building Square Footage	Square Footage	Placement on Site
	Proposed: 119,169 sf within 9 buildings located throughout the site Existing: 45,342 sf within 6 buildings located throughout the site	Various locations (see site plan)

Units (by type) and Density	One bedroom – 60 units Two bedroom – 36 units Total units = 144 units 144 apartment units on 7.36 acres = 19.6 units per acre		
Parking	Required	Proposed	Layout
	153	160	90-degree head-in
Building Height	Maximum		Proposed
	Unlimited		Existing Buildings: 30’ Proposed Buildings: 45’
Impervious Coverage	Maximum		Proposed
	85%		53%
UDO Sections Relevant to Subject Request	- Section 4.5.15: RMU Residential, Multifamily District - Section 5.2.71: Residential Building, Multifamily Use-Specific Standards - Chapter 6: Development Standards		
Complies with Section 3.2.11	(A) Forward 2045 policies:	Yes	
	(B) Environmental Ord.	N/A	
	(C) Subdivision Regulations	N/A	
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan depicts a comprehensively planned development in RMU-S zoning containing 144 units. The site has one main common area for the overall development, containing 9,600 square feet of open space and a leasing office. The development is comprised of three proposed three-story apartment buildings (two with 36 units and one with 24 units), and six existing two-story apartment buildings and associated parking. Sidewalks exist along the frontage of Bethabara Road and internally throughout the site, providing access to the required common recreation areas. The site plan complies with all UDO requirements and use-specific conditions.		
CONFORMITY TO PLANS AND PLANNING ISSUES			
Forward 2045 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods		
Relevant Forward 2045 Recommendations	- Increase the number of housing units and provide greater housing choice near retail nodes, transit service, and within walking distance to parks. - Encourage the development of housing that integrates residents of multiple income levels throughout Winston-Salem and Forsyth County, providing access to high-performing schools, workplaces, grocery stores, and other services.		
Relevant Area Plan(s)	North Suburban Area Plan Update (2014)		

Area Plan Recommendations	• The Proposed Land Use Map recommends the subject property for intermediate density residential (8.1-18 dwelling units/acre). • Integrate new developments with existing neighborhoods through careful planning, site design and architecture.
Site Located Along Growth Corridor?	This site is not located along a growth corridor.
Site Located within Activity Center?	This 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	This request is to rezone a 7.36-acre property from RM18 to RMU-S to allow a 144-unit apartment complex at a proposed density of 19.6 units per acre. The proposal is generally consistent with the recommendations of <i>Forward 2045</i> and the <i>North Suburban Area Plan Update</i>. <i>Forward 2045</i> prioritizes higher density housing close to services, schools, workplaces, and transit. The request would increase the local housing supply and offer additional housing options near a WSTA transit stop. The site layout emphasizes pedestrian connectivity through internal sidewalks and a centrally-located recreation area. The <i>North Suburban Area Plan Update</i> designates the subject property for intermediate-density residential use (8.1–18 units per acre). While the request proposes a slightly higher density (19.6 units per acre), the surrounding area is well-suited to support the additional units. With a size of more than seven acres, the site is large enough to advance the area plan’s recommendation for offering a variety of housing types that accommodate different income levels, family sizes, and personal preferences.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposal is generally consistent with the recommendations of the <i>North Suburban Area Plan Update</i> and <i>Forward 2045</i> .	The proposed development is slightly denser than the intermediate density recommended for the site by the <i>North Suburban Area Plan Update</i> .
The request will increase the variety of housing types available in the area.	
Relocating the site’s entrance to align with Old Town Road will improve traffic flow, reduce potential safety conflicts, and allow the intersection to meet the City’s separation requirements.	
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:	
• <u>PRIOR TO ISSUANCE OF INFRASTRUCTURE PERMITS:</u> a. A stormwater management permit may be required for this development to demonstrate compliance with the applicable provisions of the City of Winston-Salem’s Post-Construction Stormwater Management Ordinance. b. The developer shall obtain a commercial infrastructure permit from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the commercial infrastructure permit(s). Required improvements or fee-in-lieu for the project will include: • Relocate primary driveway to align with Bethabara Road/Old Town Road intersection. • <u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u> a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff. • <u>PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:</u> a. The developer shall complete all requirements of the infrastructure permit(s). b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.	

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-3667

OCTOBER 9, 2025

Bryan Wilson presented the staff report. Mr. Wilson noted the realignment of the proposed driveway access to meet WSDOT requirements.

Mr. Ericson discussed how the project addressed the concerns raised in an email to the Board from an adjacent property owner. Mr. Farabee requested more information about the signalization of the intersection of Old Town Road and Bethabara Road at the proposed site.

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: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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