

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3647
Staff	Michelle O'Brien
Petitioner(s)	Lyveta Wright
Owner(s)	Same
Subject Property	PIN 6834-58-4968
Address	302 Dixie Broadway
Type of Request	Special Use Limited Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from LI (Limited Industrial) to PB-L (Pedestrian Business- Limited Use).</p> <p>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 <p>NOTE: General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented.</p>
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 serve 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	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes, the proposal is consistent with the purpose statement of the proposed district and the requested limited use rezoning would allow development of this lot for residential infill purposes.

GENERAL SITE INFORMATION						
Location		Northeast intersection of Dixie Broadway and Fayetteville Street				
Jurisdiction		Winston-Salem				
Ward(s)		East				
Site Acreage		± 0.08 acres				
Current Land Use		This site is currently undeveloped.				
Surrounding Property Zoning and Use		Direction	Zoning District		Use	
		North	RM18		Single-family home	
		South	C		College or university	
		East	LI		Single-family home and undeveloped land	
		West	HB		Duplexes	
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 residential uses are compatible with the uses permitted on the adjacent properties.				
Physical Characteristics		This site is currently undeveloped.				
Proximity to Water and Sewer		The site has access to public water and public sewer along Dixie Broadway.				
Stormwater/ Drainage		There are no known stormwater/drainage issues at this location.				
Watershed and Overlay Districts		The site is not located within a water supply watershed or overlay district.				
Analysis of General Site Information		The subject request involves 0.08 acres of undeveloped land located at the intersection of Dixie Broadway and Fayetteville Street. The site is surrounded by single and multi-family residential uses.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3077	LI to HB	Approval; 10/4/2010	Southeast	0.34	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Dixie Broadway		Local Street	WSDOT	109.3’	N/A	N/A
Fayetteville St		Major Thoroughfare	NCDOT	70’	4,800	13,800
Proposed Access Point(s)		Access to the site cannot be determined at this time, as a site plan was not submitted with the 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	<p><u>Existing Zoning: LI</u></p> <p>The subject property is currently undeveloped; therefore, trip generation cannot be estimated at this time.</p> <p><u>Proposed Zoning: PB-L</u></p> <p>Staff is unable to determine any potential change in estimated trip generation as a use-specific site plan was not provided.</p>
Sidewalks	Sidewalks currently exist along Dixie Broadway and Fayetteville St.
Transit	WSTA Route 104 is located at the intersection of Waughtown Street and Vargrave Street, approximately 1,600 feet east of the subject property.
Analysis of Site Access and Transportation Information	The site is accessed via a major throughfare and local street. There is public transportation approximately 1,600 feet from the subject property.
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"> • Increase the number of housing units and provide greater housing choice near retail nodes, transit service, and within walking distance to parks. • Maintain and create housing opportunities and housing choices for residents as neighborhood values increase. • Encourage infill development in areas with access to existing public services and infrastructure. • Redevelop underutilized or vacant properties for housing or economic development.
Relevant Area Plan(s)	<i>South Central Winston-Salem Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • 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. • Incorporate traditional neighborhood design principles in infill development and redevelopment in the planning area. This could include promoting a mixture of housing types and incorporating walkability and connectivity in neighborhoods.
Site Located Along Growth Corridor?	This site is not located along a Growth Corridor.
Site Located within Activity Center?	This 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	The request is to rezone an approximately 0.08-acre site from LI to PB-L to allow for development of various residential uses on a vacant property in GMA 2. The proposed request is limited to one- or two-unit residential buildings and would encourage infill development along a major thoroughfare.	
	This request aligns with both <i>Forward 2045</i> and the adopted area plan by creating additional housing opportunities in areas near existing public services.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The request is consistent with the recommendations of both <i>Forward 2045</i> and the <i>South Central Winston-Salem Area Plan Update</i> .		The request would bring Pedestrian Business (PB) zoning to a residential area, although the requested district is less intense than the site’s current Limited Industrial (LI) zoning.
The request would encourage infill development in an area 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.**

CITY-COUNTY PLANNING BOARD PUBLIC HEARING MINUTES FOR 3647 JUNE 12, 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: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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