

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3672
Staff	Dan Roberts
Petitioner(s)	Parks Family Holdings LLC
Owner(s)	Same
Subject Property	PIN 6835-11-9146
Address	906 South Broad Street
Type of Request	Special Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from LB (Limited Business) to PB-S (Pedestrian Business-Special Use) for the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single-Family • Residential Building, Duplex • Residential Building, Twin Home • Residential Building, Townhouse
Neighborhood Contact/Meeting	A summary of the petitioner's neighborhood outreach is attached.
Zoning District Purpose Statement	<p>The PB district is primarily intended to accommodate office, retail, service, institutional, and high-density residential uses which customarily service community and convenience business needs of smaller communities and urban nodes in the City and County. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.</p>
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 request provides additional housing units which have access to walkable goods and services at a location in GMA 2 with public utilities.</p>
GENERAL SITE INFORMATION	
Location	The site is located at the southwest intersection of Walnut Street and South Broad Street.
Jurisdiction	Winston-Salem
Ward(s)	South
Site Acreage	± 0.23 acres

Current Land Use	The site currently contains a single-family dwelling.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Retail Store and Services, A
	East	PB-L	Micro-Brewery or Micro-Distillery and Offices
	South	LB	Commercial parking lot
	West	RS9	Single-family homes
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?		
	Yes, the site is located within an established neighborhood containing a mix of uses, including single-family homes to the west, legally nonconforming commercial uses to the north, and a mix of commercial and office uses to the east. The proposed residential use aligns with the intent of the PB district and will provide additional housing options in a walkable neighborhood.		
Physical Characteristics	The 0.19-acre site contains an unoccupied single-family home. Access is currently provided by a driveway to the south of the building, connecting to South Broad Street. The eastern section of the site is generally flat, but the parcel slopes downward towards an unnamed stream to the west of the site. The northern portion of the site slopes upward to meet West Walnut Street.		
Proximity to Water and Sewer	The site has access to water and sewer along both West Walnut Street and South Broad Street.		
Stormwater/ Drainage	Active stormwater management is not required due to the size of the proposed development. There are no known drainage issues on the site.		
Watershed and Overlay Districts	The site is not located in a water supply watershed.		
Historic, Natural Heritage and/or Farmland Inventories	This parcel is located in the West Salem National Historic District (FY3011), which was listed in the National Register in 2005. The proposed development will require the demolition of 906 S. Broad Street. Historic Resources staff requests that the structure be individually photographed and documented using the Architectural Resources Documentation Form. Documentation and photographs will need to be submitted to, and approved by, Historic Resources staff prior to the issuance of demolition permits.		
Analysis of General Site Information	The site is located within an established neighborhood composed of an array of walkable commercial and residential land uses. Access will be provided via a driveway connection to South Broad Street.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3568	PB and RSQ to PB-L	Approved 4/3/2023	East	2.22	Approval	Approval
W-3494	LI and LB to PB-L	Approved 10/4/2021	East	0.94	Approval	Approval
W-3356	LI to PB-L	Approved 1/2/2018	East	1.30	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
South Broad Street		Minor thoroughfare	WSDOT	105'	3,900	11,900
West Walnut Street		Local street	WSDOT	70'	N/A	N/A
Proposed Access Point(s)		The site plan proposes a single driveway connection to South Broad Street.				
Proposed Road Improvements		No road improvements are proposed as part of this development.				
Trip Generation - Existing/Proposed		<p><u>Existing Zoning: LB</u> 1 unit x 9.57 trips per unit (Single-Family Detached House) = 9.57 trips per day</p> <p><u>Proposed Zoning: PB-S</u> 3 units x 5.81 trips per unit (Residential Building, Townhouse) = 17.43 trips per day</p>				
Sidewalks		Continuous sidewalk exists along the length of both Walnut Street and South Broad Street along the subject property's frontage. The site plan proposes internal sidewalk connections to the street frontage.				
Transit		WSTA Bus Route 85 stops at the intersection of South Broad Street and Salem Avenue West, approximately ¼ of a mile south of the subject property.				
Analysis of Site Access and Transportation Information		The plan proposes a relocated driveway access on South Broad Street to access an off-street parking area. The site is well-served by multimodal transit and pedestrian facilities. Staff does not anticipate any transportation-related concerns with this request.				

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	Approximately 3,800 total square feet within 3 units		The building will be located in the north central section of the parcel.
Units (by type) and Density	The site plan shows one townhouse building containing three units. Three residential units on 0.19 acres = 15.79 units/acre		
Parking	Required	Proposed	Layout
	4 spaces	5 spaces	90 Degree Parking
Building Height	Maximum		Proposed
	45’		Two stories
Impervious Coverage	Maximum		Proposed
	Unlimited		48%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none">• Section 4.6.6 – PB Pedestrian Business District• Section 5.2.71: Residential Building, Townhouse Use Specific Standards• Section 6.4.2 – Supplementary Standards for Residential Development in GMA 2• Chapter 6 – Development Standards		
Complies with Section 3.2.11	(A) <i>Forward 2045 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 site plan proposes a single building containing three townhome units along with an access drive and parking area. The site plan shows all required landscaping and meets the GMA 2-specific development 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.• Focus a mix of commercial and residential development along transit routes and trail corridors to support transit-oriented and trail-oriented development, which maximizes the amount of residential and commercial space within walking distance of transit or greenways.• Redevelop underutilized or vacant properties for housing or economic development.		
Relevant Area Plan(s)	South Central Winston-Salem Area Plan Update (2015)		

Area Plan Recommendations	<ul style="list-style-type: none">• The Area Plan recommends single-family residential uses for this parcel.• Site design should incorporate pedestrian-oriented design elements.• Provide a variety of housing types for different income levels, family sizes and personal preferences.• The mix, type, and design of development should facilitate walking and bicycling where feasible.
Site Located Along Growth Corridor?	No
Site Located within Activity Center?	No
Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	This area has seen significant pedestrian-oriented mixed-use redevelopment. This request is consistent with the character of the surrounding area.
	Is the requested action in conformance with <i>Forward 2045</i> ?
	Yes
Analysis of Conformity to Plans and Planning Issues	This request would rezone 0.19 acres to accommodate a single townhome building containing 3 units. The plan shows the construction of a relocated driveway access to South Broad Street along with a small parking area to serve residents.
	The <i>South-Central Winston-Salem Area Plan Update</i> (2015) recommends single-family development on the site. However, the Area Plan broadly supports the redevelopment of underutilized sites to provide a variety of housing opportunities. The site has excellent multimodal transit access and is close to an array of walkable services. The request is consistent with the recommendations of <i>Forward 2045</i> to prioritize housing close to transit, services, and workplaces.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would provide additional housing units in a walkable area close to commercial uses and transit.	The Area Plan recommends this parcel for single-family development. However, the surrounding area has seen significant mixed-use redevelopment since the Plan was adopted.
The request would encourage development of an underutilized site.	
The site has access to existing infrastructure such as roads, sidewalks, water, and sewer.	

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 DEMOLITION PERMITS:**
 - a. Documentation and photographs of the structure currently on site will need to be submitted to, and approved by, Historic Resources staff prior to the issuance of demolition permits.
- **PRIOR TO ISSUANCE OF INFRASTRUCTURE PERMITS:**
 - a. The developer shall obtain a residential infrastructure permit from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the residential infrastructure permit(s).
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a tentative plat in the office of the Register of Deeds. The plat shall show tentative building locations and all access and utility easements along with any public right(s)-of-way and public utilities easements.
- **PRIOR TO THE SIGNING OF PLATS:**
 - a. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Developer shall complete all requirements of the infrastructure permit(s).
 - b. Any required "as-built" plats shall be recorded with the Register of Deeds.

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-3672 DECEMBER 11, 2025

Bryan Wilson presented the staff report.

Mr. Steelman asked for clarification regarding the number of parking spaces proposed on the site, to which staff confirmed there are seven spaces noted on the proposed site plan.

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