

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

| <b>PETITION INFORMATION</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Docket</b>                                          | W-3657                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Staff</b>                                           | <a href="#">Michelle O'Brien</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Petitioner(s)</b>                                   | Golden Opportunity Investment, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Owner(s)</b>                                        | Same                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Subject Property</b>                                | PINs#: 6835-77-1217 and 6835-77-0262                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Address</b>                                         | 1408 East Fourth Street and 0 North Martin Luther King Junior Drive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Type of Request</b>                                 | General Use Rezoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Proposal</b>                                        | <p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS7 MLKO (Residential Single-Family on at least 7,000 square feet of land in the Martin Luther King Overlay District) <b>to</b> RSQ MLKO (Residential Single-Family Quadraplex District in the Martin Luther King Overlay District).</p> <p><b>NOTE:</b> General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.</p> |
| <b>Neighborhood Contact/Meeting</b>                    | A summary of the petitioner's neighborhood outreach is attached.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Zoning District Purpose Statement</b>               | The RSQ District is primarily intended to accommodate predominantly single-family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. This district is intended for application in GMAs 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.                                            |
| <b>Rezoning Consideration from Section 3.2.19 A 16</b> | <b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                        | Yes, the proposal is located within the East Winston Activity Center and is part of GMA 2. The request also has direct access to public water, public sewer, Skyland Park, and public roads.                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>GENERAL SITE INFORMATION</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Location</b>                                        | Southeast intersection of East Fourth Street and North Martin Luther King Junior Drive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Jurisdiction</b>                                    | City of Winston-Salem                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Ward(s)</b>                                         | East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Site Acreage</b>                                    | ± 0.27 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Current Land Use</b>                                | This site is currently undeveloped.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------|-----------------------------------|--------------------------------------|----------|
| Surrounding<br>Property Zoning<br>and Use                       | Direction                                                                                                                                                                                                                                                                                                 | Zoning District       | Use                    |                                   |                                      |          |
|                                                                 | North                                                                                                                                                                                                                                                                                                     | RS-7 MLKO             | Single-family home     |                                   |                                      |          |
|                                                                 | South                                                                                                                                                                                                                                                                                                     | RS-7 MLKO             | Single-family home     |                                   |                                      |          |
|                                                                 | East                                                                                                                                                                                                                                                                                                      | RS-7 MLKO             | Single-family home     |                                   |                                      |          |
|                                                                 | West                                                                                                                                                                                                                                                                                                      | HB-S MLKO             | Undeveloped land       |                                   |                                      |          |
| Rezoning<br>Consideration<br>from Section<br>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, Residential Building, Duplex and Residential Building, Single Family uses are compatible with the single-family and multi-family residential uses in the area.                                                                                                                                       |                       |                        |                                   |                                      |          |
| Physical<br>Characteristics                                     | This site is flat and was previously occupied by a single-family dwelling.                                                                                                                                                                                                                                |                       |                        |                                   |                                      |          |
| Proximity to<br>Water and Sewer                                 | The site has access to public water and sewer along the frontage of East Fourth Street.                                                                                                                                                                                                                   |                       |                        |                                   |                                      |          |
| Stormwater/<br>Drainage                                         | There are no known stormwater or drainage issues with this site.                                                                                                                                                                                                                                          |                       |                        |                                   |                                      |          |
| Watershed and<br>Overlay Districts                              | This site is not located within a watershed; however, the subject property is located within the Martin Luther King Overlay District (MLKO).                                                                                                                                                              |                       |                        |                                   |                                      |          |
| Historic, Natural<br>Heritage and/or<br>Farmland<br>Inventories | This site is not located in a historic district and is not located in any natural heritage or farmland inventories.                                                                                                                                                                                       |                       |                        |                                   |                                      |          |
| Analysis of<br>General Site<br>Information                      | The subject request involves 0.27 acres of undeveloped land located at the intersection of East Fourth Street and Martin Luther King Junior Drive. The site is surrounded by single-family homes, churches, and commercially zoned vacant properties. It has good access to public streets and utilities. |                       |                        |                                   |                                      |          |
| RELEVANT ZONING HISTORIES                                       |                                                                                                                                                                                                                                                                                                           |                       |                        |                                   |                                      |          |
| Case                                                            | Request                                                                                                                                                                                                                                                                                                   | Decision &<br>Date    | Direction<br>from Site | Acreage                           | Recommendation                       |          |
|                                                                 |                                                                                                                                                                                                                                                                                                           |                       |                        |                                   | Staff                                | CCPB     |
| W-3112                                                          | RS7 to RS7<br>(MLKO)                                                                                                                                                                                                                                                                                      | Approval<br>10/3/2011 | Subject<br>Property    | 0.27                              | Approval                             | Approval |
| W-2968                                                          | RS7 and PB-S<br>to HB-S                                                                                                                                                                                                                                                                                   | Approved<br>8/6/2027  | West                   | 1.42                              | Approval                             | Approval |
| W-2616                                                          | RMU and RS7<br>to RM8-S                                                                                                                                                                                                                                                                                   | Approved<br>5/5/2003  | East                   | 1.69                              | Approval                             | Approval |
| SITE ACCESS AND TRANSPORTATION INFORMATION                      |                                                                                                                                                                                                                                                                                                           |                       |                        |                                   |                                      |          |
| Street Name                                                     | Classification                                                                                                                                                                                                                                                                                            | Street<br>Maintenance | Frontage               | Average<br>Daily<br>Trip<br>Count | Capacity at<br>Level of<br>Service D |          |
| East Fourth Street                                              | Local Street                                                                                                                                                                                                                                                                                              | WSDOT                 | 83.95’                 | 600                               | N/A                                  |          |
| Martin Luther King<br>Jr. Drive                                 | Boulevard                                                                                                                                                                                                                                                                                                 | NCDOT                 | 189.45’                | 17,000                            | 38,100                               |          |

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|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----|-----|
| East Third Street                                      | Collector Street                                                                                                                                                                                                                                                                                                                                                                                                                  | WSDOT | 22.9' | N/A | N/A |
| Proposed Access Point(s)                               | Access to the site cannot be determined at this time, as a site plan was not submitted with this request.                                                                                                                                                                                                                                                                                                                         |       |       |     |     |
| Proposed Road Improvements                             | No road improvements are proposed as a part of this request, as it does not include a site plan.                                                                                                                                                                                                                                                                                                                                  |       |       |     |     |
| Trip Generation - Existing/Proposed                    | <u>Existing Zoning: RS7-MLKO</u><br><br>1 unit x 9.57 trips per unit (Single-family trip rate) = 9.57 Trips per Day<br><br><u>Proposed Zoning: RSQ-MLKO</u><br><br>Staff is unable to determine any potential change in estimated trip generation as a use-specific site plan was not required with this request.                                                                                                                 |       |       |     |     |
| Sidewalks                                              | Sidewalks currently exist along East Fourth Street, Martin Luther King Junior Drive, and East Third Street.                                                                                                                                                                                                                                                                                                                       |       |       |     |     |
| Transit                                                | WSTA Route 86 passes through the intersection of East Fourth Street and Martin Luther King Jr. Drive. A transit stop is located directly across from the subject property on the north side of East Fourth Street.                                                                                                                                                                                                                |       |       |     |     |
| Analysis of Site Access and Transportation Information | The site is accessed via a local street, collector street, and boulevard. There is a public transportation stop located directly across from the subject property on East Fourth Street. Multiple public transportation stops exist near the site, with a total of four stops within one block of the site. Area roadways have substantial remaining capacity and can handle any increase in traffic brought on by this rezoning. |       |       |     |     |
| 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"><li>• Encourage infill development in areas with access to existing public services and infrastructure.</li><li>• Prioritize density and diversity of uses in areas served by existing infrastructure.</li></ul>                                                                                                                                                                                |       |       |     |     |
| Relevant Area Plan(s)                                  | East-Northeast Area Plan Update (2016)                                                                                                                                                                                                                                                                                                                                                                                            |       |       |     |     |
| Area Plan Recommendations                              | <ul style="list-style-type: none"><li>• The Proposed Land Use Map recommends single-family residential development (0-8 dwelling units per acre) for this property.</li><li>• Continue providing a variety of housing types for different income levels, family sizes, and personal preferences in the planning area to offer a mixture of housing opportunities.</li></ul>                                                       |       |       |     |     |

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| <b>Site Located Along Growth Corridor?</b>                                                                                                    | This site is located along the North Martin Luther King Jr. Drive Growth Corridor.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Site Located within Activity Center?</b>                                                                                                   | The subject property is located in the East Winston Activity Center.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Rezoning Consideration from Section 3.2.19 A 16</b>                                                                                        | <b>Have changing conditions substantially affected the area in the petition?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                               | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                               | <b>Is the requested action in conformance with Forward 2045?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                               | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Analysis of Conformity to Plans and Planning Issues</b>                                                                                    | <p>This request is to rezone an approximately 0.27-acre site from RS7 MLKO to RSQ MLKO to allow for greater flexibility in developing residential infill in GMA 2. The proposed district allows single-family, duplex, triplex and quadruplex building types.</p> <p>This request aligns with both <i>Forward 2045</i> and the <i>East-Northeast Area Plan Update</i> by creating additional housing opportunities in areas served by multimodal transportation options, including public transit and sidewalks.</p> |
| <b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Positive Aspects of Proposal</b>                                                                                                           | <b>Negative Aspects of Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| The request is consistent with the recommendations of both <i>Forward 2045</i> and the <i>East-Northeast Winston-Salem Area Plan Update</i> . | Without a site plan, staff is unable to assess design compatibility (setbacks, parking location, etc.) with nearby single-family homes.                                                                                                                                                                                                                                                                                                                                                                              |
| The request would encourage infill development in an area in GMA 2 with access to existing public services and infrastructure.                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| The request would provide housing which is accessible by public transit and sidewalks.                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3657  
SEPTEMBER 11, 2025**

Marc Allred presented the staff report.

**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 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

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