January 20, 2016

City of Winston-Salem
c/o Lee Garrity, City Manager
PO Box 2511
Winston-Salem, NC 27102

Re: Zoning Petition W-3281

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning and Development Services

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Council Member Jeff MacIntosh, 129 Woodbriar Road, Winston-Salem, NC 27106
David Archer, 1008 S. Hawthorne Road, Winston-Salem, NC 27103
Terrance Banks, 116 N. Spring Street, Winston-Salem, NC 27101
<table>
<thead>
<tr>
<th>ACTION REQUEST FORM</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE: January 20, 2016</td>
</tr>
<tr>
<td>TO: The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM: A. Paul Norby, FAICP, Director of Planning and Development Services</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COUNCIL ACTION REQUEST:</th>
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<tbody>
<tr>
<td>Request for Public Hearing on zoning petition of City of Winston-Salem</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SUMMARY OF INFORMATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning petition of City of Winston-Salem for property owned by multiple property owners from LO, PB, and PB-S to RSQ: property is a portion of the Holly Avenue Neighborhood generally located east of Broad Street, south of Holly Avenue, and west of Spruce Street (Zoning Docket W-3281).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PLANNING BOARD ACTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOTION ON PETITION: APPROVAL OF THE REQUEST WITH THE EXCLUSION OF THE LOTS ON THE WEST SIDE OF SPRING STREET BETWEEN SPRING STREET AND BROOKSTOWN AVENUE</td>
</tr>
<tr>
<td>FOR: MELYNDIA DUNIGAN, ARNOLD KING, CLARENCE LAMBE, DARYYL LITTLE, PAUL MULLICAN, BRENDA SMITH, ALLAN YOUNGER</td>
</tr>
<tr>
<td>AGAINST: GEORGE BRYAN</td>
</tr>
<tr>
<td>SITE PLAN ACTION: NOT REQUIRED</td>
</tr>
</tbody>
</table>
CITY ORDINANCE - GENERAL USE

Zoning Petition of City of Winston-Salem, Docket W-3281

AN ORDINANCE AMENDING THE WINSTON-SALEM
CITY ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE CITY OF
WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from LO, PB, and PB-S to RSQ
the zoning classification of the following described property:

BEGINNING AT A POINT, said point being the northwest corner of PIN 6835-06-1083.00; thence N 82-34-26 E 460.714’ to the northeast corner of PIN 6835-06-5068.00; thence S 7-13-32 E 152.418’ to the southeast corner of PIN 6835-06-5068.00; thence S 12-10-59 E 40.106’, crossing W Second Street, to the northwest corner of PIN 6835-05-6961.00; thence N 82-45-39 E 149.708’ with the south right-of-way line of W Second Street to the northeast corner of PIN 6835-05-7934.00; thence S 6-33-53 E 85.081’ with the west right-of-way line of N Poplar Street to the southeast corner of PIN 6835-05-7934.00; thence S 89-56-48 E 39.817’, crossing N Poplar Street, to the northwest corner of PIN 6835-05-8858.00; thence N 82-32-4 E 73.763’ to the northeast corner of PIN 6835-05-8858.00; thence S 7-15-31 E 53.956’ to the southeast corner of PIN 6835-05-8858.00; thence N 82-41-4 E 74.608’ to the northeast corner of PIN 6835-05-9802.00’ thence S 7-8-46 E 296.252’ with the west line of an unnamed alley to the southeast corner of PIN 6835-05-9630.00; thence N 79-5-47 E 20.581’ crossing the unnamed alley to the northwest corner of PIN 6835-15-0555.00; thence N 82-29-43 E 168.126’ to the northeast corner of PIN 6835-15-1566.00; thence S 7-13-59 E 73.486’ with the west right-of-way line of N Spruce Street to the southeast corner of PIN 6835-15-1566.00; thence S 82-28-23 W 167.948’ with the north right-of-way line of W First Street to the southwest corner of PIN 6835-15-0555.00; thence S 16-18-49 E 42.72’ crossing W First Street to the northeast corner of PIN 6835-15-0420.00; thence S 6-58-33 E 230.142’ to the northeast corner of PIN 6835-05-9291.00; thence S 82-19-16 W 180.315’ with the north line of PIN 6835-05-9291.00 to the northwest corner of said lot; thence N 6-55-27 W 32.744’ with the east right-of-way line of S Poplar Street to a point in the west line of PIN 6835-05-9246.00; thence S 84-7-46 W 47.885’ crossing S Poplar Street to the southeast corner of PIN 6835-05-7265.00; thence S 83-24-42 W 200.42’ to the southwest corner of PIN 6835-05-7265.00; thence N 6-43-7 W 15’ to the southeast corner of PIN 6835-05-6322.00; thence S 83-24-42 W 225’ with the north line of an unnamed alley to the southwest corner of PIN 6835-05-4259.00; thence N 6-42-56 W 175.662’ to the northwest corner of PIN 6835-05-4259.00; thence N 7-12-43 W 36.433’ crossing W First Street to a point in the south line of PIN 6835-05-4419.00; thence S 82-2-55 W 122.46’ with
the north right-of-way line of W First Street to the southwest corner of PIN 6835-05-3406.00; thence N 9-10-42 W 115.588’ to the northwest corner of PIN 6835-05-3406.00; thence S 82-38-17 W 194.694’ to the southwest corner of PIN 6835-05-1523.00; thence N 66-17-12 W 58.434’ crossing N Spring Street to the southeast corner of PIN 6825-95-9567.00; thence N 66-56-57 W 128.042’ with the north right of way line of Brookstown Avenue to the southwest corner of PIN 6825-95-9567.00; thence N 15-56-45 E 72.141’ to the northwest corner of PIN 6825-95-9631.00; thence N 82-31-20 E 80.761’ to the northeast corner of PIN 6825-95-9631.00; thence N 7-50-18 W 40.872’ with the west right-of-way line of N Spring Street to the southeast corner of PIN 6825-95-8648.00; thence S 81-26-52 W 100.871’ to a point in the south line of PIN 6825-95-8648.00; thence N 7-51-6 W 210.011’ to the northwest corner of PIN 6825-95-9821.00; thence N 82-19-48 E 100.841’ to the northeast corner of PIN 6825-95-9821.00; thence N 86-32-3 E 49.591’ crossing N Spring Street to the northwest corner of PIN 6835-05-0855.00; thence N 83-3-55 E 149.091’ to the northeast corner of PIN 6835-05-1836.00; thence N 4-55-44 W 40.492’ crossing W Second Street to the southwest corner of PIN 6835-06-1083.00; thence N 7-16-2 W 150.366’ to the northwest corner of PIN 6835-06-1083.00, said point being the point and place of BEGINNING, SAVE AND EXCEPT PIN 6835-05-2785.00, and containing 17.09 acres, more or less.

Section 2. This ordinance shall become effective upon adoption.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Docket #</td>
</tr>
<tr>
<td>Staff</td>
</tr>
<tr>
<td>Petitioner(s)</td>
</tr>
<tr>
<td>Owner(s)</td>
</tr>
<tr>
<td>Subject Property</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>Type of Request</td>
</tr>
<tr>
<td>Proposal</td>
</tr>
</tbody>
</table>

**NOTE:** General, special use limited, and special use district zoning were considered. The petitioner decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.

<table>
<thead>
<tr>
<th>Neighborhood Contact/Meeting</th>
<th>City and neighborhood leaders have held multiple meetings within the neighborhood to discuss the rezoning.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District Purpose Statement</td>
<td>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.</td>
</tr>
</tbody>
</table>

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**

(R)(1) - **Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?**

Yes, the area currently contains a mix of single family residential homes, duplexes, quadraplexes, multi-family residential structures, and offices. It is located in GMA 2 within an urban setting adjacent to properties in the Winston Overlay district of Downtown.

<table>
<thead>
<tr>
<th>GENERAL SITE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
</tr>
<tr>
<td>Jurisdiction</td>
</tr>
<tr>
<td>Ward(s)</td>
</tr>
<tr>
<td>Site Acreage</td>
</tr>
<tr>
<td>Current Land Use</td>
</tr>
</tbody>
</table>
**Surrounding Property Zoning and Use**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>LO, PB-S</td>
<td>Offices, apartments, condos</td>
</tr>
<tr>
<td>South</td>
<td>LI, LO</td>
<td>Single family homes, duplex, medical treatment facility, vacant land, warehouse, commercial business with storage</td>
</tr>
<tr>
<td>East</td>
<td>IP, PB-L, PB, LO</td>
<td>Church, offices, townhomes, commercial</td>
</tr>
<tr>
<td>West</td>
<td>PB, PB-S</td>
<td>Office, automobile sales, vacant office/commercial property, triplex, duplex, apartments</td>
</tr>
</tbody>
</table>

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**

- **(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?**
  Yes, the area in question and its surrounding properties both contain a mix of predominately single family homes, duplexes, triplexes, multifamily residential buildings, and offices.

**Physical Characteristics**

- The developed area contains rolling hills. The area is developed with the exception of five vacant lots.

**Proximity to Water and Sewer**

- The area is currently served by public water and sewer.

**Stormwater/Drainage**

- Curb and gutter exists along the streets within the area. Historically, property along Second Street was used as a reservoir for the Town of Salem. As such, this area has experienced drainage issues in the past. Most recently, a 36” private storm drainage pipe failed causing a large sinkhole in the parking area of a property along Second Street. The property owner is currently pursuing repair options.

**Watershed and Overlay Districts**

- The area is adjacent to the Winston Overlay district. It does not fall within a water supply watershed.

**Historic, Natural Heritage and/or Farmland Inventories**

- The area is part of the Holly Avenue Historic District which is listed on the National Register of Historic Places for its architectural integrity as a residential community.

**Analysis of General Site Information**

- The area is part of the Holly Avenue National Register Historic District to the west of the downtown core and is currently developed with a mix of residential uses from single family to multifamily along with a few office uses. It is similar in character to the surrounding properties. The area is served by public water and sewer and the streets contain curb and gutter for drainage. It is not part of a watershed or overlay district.

**SITE ACCESS AND TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Street</td>
<td>Minor Thoroughfare</td>
<td>937' (both sides for 658')</td>
<td>6,500</td>
<td>13,800</td>
</tr>
<tr>
<td>Street</td>
<td>Type</td>
<td>Length</td>
<td>Existing Trip</td>
<td>Proposed Trip</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------</td>
<td>--------</td>
<td>---------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Second Street</td>
<td>Minor Thoroughfare</td>
<td>460’ (both sides)</td>
<td>4,200</td>
<td>13,800</td>
</tr>
<tr>
<td>Spring Street</td>
<td>Collector Street</td>
<td>405’ (both sides)</td>
<td>970</td>
<td>N/A</td>
</tr>
<tr>
<td>Shady Boulevard</td>
<td>Local Street</td>
<td>540’ (both sides)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Poplar Street</td>
<td>Local Street</td>
<td>785’ (both sides)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The area is accessible by First and Second Streets from the east and west and Poplar Street and Spring Street from the north and south.

**Trip Generation - Existing/Proposed**
No trip generation is available for the existing or proposed general use zonings which have no site plan. Staff would not anticipate any increase in traffic based on this request.

**Sidewalks**
Sidewalks exist on both sides of the street for all streets except Shady Boulevard. On Shady Boulevard, sidewalks are located on the west side of the street.

**Transit**
The area is served by multiple transit routes. Routes 13, 19, 20, 720, 2020, and 2323 have stops within the area boundary along First and Second Streets. Just outside of the boundary, there is a stop for Route 23 on Broad Street and Route 12 on Green Street.

**Connectivity**
The neighborhood has an interconnected street network with multiple ingress and egress points.

**Traffic Impact Study (TIS)**
A Traffic Impact Study is not required as part of this request.

**Analysis of Site Access and Transportation Information**
The area is well connected to the surrounding downtown properties through a connected street network with adequate capacity, existing sidewalks along all streets, and multiple transit routes. Staff does not anticipate any negative transportation-related impacts from this request.

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**CONFORMANCE TO PLANS AND PLANNING ISSUES**

**Legacy 2030 GMA**
2 – Urban Neighborhoods. The Growth Management Plan map specifically identifies this area as GMA 2, in contrast to the rest of the downtown area which is designated as GMA 1 – City or Town Center.

**Relevant Legacy 2030 Recommendations**
- Encourage housing development in Downtown for a diversity of occupants including students, empty nesters, young professionals and families
- Encourage transitional uses between high-density uses and low-density residential areas
- Enhance pedestrian and bicycle safety in Downtown

**Relevant Area Plan(s)**
*Downtown Plan Update (2013)*

**Area Plan Recommendations**
Properties within the zoning request are shown mainly for General Residential on the Proposed Land Use map, page 50. Properties on the west side of Spring Street are shown for Mixed-Use. The *Downtown Plan Update* goes on to state: General Residential designation means that properties may be suitable for rezoning to a zoning district that
allows its present use as a single-family or multifamily residence. Mixed-Use designation means that the property may be appropriate for residential, office, retail, institutional, or industrial individually or in combination.

<table>
<thead>
<tr>
<th>Site Located Along Growth Corridor?</th>
<th>The area is not located along a growth corridor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Located within Activity Center?</td>
<td>The area is not located within an activity center.</td>
</tr>
<tr>
<td>Greenway Plan Information</td>
<td>No future greenways are proposed for the area.</td>
</tr>
<tr>
<td>Other Applicable Plans and Planning Issues</td>
<td>A 2009 Urban Land Institute (ULI) study recommended residential uses for the neighborhood. Also, the 1992 Holly Avenue Neighborhood Design Study by the City-County Planning Board identified this area as the Neighborhood Core and recommended measures to preserve the residential character of the area.</td>
</tr>
<tr>
<td>Addressing</td>
<td>There are no addressing or street naming concerns.</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(R)(3) - Have changing conditions substantially affected the area in the petition? Yes. While the area retains a primarily residential character, some changes in use to non-residential over the years, enabled by the current LO zoning or nearby PB zoning, have threatened the long-term viability of the area as an urban residential neighborhood on the edge of downtown.</td>
</tr>
<tr>
<td>Analysis of Conformity to Plans and Planning Issues</td>
<td>The rezoning request conforms to the Legacy 2030 Update recommendation of providing a mix of residential options for residents within the downtown area by ensuring that the existing residential properties within the area are protected from incompatible office and business development. The area currently contains a mix of single family, duplex, triplex, and quadraplex structures providing a supply of affordable housing options to the downtown area. The area contains a well-connected street network with sidewalks and transit stops allowing for residents to utilize alternative modes of transportation into and around downtown as well as to other major destinations adjacent to the area. Additionally, the proposed rezoning follows the policy outlined in Chapter Nine (Community Character) of Legacy 2030 Update which advocates for conserving and protecting older neighborhoods that have unique character that are not protected by a Historic or Historic Overlay District. The area is part of a National Register Historic District but is not a locally designated district. Chapter Nine also lists utilizing</td>
</tr>
</tbody>
</table>

Yes. (R)(4) - Is the requested action in conformance with Legacy 2030? Yes.
Historic and Historic Overlay Districts, Neighborhood Conservation Overlay Districts, and other zoning regulations and planning tools in response to neighborhood requests for protection and conservation as part of the Action Agenda for the chapter. This rezoning request was initiated in response to concerns that the residential character of the area could be lost by the encroachment of incompatible business uses that are allowed under the current LO and PB zoning. Rezoning the area to RSQ provides a level of protection to the residential character of the neighborhood core into the future.

The rezoning also adheres the recommendation of the Downtown Plan Update which recommends general residential for much of the area with mixed use being recommended for parts of Spring Street.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W3104</td>
<td>PB-S to PB-L</td>
<td>Approved 07/18/2011</td>
<td>East of area</td>
<td>.4</td>
<td>Approval</td>
</tr>
<tr>
<td>W3058</td>
<td>PB-S to PB-S</td>
<td>Approved 04/05/2010</td>
<td>NW corner of area</td>
<td>.76</td>
<td>Approval</td>
</tr>
<tr>
<td>W2778</td>
<td>LO to PB-S</td>
<td>Approved 08/02/2005</td>
<td>North of area</td>
<td>.47</td>
<td>Approval</td>
</tr>
<tr>
<td>W2615</td>
<td>HB and LO to PB</td>
<td>Approved 05/05/2003</td>
<td>West of area</td>
<td>5.52</td>
<td>Approval</td>
</tr>
<tr>
<td>W2586</td>
<td>LO to PB-S</td>
<td>Approved 11/04/2002</td>
<td>West of area</td>
<td>.76</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request will preserve the historic residential character of the area.</td>
<td>Eight non-conforming properties will be created by the rezoning – three office structures and five multifamily structures.</td>
</tr>
<tr>
<td>The majority of properties with the area are currently residential structures allowed under RSQ zoning.</td>
<td></td>
</tr>
<tr>
<td>The request will discourage incompatible business uses from being established in the predominantly residential area.</td>
<td></td>
</tr>
<tr>
<td>The request conforms to the recommendations in the Legacy 2030 Update, Downtown Plan Update, the 2009 Urban Land Institute study, and the 1992 Holly Avenue Neighborhood Design Study.</td>
<td></td>
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</table>

**STAFF RECOMMENDATION:** Approval
NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. 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.
This was automatically continued to January 14, 2016 per the applicant's request and as per Planning Board's By-Laws.
Amy Crum presented the staff report.

PUBLIC HEARING

FOR:

Jeff MacIntosh, 129 Woodbriar Road, Winston-Salem, NC 27106
  • My wife and I bought our first house here in 1983. I started the neighborhood association and served as the association president for nine years after which my wife served as association president for nine years. She was then instrumental in getting the National Register status for the neighborhood.
  • Conventional wisdom throughout this time was that these properties would be converted to offices due to their proximity to downtown. However, since 1983 only four properties have converted from residential into office and one of those converted back into residential. People are choosing to come live downtown.
  • This area is a good mix of all demographic levels. It’s an ideal downtown residential neighborhood. This zoning will allow people to invest in residential property without the fear of property next door to them converting to office. We do have some conflicts with pedestrian traffic and parking issues from offices so this is really just a way to recognize what has happened in the neighborhood over the last 30-plus years and the market has said that this is a residential neighborhood.

AGAINST:

David Archer, 1008 S. Hawthorne Road, Winston-Salem, NC 27103
  • We own property at Spring Street and Second Street. The block we are in is split by commercial zoning. One lot is parking for the Dash and that lot is being left out of this zoning. We would like to be left out of this rezoning. We’re all part of this same block and would like the rezoning to stop at Spring Street rather than picking some of the properties to include and leaving some out.
  • Our properties are contiguous to properties which are being left out of the rezoning.
  • We don’t want the value of our land to go away when everything around us is already commercial.
Terrance Banks, 116 N. Spring Street, Winston-Salem, NC 27101

- I agree with what Mr. Archer just said. We are fine with the rest of the area changing but we would like to retain LO zoning for our properties.
- I have seen documentation that the Dash is interested in purchasing my property and would like to keep it the same so that could happen.

**WORK SESSION**

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

In responses to questions by the Board, Council Member MacIntosh explained that the Dash has higher priorities at this point than purchasing more property so any purchase of Mr. Banks property is likely to be some time into the future. The narrow strip of land next to Mr. Banks property functions as a driveway and doesn’t change the feel of the street.

The lot at 101 Spring Street is vacant; however Mr. Archer believes it is too small to be built upon. Council Member MacIntosh disagrees, explaining that the Council is getting ready to discuss tiny houses and a lot such as this would be an excellent fit for such a house.

Council Member MacIntosh noted that these properties have been available for office use since the early 80s and have not been utilized as such. RSQ zoning does not limit you to single family residential but allow up to four units per structure. The market right now says that residential is the highest and best use for properties in this area. These properties will be hard to develop as offices because they are very small.

Arnold King: We are trying to rezone this property and these property owners don’t want their land rezoned. Does it hurt the neighborhood to leave these parcels as they are?

Council Member MacIntosh: I think it does. It’s a fairly dense, fairly homogenous neighborhood and when you drive through here it feels like a residential street. If the west side of Spring Street turns into office it’s not going to feel like a residential street anymore.

Clarence Lambe: Most of our rezoning add uses; this is taking uses away. That’s not what we generally do. If the market says multifamily is the way to go, these gentlemen will develop accordingly.

Council Member MacIntosh: We walked the neighborhood, we’ve had multiple neighborhood meetings and we had a public meeting. This is the first opposition I’ve heard of. I understand where they are coming from. We don’t want to kill the good for the perfect. This was designed to keep the core residential and protect the investments people have made.

Melynda Dunigan: This is similar to a neighborhood conservation overlay where not everyone is going to agree but you try to set your boundaries in a way that captures the reasons for the rezoning the area you want to protect and best reflects what you want. In this case you have a contiguous block where everyone seems to be of the same view.
George Bryan: The neighbors should remain alert to potential rezoning attempts along the edges of the neighborhood. Neighbors have to be vigilant to those attempts if they want to maintain that core of their neighborhood and keep that long-term.

Paul Mullican: No one should be forced to rezone their property. These lots are on the outside of the requested zoning area.

In response to a question by Clarence Lambe, Paul Norby explained that notices were mailed to every property owner in the neighborhood as well as all property owners within 500’ of the boundaries of the area requested for rezoning.

MOTION: Paul Mullican moved to recommend approval of the zoning petition with the exclusion of the properties on the west side of Spring Street between Second Street and Brookstown Avenue.
SECOND: Allan Younger
VOTE:
  FOR: Melynda Dunigan, Arnold King, Clarence Lambe, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger
  AGAINST: George Bryan
  EXCUSED: None

________________________
A. Paul Norby, FAICP
Director of Planning and Development Services
DOCKET #: W3281
(Continued from 12/10/2015)

PROPOSED ZONING:
RSQ

EXISTING ZONING:
LO, PB, PB-S

PETITIONER:
City of Winston-Salem

SCALE: 1" represents 400'
STAFF: Crum
GMA: 2
ACRES: 17.09
NEAREST BLDG: 0' west
MAP(S): 6825.02, 6835.01
General Residential

Mixed-Use (see text page 29)

Downtown Area Plan, 2013

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use

- General Residential
- Mixed-Use (see text page 29)

Downtown Area Plan, 2013

General Residential

Mixed-Use (see text page 29)
PROPOSED RSQ USES ALLOWED
Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private
Transmission Tower (see UDO)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Transmission Tower
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
EXISTING PB USES ALLOWED
Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

- Academic Biomedical Research Facility
- Academic Medical Center
- Adult Day Care Home
- Arts and Crafts Studio
- Banking and Financial Services
- Bed and Breakfast
- Boarding or Rooming House
- Building Contractors, General
- Car Wash
- Child Care, Drop-In
- Child Day Care, Small Home
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- Club or Lodge
- College or University
- Combined Use
- Convenience Store
- Food or Drug Store
- Funeral Home
- Furniture and Home Furnishings Store
- Government Offices, Neighborhood Organization, or Post Office
- Habilitation Facility A
- Habilitation Facility B
- Habilitation Facility C
- Hospital or Health Center
- Hotel or Motel
- Institutional Vocational Training Facility
- Library, Public
- Motor Vehicle, Rental and Leasing
- Motor Vehicle, Repair and Maintenance
- Motorcycle Dealer
- Museum or Art Gallery
- Nursing Care Institution
- Offices
- Park and Shuttle Lot
- Parking, Commercial
- Police or Fire Station
- Postal Processing Facility
- Recreation Facility, Public
- Recreation Services, Indoor
- Recreation Services, Outdoor
- Residential Building, Duplex
EXISTING PB USES ALLOWED
Winston-Salem Jurisdiction Only

Residential Building, Single Family
Residential Building, Twin Home
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional Services
Services B
Shopping Center
Shopping Center, Small
Stadium, Coliseum, or Exhibition Building
Swimming Pool, Private
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Indoor
Transmission Tower (see UDO)
Urban Agriculture (W)
Utilities
Warehousing

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Family Group Home B
Family Group Home C
Group Care Facility A
Life Care Community
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Helistop
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Shelter for Homeless
Storage Services, Retail (W)
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Banking and Financial Services
Bed and Breakfast
Church or Religious Institution, Neighborhood
Combined Use
Family Group Home A
Family Group Home B
Funeral Home
Government Offices, Neighborhood Organization, or Post Office
Hospice and Palliative Care
Library, Public
Limited Campus Uses
Museum or Art Gallery
Offices
Park and Shuttle Lot
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private
Transmission Tower (see UDO)
Utilities

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Group Care Facility A
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Transmission Tower (see UDO)
Veterinary Services

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Kennel, Indoor