

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3674
Staff	Rory Howard
Petitioner(s)	S.G. Atkins Community Development Corp
Owner(s)	Same
Address	The site is currently unaddressed.
Subject Property	A Portion of PIN 6834-87-8420
Type of Request	Special Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from Residential, Single Family on at least 9,000 square feet of land (RS9) to Residential, Multifamily – maximum of 8 units per acre, Special Use Zoning (RM8-S). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single-Family • Residential Building, Duplex • Residential Building, Twin Home • Residential Building, Townhouse • Residential Building, Multifamily
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 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	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes, the request is for a single multifamily building located in GMA 2 with direct access to public utilities and multimodal transit facilities.
GENERAL SITE INFORMATION	
Location	The site is located at the northeast intersection of Bloomfield Drive and Wilbur Street.
Jurisdiction	Winston-Salem
Ward(s)	Southeast
Site Acreage	± 0.51 acres
Current Land Use	The site is currently undeveloped, with an unopened alleyway running through the eastern portion of the property. The portion of the alleyway that runs through the property will be closed as a condition of this rezoning.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RS9	One single-family home			
	South	RS9	Single family homes			
	East	RS9	Urban Agriculture, offices, and various institutional uses (Atkins Community CDC)			
	West	RS9	Single-family homes			
Physical Characteristics	The site is generally flat and wooded in its northern and eastern portions.					
Proximity to Water and Sewer	Public sewer is available along Bloomfield Drive and public water is available along both Bloomfield Drive and Wilbur Street frontages.					
Stormwater/ Drainage	There are no proposed stormwater devices or known stormwater issues regarding the subject property.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is relatively flat, moderately wooded, and currently undeveloped. It is surrounded by single-family homes to the north, west, and south. The Community Development Center and community garden are directly east of the site within the same block. There is an existing, unopened alleyway, between Allen Street to the north and Wilbur Street to the south, that runs through the eastern portion of the subject property that is proposed to be closed prior to development.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3608	RS9 to RSQ-L	Approved 3/25/2024	Northwest	0.40	Approval	Approval
W-3150	RS9 & GO-S to GO-S	Approved 8/9/2012	East	2.52	Approval	Approval
W-2745	RS9 to RSQ-S	Approved 5/2/2005	South	0.29	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance		Frontage	Average Daily Trip Count	Capacity at Level of Service D
Bloomfield Drive	Local Street	WSDOT		162 feet	N/A	N/A
Wilbur Street	Local Street	WSDOT		140 feet	N/A	N/A
Proposed Access Point(s)	The site will be accessed via a single driveway from Wilbur Street that leads into the internal parking area.					
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 2 potential single-family homes x 9.57 (Single Family Detached Housing Trip Rate) = 19.14 Trips per Day					

	Proposed Zoning: RM8-S 4 apartment units x 6.74 (Apartment Trip Rate) = 26.96 Trips Per Day		
Sidewalks	There are no public sidewalks on the roads abutting the subject property.		
Transit	WSTA Route 86 stops at the western and northeast intersection of South Martin Luther King Jr Drive and Wilbur Street, which is approximately one-tenth of a mile east of the subject property.		
Analysis of Site Access and Transportation Information	The site is at the northeast corner of the intersection of Bloomfield Drive and Wilbur Street. The proposed plan illustrates a single driveway entering an off-street parking area behind a new multifamily building. There are no sidewalks in the immediate area, but there is a WSTA transit stop about a tenth of a mile east of the property. The estimated increase in traffic will not significantly impact local street capacity.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	One 4-unit apartment building		West-central portion of the site
Parking	Required	Proposed	Layout
	7 spaces	7 spaces	90-degree two-way parking spaces
Building Height	Maximum		Proposed
	48 feet		Two stories
Impervious Coverage	Maximum		Proposed
	70%		31.75%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.5.12: RM-8 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.	Yes	
	(C) Subdivision Regulations	N/A	
Analysis of Site Plan Compliance with UDO Requirements	The site plan illustrates the development of a single two-story, four-unit apartment building, centrally located on the site. The building will be accessed via an off-street parking area accessed from Wilbur Street. The site plan shows the required 15-foot Type II bufferyard along the adjacent single-family zoned properties to the north and east. The required 10-foot streetyard is shown between the parking area and Wilbur Street. The portion of the existing alleyway that runs through the property is proposed to be closed. The site plan meets all other UDO requirements.		

CONFORMITY TO PLANS AND PLANNING ISSUES	
Forward 2045 Growth Management Area	Growth Management Area 2 – Urban Neighborhoods
Relevant Forward 2045 Recommendations	<ul style="list-style-type: none"> • Prioritize higher density housing close to services, schools, workplaces, and transit. • 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, providing access to high-performing schools, workplaces, grocery stores, and other services. • Prioritize low-intensity commercial or moderate-density residential as transitions between single-family residential and larger commercial areas.
Relevant Area Plan(s)	<i>Southeast Winston-Salem Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The proposed land use map recommends the bulk of the site for single family residential with a small remainder on the eastern portion recommended for low density attached residential land uses. Both recommendations recommend a density of 0-8 dwelling units per acre. • Develop a variety of housing types for different income levels, family sizes, and personal preferences in the planning area to provide a mixture of housing opportunities. • Ensure that redeveloped housing is compatible with the existing character of surrounding neighborhoods.
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	<p>This request is to rezone a 0.51-acre parcel from RS9 to RM8-S to allow for the building of a single 4-unit apartment building.</p> <p>Both <i>Forward 2045</i> and the Area Plan support the development of a variety of housing types and densities that seek to serve residents of all ages, incomes, family sizes, and personal preferences. <i>Forward 2045</i> generally calls for developing denser infill housing on land that is near services, schools, workplaces, and transit. The site is located a block north of the Waughtown/Thomasville Activity Center and is on the western edge of a block of Wilbur Street that contains the Atkins CDC Enterprise Conference and Event Center and a community garden.</p> <p>The <i>Southeast Winston-Salem Area Plan Update</i> recommends residential land use at a density of 0-8 dwelling units per acre at this location. The relatively small size of the proposed building along with the proposed residential architecture of the single multifamily structure will blend in with the surrounding single-family neighborhood.</p>
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the general recommendations of <i>Forward 2045</i> to prioritize infill housing close to services, schools, workplaces, and transit.	While transit access exists within a walkable distance of the site, sidewalks do not exist between the proposed development and the closest transit stop.
The request would encourage a variety of housing types for different income levels, family sizes, and personal preferences in the serviceable land area in keeping with area plan recommendations.	
The request would allow for needed infill housing that is compatible with surrounding neighborhoods.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u> <ul style="list-style-type: none"> a. The portion of the unopened alley running through the site shall be closed, and any property shown on the site plan shall be acquired prior to the issuance of any permits. b. 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> <ul style="list-style-type: none"> a. 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-3674
FEBRUARY 12, 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, 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, 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