

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3689
Staff	Rory Howard
Petitioner(s)	Goldwater Holding, LLC D/B/A Eagle Properties
Owner(s)	Same
Subject Property	Portion of PIN 6833-36-2083
Address	0 Arnold Avenue
Type of Request	Special Use Limited rezoning from RM8-S and LI-L to LI-L
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property from RM8-S (Residential Multi-Family, maximum 8 units per acre and LI-L (Limited Industrial – Special Use Limited zoning) to LI-L (Limited Industrial – Special Use Limited zoning). The petitioner is requesting the following uses: • Arts and Crafts Studio • Child Care, Drop-In • Child Care, Sick Children • Child Day Care Center • Adult Day Care Center • Church or Religious Institution, Neighborhood • Offices • School, Vocational or Professional • Urban Agriculture • Recreation Facility, Public • Signs, Off-Premises
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in GMAs 1, 2, 3 and 4 and Metro Activity Centers.
Rezoning Consideration from Section 3.2.19 A 16	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes. The property is located in Growth Management Area 3 and the proposed uses are representative of the low-intensity commercial and service activities recommended for the LI district.

GENERAL SITE INFORMATION			
Location	Southeast intersection of South Main Street and Arnold Avenue.		
Jurisdiction	Winston-Salem		
Ward(s)	Southeast		
Site Acreage	0.81 Acres		
Current Land Use	The site is currently an undeveloped, wooded lot.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9 and LB	Single-family homes and undeveloped land
	East	N/A	Interstate highway
	South	RM8-S and LB	Single-family homes and undeveloped land
	West	LB	Outdoor Display, Retail
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?		
	While no other LI zoning is directly adjacent to the site, the majority of the uses are allowed on the surrounding LB-zoned properties.		
Physical Characteristics	The heavily wooded and undeveloped site drops off approximately 10 feet between Arnold Avenue and the northern property boundary. From the northern boundary line, the property slopes toward the south.		
Proximity to Water and Sewer	The site has access to public water from Arnold Avenue and South Main Street. Public sewer is available along the property's frontage along South Main Street.		
Stormwater/ Drainage	There are no known stormwater issues related to the site.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Analysis of General Site Information	The subject property consists of an approximately 0.81-acre undeveloped, wooded lot located at the southeast intersection of South Main Street and Arnold Avenue. The site is surrounded by a mixture of commercial, multifamily, and single-family districts.		
	The site slopes downward from the intersection of South Main Street and Arnold Avenue to the southeast and towards southbound Interstate 285.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3671	RM8-S to LI-L	Approved 12/5/2025	Includes subject property	0.23	Denial	Approval
W-3531	LB to RM8-S	Approved 8/2/2022	Includes subject property	4.64	Approval	Approval
W-2673	LB-S to RM12	Approved 5/3/2004	West	13.07	Approval	Approval
W-2593	LB to HB-S	Approved 2/3/2003	Northwest	2.48	Denial	Denial
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Arnold Avenue		Collector Street	Winston-Salem DOT	385 feet	N/A	N/A
South Main Street		Minor Thoroughfare	Winston-Salem DOT	83 feet	7,300	15,300
Interstate 285		Freeway	Winston-Salem DOT	100 feet	45,500	61,200
Proposed Access Point(s)		No access points onto this property currently exist. As this is a limited use rezoning, no specific access point is proposed at this time.				
Proposed Road Improvements		No road improvements are proposed.				
Trip Generation - Existing/Proposed		<u>Existing Zoning: RM8-S and LI-L</u> Four potential townhouse units x 5.81 (Residential Condominium/Townhouse Trip Rate) + 0 (Zero estimated trips for the use Signs, Of Premises) = 23.24 Trips per Day <u>Proposed Zoning: LI-L</u> As this request does not include a proposed site plan, the potential trip generation from this development cannot be determined.				
Sidewalks		There are no existing sidewalks on Arnold Avenue or South Main Street.				
Transit		Public transit is not available in this area.				
Connectivity		The request does not propose any opportunities for connectivity to adjacent properties.				

Analysis of Site Access and Transportation Information	The subject property fronts on approximately 385 feet of Arnold Avenue, a City-maintained collector street; approximately 83 feet of South Main Street, a city-maintained minor thoroughfare; and approximately 100 feet of Interstate 285, a State-maintained freeway. The are no existing sidewalks along any of the property frontages and there are no public transit stops in the vicinity of the site. No access currently exists to the site, and none is proposed as part of this limited-use request. The existing road network has ample capacity to accommodate the trips generated by of any of the proposed uses.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Forward 2045 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods
Relevant Forward 2045 Recommendations	• Redevelop underutilized or vacant properties for economic development. • Encourage the preservation of urban viewsheds when reviewing development proposals.
Relevant Area Plan(s)	<i>South Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	• The Proposed Land Use Map recommends the subject property for Office/Low-Intensity Commercial Uses. • Encourage and support the redevelopment/rehabilitation of existing older/underutilized commercial and industrial sites.
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 3.2.19 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 proposes rezoning a portion of an undeveloped parcel from RM8-S and LI-L to LI-L. In December of 2025, 0.23 acres of the subject property was zoned LI-L to allow for the use Signs, Off-Premises (W-3671). The current request would expand the proposed LI-L district on the site to 0.81 acres to accommodate additional low-intensity commercial and institutional uses allowing for greater flexibility in developing the site.

	The <i>South Suburban Area Plan Update</i> recommends office and low intensity commercial uses for the subject property. While the LI district is primarily intended for a broad array of light industrial activity, the district also allows low and high-intensity commercial uses. The current LI-L request includes several low-intensity uses while also accommodating The Signs, Off-Premises use secured for the site through rezoning case W-3671. The additional requested uses are classified as low-intensity and are generally compatible with the surrounding development pattern and the recommendations of the Area Plan. While staff had concerns related to the billboard approved as a part of the rezoning case W-3671, the proposed request is largely in line with adopted plans. <i>Forward 2045</i> generally encourages the redevelopment of underutilized or vacant properties to allow for compatible development where appropriate. The petitioner has requested the addition of uses that are generally compatible with the surrounding neighborhood and the recommendation for low intensity commercial uses at this location.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed LI-L uses are generally consistent with the <i>South Suburban Area Plan Update</i>, which recommends low intensity commercial uses for the subject property. The request would make use of an undeveloped vacant parcel in the serviceable land area. The relatively small size of the site would limit the intensity of any onsite development on site.	The request would add industrial zoning in a neighborhood commercial area. However, the proposed uses are consistent with the low intensity commercial uses recommended for the site in the Area Plan.
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 SIGN PERMITS:</u> a. Any Signs, Off-Premises use permitted on this site shall be limited to one single-sided sign not to exceed 30 feet in height and 672 square feet in area. Said sign shall retain the same location and orientation as the off-premises sign previously located on the property. b. An Administrative Staff Change of the approved site plan for case W-3531 will be required to remove all structures which encroach on the proposed LI-L parcel.	

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-3689
JUNE 11, 2026**

Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Walter Farabee 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: Walter Farabee recommended approval of the zoning 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