

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3521		
Staff	Marc Allred		
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	Site Plan Amendment		
Proposal	The petitioner is requesting to amend the site plan approved with Zoning Docket W-3502. The approved plan was for a 107-unit townhouse development. The proposed plan would reimagine the site as an 83-lot detached Planned Residential Development (PRD).		
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 3.2.19 A 16	<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 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The 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. A stream follows the western border near Bright Oak Avenue.					
Proximity to Water and Sewer	The site has access to water from Murray Road. Sewer is available from the west and south. As the request proposes extending sewer from the south, the petitioner will have to acquire a sewer easement from the property to the south (PIN 6818-44-6379) to access public sewer.					
Stormwater/ Drainage	Stormwater runoff will be managed by two detention ponds with sand filters.					
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-3502	RM12-S to RM8-S	Approved 12/6/2021	Current site	20.99	Approval	Approval
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	<p>W-3502 Site Plan: 107 townhouses x 5.81 trips per home = 621.67 trips per day</p> <p>Proposed Amendment: 83 detached homes x 9.57 trips per home = 794.31 trips per day</p>		
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	83 units/20.99 acres = 3.95 units per acre		
Parking	Required	Proposed	Layout
	2 spaces per dwelling unit	3 spaces per dwelling unit	Garage parking with driveways connecting to public streets
Building Height	Maximum		Proposed
	45 feet		N/A
Impervious Coverage	Maximum		Proposed
	85 percent		35.07 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.5.12: RM-8 Residential Multifamily District Section 5.2.66: Planned Residential Development (use-specific standards) 		
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes	
	(B) Environmental Ordinance	Yes	
	(C) Subdivision Regulations	Yes	
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan shows 83 detached residential lots facing internal public streets. Sidewalks are shown on one side of the internal streets, along with a centrally located common recreation area. The proposed site plan also includes required bufferyards, two stormwater control measures, two active recreational areas, and an additional emergency access.		

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"> • Provide purposeful open space through planned residential developments. • Large tree area provides good protection for the stream that is on the western edge of the property.
Relevant Area Plan(s)	<i>North Suburban Area Plan Update (2014)</i>
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.
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 Legacy 2030?
	Yes

Analysis of Conformity to Plans and Planning Issues	<p>The request is a Site Plan Amendment to convert the previously approved 107-unit townhouse development to an 83-lot Planned Residential Development (PRD). The proposed density would be 3.95 dwelling units per acre. Public utilities and 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 proposes a density much lower than the recommended density, and its scale is comparable to the surrounding area.</p> <p>The request proposes a decrease in density compared to the previously approved plan; however, due to the change to detached residential development, vehicle trips are expected to increase compared to the previous 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
A large tree save area is proposed to protect the stream on the western edge of the property.	This request does not propose any connections to neighboring development.
The request would provide recreational space (active open space) for residents to enjoy as an amenity of the development.	
The request will not drastically increase traffic along Murray Road.	
The request is in keeping with the development pattern of the residential area north of Shattalon Drive.	

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:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - 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:
 - 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.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a negative access easement along the Murray Road frontage.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. The developer shall complete all requirements of the driveway permit(s).

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-3521
APRIL 20, 2022**

Marc Allred presented the staff report.

Melynda asked for clarification regarding a proposed condition to acquire property from the adjoining owner to the north. Desmond indicated that the land would provide additional buffering to the north. The previously approved plan showed a 15-foot-wide Type II bufferyard, which would have been required between the multi-family zoning and single-family zoning. Because the new request is for a Planned Residential Development (PRD), a 30-foot buffer is required. Having the extra room allows the petitioner to fit in the required plantings and have more buffer space between the access road and the northern property.

Walter Farabee added that he believes WSDOT needs to add the Murray Road area to its study list.

PUBLIC HEARING

FOR:

Nickie Parker, 2806 Reynolda Road #172, Winston-Salem, NC 27106

- I basically want to say that this is going from townhomes to single-family homes.

AGAINST:

Rebecca Silberman, 5315 Shattalon Drive, Winston-Salem, NC 27106

- I am all for the change of development. I want to bring up some of the concerns that you all are bringing up. I just want to see infrastructure increase the same way housing developments are.

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak,
Brenda Smith

AGAINST: None

EXCUSED: None

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