

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3502		
Staff	Samuel Hunter		
Petitioner(s)	Covington-Ring, Incorporated		
Owner(s)	Same		
Subject Property	PIN 6818-44-8854		
Address	The vacant parcel does not have an address assignment.		
Type of Request	Special Use rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RM12-S (Residential, Multifamily – 12 units per acre) to RM8-S (Residential, Multifamily – 8 units per acre). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Planned Residential Development 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RM8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for 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.		
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, the site is located within GMA 3 and is a suitable location for all residential uses. The request has a density less than 8 units per acre and has access to public utilities.</p>		
GENERAL SITE INFORMATION			
Location	West side of Murray Road, across from Becks Church Road		
Jurisdiction	Winston-Salem		
Ward(s)	North		
Site Acreage	± 20.99 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Manufactured housing development
	East	RS9	Single-family homes
	South	RS9	Single-family homes

	West	MH	Manufactured housing development			
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 proposed uses are compatible with adjacent residential uses and the surrounding residentially zoned area.					
Physical Characteristics	The site is currently undeveloped with heavy vegetation. The site is relatively flat with no water features.					
Proximity to Water and Sewer	The site has access to water from Murray Road. Sewer is available from the west of the site.					
Stormwater/ Drainage	Stormwater runoff will be managed by two above-ground facilities in the southern and western portions of the site.					
Watershed and Overlay Districts	The site is not located in a water supply watershed.					
Analysis of General Site Information	The subject property is currently undeveloped and has favorable topography. The site has adequate access to public utilities and is not located within a watershed.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2063	RS9 to RS9-S	Denied 11/4/1996	North of site	23.60	Approval	Approval
W-1990	RM12-S to RM12-S	Denied 11/20/1995	Current site	20.99	Approval	Approval
W-827	R-6 to R-2-S	Approved 5/18/1981	Current site	21.68	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Murray Road	Minor Thoroughfare	433 feet	9,300	13,800		
Proposed Access Point(s)	The request proposes access from Murray Road, aligned with Becks Church Road.					
Planned Road Improvements	The proposed site plan shows a southbound right turn lane on Murray Road with 25 feet of storage, as well as a northbound left turn lane on Murray Road (at the intersection with Becks Church Road) with 50 feet of storage.					
Trip Generation - Existing/Proposed	<u>Existing Zoning: RM12-S</u> 158 units x 5.81 trips per unit = 917.98 trips per day					
	<u>Proposed Zoning: RM8-S</u> 107 units x 5.81 trips per unit = 621.67 trips per day					
Sidewalks	Sidewalks are proposed along one side of all internal streets.					

Transit	WSTA Route 97 stops south of the subject property at the intersection of Shattalon Drive and Murray Road.		
Connectivity	There are no internal stub streets proposed because there are no opportunities for connectivity in the surrounding area.		
Transportation Impact Analysis (TIA)	A TIA is not required for this request.		
Analysis of Site Access and Transportation Information	The request has one proposed access from Murray Road, across from Becks Church Road. An emergency access is also proposed along Murray Road at the northeastern corner of the site. The <i>Comprehensive Transportation Plan</i> recommends enhancing Murray Road to accommodate more traffic and pedestrian activity.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Units (by type) and Density	107 townhouse units / 20.99 acres = 5.09 units per acre		
Parking	Required	Proposed	Layout
	2 spaces per dwelling unit	2 spaces per dwelling unit	Garage parking with driveways connecting to public streets
Building Height	Maximum		Proposed
	45 feet		One story
Impervious Coverage	Maximum		Proposed
	85 percent		33.99 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none">Section 4.5.12: RM-8 Residential Multifamily DistrictSection 5.2.71: Residential Building, Townhouse (use-specific standards)		
Complies with Section 3.2.11	(A) <i>Legacy 2030 policies:</i>	Yes	
	(B) <i>Environmental Ord.</i>	N/A	
	(C) <i>Subdivision Regulations</i>	N/A	
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan shows 107 townhouse units facing internal public streets. Sidewalks are shown on one side of the internal streets, along with a centrally located common recreation area. Bufferyards and an additional emergency access are also included on the plan.		
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">Encourage a mixture of residential densities and housing types through land use recommendations.Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses.		
Relevant Area Plan(s)	North Suburban Area Plan Update (2014)		

Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan recommends intermediate-density residential development between 8.1 and 18 units per acre for the subject property. • The area plan also recommends developing a variety of housing types for different income levels, family sizes and personal preferences to provide a mixture of housing opportunities. • This property is shown as a Special Land Use Condition Area (SLUCA). The SLUCA states that this area would be appropriate for intermediate-density residential, but only if the rezoning petition is comprehensive and included 5 adjacent parcels.
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.
Comprehensive Transportation Plan Information	The <i>Comprehensive Transportation Plan</i> recommends a three-lane cross-section for Murray Road with a middle turn lane and wide outside lanes with curb, gutter, and sidewalks on both sides.
Addressing	Addresses will be assigned during final platting.
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 a 20.99-acre tract from RM12-S to RM8-S to accommodate 107 townhouse units. The proposed density would be 5.09 dwelling units per acre. Public utilities and public transit are both accessible from the site, and all internal streets are proposed as public streets with sidewalks along one side.</p> <p>The <i>North Suburban Area Plan Update</i> recommends this site for multifamily development with a density of 8.1-18 units per acre. The request is proposing a density much lower than recommended. In addition, the area plan and <i>Legacy</i> both recommend a mixture of housing types and densities in the area to promote growth.</p> <p>The request proposes a decrease in density compared to the previously approved plan, which should result in fewer vehicle trips than are projected with the current zoning and approved plan. Improvements to Murray Road should work to mitigate resulting traffic impacts.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request will increase the variety of housing types in the area.	This request does not propose any connections to neighboring development.
The request is proposing a lower density than what the <i>North Suburban Area Plan</i> recommends.	
The request will not drastically increase traffic along Murray Road.	
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 ISSUANCE OF GRADING PERMITS:</u><ul style="list-style-type: none">a. The developer shall submit a stormwater management study 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 management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.b. The developer shall obtain a driveway permit from the City of Winston-Salem; additional road improvements may be required prior to the issuance of driveway permits. Required improvements include:<ul style="list-style-type: none">• Installation of a left turn lane with 50 feet of storage along Murray Road;• Installation of a right turn lane with 25 feet of storage along Murray Road; and• A fee in lieu of signal design at the intersection of Murray Road and Becks Church Road.• <u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u><ul style="list-style-type: none">a. Developer shall record a negative access easement along the Murray Road frontage.• <u>PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:</u><ul style="list-style-type: none">a. The 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.	

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-3502 NOVEMBER 10, 2021

Samuel Hunter presented the staff report.

In response to a question from George Bryan, Samuel indicated that the Applicant does not propose a stub to the west because of difficult topography.

PUBLIC HEARING

FOR:

Robert Weidl, 2540 Spicewood Drive, Winston-Salem, NC 27106

- I am local to the area. I grew up on Becks Church Road and went to Old Town Elementary, Northwest, and North Forsyth. I'm basically just a local person trying to build nice housing to support the community. And if people are going to develop in my area, it might as well be me. The current plan is denser than what I'm requesting. I'm just trying to be a good neighbor and develop my community with good housing.

AGAINST:

Mark Kurtz, 4862 Murray Road, Winston-Salem, NC 27106

- I'm a new property owner. I'm not for or against, but I am here to collect information on what is going to be happening, and you have already supplied the information that I am looking for.

David Wright, 2404 Lunar Lane, Winston-Salem, NC 27106

- I am here representing a number of neighbors in our Moravian Forest Subdivision and want to speak to the egress and ingress extending from Becks Church Road into this subdivision. This intersection at Becks Church Road and Murray Road is already a big issue. If there are 107 units, that's a minimum of 200 cars, potentially, added to this very busy area. The pictures that were made were obviously made at maybe 1:00 in the afternoon or 10:00 in the morning. This is an area that is a crunch point because of issues on Shattalon Drive. There is no trigger for a comprehensive plan for this area, but all of us have had near accidents at this corner. We are concerned because the plan now calls for turn lanes into the subdivision, and the problem with turn lanes is that they will exacerbate what is already

happening at that corner. At minimum, we need a signal there. I understand the developer is only required to pay for planning for a signal. That planning for a signal is not adequate.

- There is school traffic from both Northwest and Gibson, and right around the corner from Murray onto Shattalon is Forsyth Academy, and it shuts down Shattalon completely for about a half hour in the afternoon every day because there is not an adequate turn lane there. I realize this is a rezoning for less density than it's already zoned for, but the transportation for development in that area is just not adequate.

Amy Snyder, 5415 Becks Church Road, Winston-Salem, NC 27106

- Our family has built the house that we live in and has lived here for many years at the corner of Becks Church Road and Murray Road. When starting this meeting today at 4:30, the traffic was backed halfway down Becks Church Road because of the stop sign. I don't know how many times I've heard a car slamming on its brakes, people honking their horns at the stop sign. People cannot drive correctly because there is too much traffic already. I have to deal with this every day coming in and out of my driveway. I am concerned for the safety of my children that I take to and from school. I cannot get a bus to stop here because it's too unsafe for her to even get on a school bus. I wouldn't mind having the homes there if there was more help with the traffic. Another hundred houses would increase traffic.

Josh Snyder, 5415 Becks Church Road, Winston-Salem, NC 27106

- My grandmother built this place back in 1960, and we don't object to the housing development being built, it's more or less the traffic issue. I remember years ago, my grandmother got a letter; Murray Road was supposed to be four lanes at one time, part of the Northern Beltway. I don't know if that is still going to happen. The traffic creates confusion for people.

Jeff Fansler, WSDOT, addressed traffic comments and concerns:

- We do not have a project planned for Murray Road. Speaking to the comments that we've heard tonight about the issues on Becks Church Road, Winston-Salem DOT has done studies in the past at those intersections. We are aware of the issues of the stop sign-patrolled intersection there and delays that motorists often experience. With that being said, we have done a traffic analysis, and a traffic signal is on the radar for WSDOT as we move forward. What we do have is good alignment with the intersection, which would provide opportunity for good signalization, if we can make that work, should it meet the warrants. We have to meet traffic signal warrants. That is what is under review with WSDOT, and right now, there are a number of warrants that would apply, should they have the traffic volumes or crash history to meet them. One of those is peak hour volume, which will likely apply here, given that there are certain hours of the day when traffic is heaviest. WSDOT is coordinating with this developer and NCDOT concerning potential improvements at this intersection.

George commented on the lack of coordination with WSDOT, specifically that it often puts the Board members in a tough situation. He stated that he hoped the public would continue to put pressure on WSDOT.

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, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services