DOCKET #: W3136
(continued from 3/8/12)

PROPOSED ZONING:
GB

EXISTING ZONING:
HB and LI

PETITIONER:
Goodwill Industries of Northwest NC, Inc. and W S Goodwill Ind Reh Ctr Inc for property owned by Same

SCALE: 1" represents 300'
STAFF: Roberts
GMA: 2
ACRES: 3.62
NEAREST BLDG: 10' south
MAP(S): 636846
April 25, 2012

Goodwill Industries of Northwest, North Carolina and
WS Goodwill Ind Reh Ctr Inc.
c/o Bill Haymore, Vice President - Facility Services
2701 University Parkway
Winston-Salem, NC 27105

Re: Zoning Map Amendment W-3136

Dear Mr. Haymore:

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

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
### ACTION REQUEST FORM

**DATE:** April 25, 2012  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

### COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Goodwill Industries of Northwest NC, Inc. and W S Goodwill Ind Reh Ctr Inc.

### SUMMARY OF INFORMATION:

Zoning map amendment of Goodwill Industries of Northwest NC, Inc. and W S Goodwill Ind Reh Ctr Inc from HB & LI to GB: property is located on the southwest side of Waughtown Street and the northeast corner of Vargrave Street and Haled Street (Zoning Docket W-3136).

### PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED
CITY ORDINANCE - GENERAL USE

Zoning Petition of Goodwill Industries of Northwest NC, Inc. and W S Goodwill Ind Reh Ctr Inc, Docket W-3136

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 HB & LI to GB the zoning classification of the following described property:

PIN#'s 6834-67-2303, 2352, 3301, 3249, 3298, 4287, 3478, 5528, 5497, & 6422

Section 2. This ordinance shall become effective upon adoption.
<table>
<thead>
<tr>
<th><strong>PETITION INFORMATION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
<tr>
<td><strong>Proposal</strong></td>
</tr>
<tr>
<td><strong>NOTE:</strong></td>
</tr>
<tr>
<td><strong>Continuance History</strong></td>
</tr>
<tr>
<td><strong>Neighborhood Contact/Mtg</strong></td>
</tr>
<tr>
<td><strong>Zoning District Purpose Statement</strong></td>
</tr>
<tr>
<td><strong>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</strong></td>
</tr>
</tbody>
</table>
## General Site Information

<table>
<thead>
<tr>
<th>Location</th>
<th>Southwest side of Waughtown Street and the northeast corner of Vargrave Street and Haled Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 3.63 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently developed with multiple commercial buildings including a Goodwill retail outlet.</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>GI</td>
<td>Industrial uses across US 52</td>
</tr>
<tr>
<td>East</td>
<td>HB &amp; LI</td>
<td>Auto repair</td>
</tr>
<tr>
<td>South</td>
<td>LI</td>
<td>Electrical supply company</td>
</tr>
<tr>
<td>West</td>
<td>LI &amp; HB</td>
<td>Single family residential and auto repair</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 proposed GB District uses are compatible with the adjacent LI and HB District uses.

### Physical Characteristics

The developed site has a gentle slope downward from all sides to the interior portion of the site.

### Proximity to Water and Sewer

Public water and sewer are available to the site.

### Stormwater/Drainage

No known issues.

### Watershed and Overlay Districts

The site is not located within a water supply watershed.

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

One building on the site, specifically 1925 Vargrave Street, was listed in the southeast Winston-Salem architectural survey as a modernist building. However, it was not included in any of the National Register districts created as a result of that survey project. Additionally, it is not eligible for the National Register individually, or for Local Historic Landmark designation because it is a fairly common contemporary commercial building type. Historic Resources staff always encourages historic resources to be retained if at all possible. However, since in this case the building has no "designation", and would not be eligible for such in the future, staff does not believe its retention should be required as a condition of rezoning.

### Analysis of General Site Information

The site has no apparent constraints and is suitable for development within the proposed GB District.
<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>Waughtown Street</td>
<td>Major Thoroughfare</td>
<td>371’</td>
<td>5,300</td>
<td>26,900</td>
</tr>
<tr>
<td>Vargrave Street</td>
<td>Collector Street</td>
<td>412’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Haled Street</td>
<td>Local Street</td>
<td>371’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
Because this is a General Use request with no site plan, the exact location of access points is unknown. The site is currently accessed from all three of the above mentioned streets.

**Trip Generation - Existing/Proposed**
No trip generation is available for the existing or proposed general use zonings which have no site plan.

**Sidewalks**
Sidewalks are located along both sides of Waughtown Street and Vargrave Street.

**Transit**
Route 29 runs along Sprague Street located approximately 800’ to the south.

**Analysis of Site Access and Transportation Information**
The site has good access and staff does not anticipate any negative transportation impacts from this request.

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### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 2 - Urban Neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Relevant Legacy Recommendations</strong></td>
<td></td>
</tr>
<tr>
<td>- Infill and Redevelopment</td>
<td>Manage growth by making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities. Encourage redevelopment of infill and &quot;under invested&quot; areas.</td>
</tr>
<tr>
<td>- Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings.</td>
<td></td>
</tr>
<tr>
<td><strong>Relevant Area Plan(s)</strong></td>
<td>South Central Winston-Salem Area Plan (2003)</td>
</tr>
<tr>
<td><strong>Area Plan Recommendations</strong></td>
<td></td>
</tr>
<tr>
<td>- The site is located in an area designated in the Area Plan as a Special Land Use Condition Area which could be redeveloped with commercial and other uses including multifamily use and also is a potential expansion area for the University of North Carolina School of the Arts. Comprehensive redevelopment is encouraged, not lot-by-lot conversions. Focus high traffic and intense uses along Waughtown</td>
<td></td>
</tr>
</tbody>
</table>
Street. Orient buildings to the street, locating parking and service areas away from residential uses and providing landscaping along street frontages. No drive-through restaurants, mini-storage facilities, or motor vehicle repair or storage uses are recommended.

**Other Applicable Plans and Planning Issues**

Comments from the Inspections Division: If there is a change of use (or if no use has been established in the structure), permits will be required to establish the use.

**Addressing**

A new address assignment will be required for any new main building and additional address assignments will be required for other possible new buildings.

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

- **(R)(3) - Have changing conditions substantially affected the area in the petition?**
  - No
- **(R)(4) - Is the requested action in conformance with Legacy?**
  - Yes

**Analysis of Conformity to Plans and Planning Issues**

The request is to rezone the subject property from HB and LI to GB. The site is developed with multiple commercial buildings and associated parking.

The *South Central Winston-Salem Area Plan* identifies this site as being within a Special Land Use Condition Area which could be redeveloped with a mixture of commercial and multifamily uses. The plan also notes this site could be a potential expansion area for the University of North Carolina School of the Arts. Other recommendations include: comprehensive redevelopment over a lot-by-lot approach; focusing high traffic and intense uses along Waughtown Street; orienting buildings to the street, and locating parking and service areas away from residential uses. Drive-through restaurants, mini-storage facilities, and motor vehicle repair or storage uses are not recommended.

The proposed GB District with its mixture of permitted uses, parking reductions and absence of building setbacks is a more suitable zoning district to achieve these goals than the existing HB and LI Districts. Staff also commends the petitioner for the multi-parcel, comprehensive approach which further demonstrates consistency with the Area Plan.

### 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>W-2417</td>
<td>LI &amp; RS7 to LO-S</td>
<td>Approved 10-2-00</td>
<td>800’ west</td>
<td>.52</td>
<td>Approval</td>
</tr>
<tr>
<td>Positive Aspects of Proposal</td>
<td>Negative Aspects of Proposal</td>
<td></td>
<td></td>
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<tr>
<td>-----------------------------</td>
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</tr>
<tr>
<td>The request is consistent with the recommendations of <em>Legacy</em> by encouraging the redevelopment of infill and “under invested” areas.</td>
<td>The request does not include some other adjacent properties within the same block.</td>
<td></td>
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<tr>
<td>The request may facilitate the reuse and/or redevelopment of the site.</td>
<td></td>
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<tr>
<td>The GB District is more consistent with the recommendations of the area plan than the existing LI and HB Districts.</td>
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</tbody>
</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.
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3136
APRIL 12, 2012

PUBLIC HEARING
FOR: None
AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment.
SECOND: Clarence Lambe
VOTE:
   FOR: Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
   AGAINST: None
   EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
DOCKET #: W3136
(continued from 3/8/12)

PROPOSED ZONING:
GB

EXISTING ZONING:
HB and LI

PETITIONER:
Goodwill Industries of Northwest NC, Inc. and WS Goodwill Ind
Reh Ctr Inc for property owned by Same

- Subject property
- 500' notification radius

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 3.62

NEAREST BLDG: 10' south

MAP(S): 636846
Uses Allowed with a Permit from the Zoning Officer (Z)

Academic Biomedical Research Facility
Academic Medical Center
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
College or University
Fish Hatchery
Fuel Dealer
Government Offices, Neighborhood Organization, or Post Office
Hospital or Health Center
Kennel, Indoor
Manufacturing A
Manufacturing B
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recycling Center
School, Vocational or Professional
Services A
Services B
Signs, Off-Premises
Storage Services, Retail
Terminal, Bus or Taxi
Testing and Research Lab
Utilities
EXISTING LI USES ALLOWED
City of Winston-Salem Jurisdiction Only

Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Dirt Storage
Helistop
Landfill, Sanitary
Solid Waste Transfer Station

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Shelter for Homeless
EXISTING HB USES ALLOWED
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Academic Medical Center
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Building Materials Supply
Car Wash
Cemetery
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Convenience Store
Correctional Institution
Food or Drug Store
Fuel Dealer
Funeral Home
Furniture and Home Furnishings Store
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Kennel, Indoor
Library, Public
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recreational Vehicle Park

Uses Allowed in HB
EXISTING HB USES ALLOWED
City of Winston-Salem Jurisdiction Only

Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional
Services A
Services B
Shopping Center
Signs, Off-Premises
Stadium, Coliseum, or Exhibition Building
Storage and Salvage Yard
Storage Services, Retail
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Drive-In
Theater, Indoor
Utilities
Veterinary Services
Warehousing

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Habilitation Facility C
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
School, Private
School, Public
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Dirt Storage
Helistop

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

Uses Allowed in HB

Revised 3/17/2011
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Academic Medical Center
Adult Establishment
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Building Materials Supply
Car Wash
Cemetery
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Combined Use
Convenience Store
Correctional Institution
Food or Drug Store
Fraternity or Sorority
Fuel Dealer
Funeral Home
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Kennel, Indoor
Library, Public
Manufacturing A
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer
Museum or Art Gallery
PROPOSED GB USES ALLOWED
City of Winston-Salem Jurisdiction Only

Nursery, Lawn and Garden Supply Store, Retail
Nursing Care Institution
Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional
Services A
Services B
Shopping Center
Stadium, Coliseum, or Exhibition Building
Storage Services, Retail
Swimming Pool, Private
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Indoor
Utilities
Veterinary Services
Warehousing
Wholesale Trade A

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
Group Care Facility B
Habilitation Facility C
Landfill, Construction and Demolition
PROPOSED GB USES ALLOWED
City of Winston-Salem Jurisdiction Only

Landfill, Land Clearing/Inert Debris
Life Care Community
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Dirt Storage
Helistop

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Shelter for Homeless