

November 20, 2002

G. Emmett McCall
McCall Doughton & Blancato PLLC
Attorneys At Law
633 West Fourth Street, Suite 150
Winston-Salem, NC 27101

RE: ZONING TEXT AMENDMENT UDO-94

Dear Mr. McCall:

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 94

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

Request for Public Hearing on zoning text amendment proposed by Reynolda House, Inc. to reduce the parking requirement for the "Museum or Art Gallery" use (UDO-94).

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning text amendment proposed by Reynolda House, Inc. to reduce the parking requirement for the "Museum or Art Gallery" use (UDO-94).

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

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

ACTION REQUEST FORM

DATE: November 20, 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 Reynolda House, Inc. to reduce the parking requirement for the "Museum or Art Gallery" use (UDO-94).

SUMMARY OF INFORMATION:

Zoning text amendment proposed by Reynolda House, Inc. to reduce the parking requirement for the "Museum or Art Gallery" use (UDO-94).

PLANNING BOARD ACTION:

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

STAFF REPORT

DOCKET #: UDO-94

STAFF: Suzy Gallaway

REQUEST

Request by Reynolda House, Inc. to clarify and revise Table 3.8 "Off-Street Parking Requirements" of Section 3-3 of Chapter B by changing the MINIMUM REQUIREMENTS for the "Museum or Art Gallery" use from one space per 300 SF GFA to one space per 500 SF GFA for museum or art gallery.

BACKGROUND

The petitioner is planning on constructing an art gallery addition to their current facility. The addition, under current parking requirements, would require a new paved parking lot on either the front or back lawn. Such a parking lot would damage the aesthetic appearance of this historic structure. Most of the visitors that come to the facility come on a bus rather than in an automobile. Because of the type of transportation used and the limited number of visitors, in their experience, the amount of parking needed for the use is less than what the UDO requires.

ANALYSIS

Through discussions with the petitioner and with zoning enforcement staff in the Inspections Division, staff has determined that some reduction in the parking requirements for the "Museum or Art Gallery" use would be appropriate. A reduction in parking requirements would be beneficial and appropriate for other museums as well, and therefore is supported by staff. Review of Planning Advisory Reports from the American Planning Association on "Off-Street Parking Requirements" have affirmed that a requirement of one space per 500 SF GFA is appropriate for the "Museum or Art Gallery" use as defined in the UDO.

The reduction of parking requirements is consistent with current planning practices which are aimed at an improved quality of life through the reduction of automobile traffic and the development of more walkable communities.

RECOMMENDATION

Staff recommends **APPROVAL**.

Suzy Gallaway presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jerry Clark moved approval of the zoning text amendment.

SECOND: John Bost

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Glenn, King, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

UDO-94
AN ORDINANCE AMENDING
CHAPTER B TABLE 3.8 "OFF STREET PARKING REQUIREMENTS"
TO REDUCE THE REQUIRED PARKING FOR THE LAND USE
"MUSEUM OR ART GALLERY"

Be it ordained by the Board of Commissioners of Forsyth County, North Carolina that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Table 3.8 "Other Development Standards" of Section 3-3 of Chapter B is amended by changing the MINIMUM REQUIREMENTS for the "Museum or Art Gallery" use from one space per 300 SF GFA to one space per 500 SF GFA for museum or art gallery.

Section 2. This ordinance shall be effective upon adoption.

UDO-94
AN ORDINANCE AMENDING
CHAPTER B TABLE 3.8 "OFF STREET PARKING REQUIREMENTS"
TO REDUCE THE REQUIRED PARKING FOR THE LAND USE
"MUSEUM OR ART GALLERY"

Be it ordained by the Board of Aldermen of Winston-Salem, North Carolina that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Table 3.8 "Other Development Standards" of Section 3-3 of Chapter B is amended by changing the MINIMUM REQUIREMENTS for the "Museum or Art Gallery" use from one space per 300 SF GFA to one space per 500 SF GFA for museum or art gallery.

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AN ORDINANCE AMENDING
CHAPTER B TABLE 3.8 "OFF STREET PARKING REQUIREMENTS"
TO REDUCE THE REQUIRED PARKING FOR THE LAND USE
"MUSEUM OR ART GALLERY"

Be it ordained by the Board of Aldermen of the Town of Kernersville, North Carolina that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Table 3.8 "Other Development Standards" of Section 3-3 of Chapter B is amended by changing the MINIMUM REQUIREMENTS for the "Museum or Art Gallery" use from one space per 300 SF GFA to one space per 500 SF GFA for museum or art gallery.

Section 2. This ordinance shall be effective upon adoption.

UDO-94
AN ORDINANCE AMENDING
CHAPTER B TABLE 3.8 "OFF STREET PARKING REQUIREMENTS"
TO REDUCE THE REQUIRED PARKING FOR THE LAND USE
"MUSEUM OR ART GALLERY"

Be it ordained by the Village Council of the Village of Clemmons, North Carolina that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Table 3.8 "Other Development Standards" of Section 3-3 of Chapter B is amended by changing the MINIMUM REQUIREMENTS for the "Museum or Art Gallery" use from one space per 300 SF GFA to one space per 500 SF GFA for museum or art gallery.

Section 2. This ordinance shall be effective upon adoption.

UDO-94
AN ORDINANCE AMENDING
CHAPTER B TABLE 3.8 "OFF STREET PARKING REQUIREMENTS"
TO REDUCE THE REQUIRED PARKING FOR THE LAND USE
"MUSEUM OR ART GALLERY"

Be it ordained by the Town Council of the Town of Lewisville, North Carolina that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Table 3.8 "Other Development Standards" of Section 3-3 of Chapter B is amended by changing the MINIMUM REQUIREMENTS for the "Museum or Art Gallery" use from one space per 300 SF GFA to one space per 500 SF GFA for museum or art gallery.

Section 2. This ordinance shall be effective upon adoption.