October 23, 2002

N. Reginald Teague
Assistant Superintendent
WS/FC Schools
P. O. Box 2513
Winston-Salem, NC 27102

RE: ZONING TEXT AMENDMENT UDO-92

Dear Dr. Teague:

The attached report of the Planning Board to the Forsyth County Board of Commissioners and City of Winston-Salem Board of Aldermen is sent to you at the request of the Commissioners and Aldermen.

When the text amendment is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners and Renee Rice, City Secretary, of the date on which the Commissioners and Aldermen will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office
    Renee Rice, City Secretary

udo 92 Oct 2002
FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: ____________________________ AGENDA ITEM NUMBER: ________________

SUBJECT:-

Request for Public Hearing on Zoning Text Amendment proposed by the Winston-Salem/Forsyth County School System to amend Section 3.3 of the UDO to consolidate parking requirements for schools and associated stadiums. (UDO-92)

COUNTY MANAGER’S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning Text Amendment proposed by the Winston-Salem/Forsyth County School System to amend Section 3.3 of the UDO to consolidate parking requirements for schools and associated stadiums. (UDO-92)

After consideration, the Planning Board recommended approval of the zoning text amendment.

ATTACHMENTS:-   X  YES      NO

SIGNATURE: _______________________________ DATE: __________________
ACTION REQUEST FORM

DATE: October 23, 2002
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on Zoning Text Amendment proposed by the Winston-Salem/Forsyth County School System to amend Section 3.3 of the UDO to consolidate parking requirements for schools and associated stadiums. (UDO-92)

SUMMARY OF INFORMATION:

Zoning Text Amendment proposed by the Winston-Salem/Forsyth County School System to amend Section 3.3 of the UDO to consolidate parking requirements for schools and associated stadiums. (UDO-92)

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED
STAFF REPORT

DOCKET #: UDO-92
STAFF: Glenn Simmons

REQUEST

Zoning Text Amendment proposed by the Winston-Salem/Forsyth County School System to amend Table 3.8 “Off-Street Parking Requirements” of the Unified Development Ordinances (UDO) to allow for shared parking for High Schools and school stadiums where stadiums are an accessory use.

BACKGROUND

Under the UDO, Table 3.8 establishes off-street parking standards to insure that adequate off-street parking is provided for various permitted uses. Currently the UDO requires a minimum of one space per five students plus one space for each faculty and staff member for high school facilities. Additionally one space per three seats is required for accessory stadiums. Recognizing that spectator athletic events will ordinarily occur during times when school is not in session, the school system has requested that the parking standards be revised to require only the greater of the two standards. The school system believes that shared parking areas are the most practical and cost-effective way to accommodate the parking needs of school and athletic facilities.

ANALYSIS

Although Planning staff is mindful of the need to insure adequate parking, we also recognize the cost savings and environmental benefits of shared parking. Particularly with respect to the negative environmental consequences of large amounts of impervious surfaces, shared parking can offer substantial benefits to the community. Problems of urban flooding, stream erosion, urban heat islands, and the general loss of community character can all benefit from the reduction of paved surfaces. In this regard, Planning staff and the Inspections Division concur with the school system’s proposed UDO amendment and support the text changes as submitted below.

RECOMMENDATION

Zoning Text Amendment: APPROVAL.

David Reed presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None
WORK SESSION

During discussion by the Planning Board, the following points were made:

1. There was discussion over adding language which would allow the use of existing school parking which was adjacent to the subject site but not included in the site plan.

MOTION: Dara Folan moved approval of the zoning text amendment with the addition of language to read as follows: school stadium is an accessory use or incorporated into the design of a school whichever is greater.
SECOND: Philip Doyle
VOTE:
FOR: Avant, Clark, Doyle, Folan, King, Norwood
AGAINST: None
EXCUSED: None

__________________________
A. Paul Norby, AICP
Director of Planning
UDO-92
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCES
REGARDING SHARED PARKING FOR
HIGH SCHOOLS AND ACCESSORY STADIUMS

Be it resolved, by the Board of Aldermen of the City of Winston-Salem, North Carolina that the Unified Development Ordinances (UDO) is hereby amended as follows:

Section 1. Chapter C, Section 3-3, Table 3.8 “OFF-STREET PARKING REQUIREMENTS located opposite the row “High” and Under the column “MINIMUM REQUIREMENTS:” is hereby revised by deleting the following items indicated with a strikeout (as indicated here) and adding those items indicated with an underscore (as indicated here):

1 space per 5 students based on the design capacity plus 1 space for each faculty and staff person plus or 1 space per 3 seats where a school stadium is an accessory use or incorporated into the design of a school whichever is greater.

Section 2. This ordinance shall be effective upon adoption.
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCES
REGARDING SHARED PARKING FOR
HIGH SCHOOLS AND ACCESSORY STADIUMS

Be it resolved, by the Board of Commissioners of Forsyth County, North Carolina that the Unified Development Ordinances (UDO) is hereby amended as follows:

Section 1. Chapter C, Section 3-3, Table 3.8 “OFF-STREET PARKING REQUIREMENTS located opposite the row “High” and Under the column “MINIMUM REQUIREMENTS: is hereby revised by deleting the following items indicated with a strikeout (as indicated here) and adding those items indicated with an underscore (as indicated here):

1 space per 5 students based on the design capacity plus 1 space for each faculty and staff person plus or 1 space per 3 seats where a school stadium is an accessory use or incorporated into the design of a school whichever is greater.

Section 2. This ordinance shall be effective upon adoption.
UDO-92
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCES
REGARDING SHARED PARKING FOR
HIGH SCHOOLS AND ACCESSORY STADIUMS

Be it resolved, by the Board of Aldermen of the Town of Kernersville, North Carolina that the Unified Development Ordinances (UDO) is hereby amended as follows:

Section 1. Chapter C, Section 3-3, Table 3.8 “OFF-STREET PARKING REQUIREMENTS located opposite the row “High” and Under the column “MINIMUM REQUIREMENTS: is hereby revised by deleting the following items indicated with a strikeout (as indicated here) and adding those items indicated with an underscore (as indicated here):

1 space per 5 students based on the design capacity plus 1 space for each faculty and staff person plus or 1 space per 3 seats where a school stadium is an accessory use or incorporated into the design of a school whichever is greater.

Section 2. This ordinance shall be effective upon adoption.
UDO-92
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCES
REGARDING SHARED PARKING FOR
HIGH SCHOOLS AND ACCESSORY STADIUMS

Be it resolved, by the Village Council of the Village of Clemmons, North Carolina that the Unified Development Ordinances (UDO) is hereby amended as follows:

Section 1. Chapter C, Section 3-3, Table 3.8 “OFF-STREET PARKING REQUIREMENTS located opposite the row “High” and Under the column “MINIMUM REQUIREMENTS:” is hereby revised by deleting the following items indicated with a strikeout (as indicated here) and adding those items indicated with an underscore (as indicated here):

1 space per 5 students based on the design capacity plus 1 space for each faculty and staff person plus or 1 space per 3 seats where a school stadium is an accessory use or incorporated into the design of a school whichever is greater.

Section 2. This ordinance shall be effective upon adoption.
Be it resolved, by the Town Council of the Town of Lewisville, North Carolina that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

**Section 1.** Chapter C, Section 3-3, Table 3.8 “OFF-STREET PARKING REQUIREMENTS located opposite the row “High” and Under the column “MINIMUM REQUIREMENTS:” is hereby revised by deleting the following items indicated with a strikeout (as indicated here) and adding those items indicated with an underscore (as indicated here):

1 space per 5 students based on the design capacity plus 1 space for each faculty and staff person plus or 1 space per 3 seats where a school stadium is an accessory use or incorporated into the design of a school whichever is greater.

**Section 2.** This ordinance shall be effective upon adoption.