DOCKET #: W3141

PROPOSED ZONING:
IP

EXISTING ZONING:
IP-S and GI

PETITIONER:
Challenges of the 21st Century for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 2

ACRES: 22.86

NEAREST BLDG: 60' west

MAP(S): 630842
April 25, 2012

Challenges of the 21st Century
DBA: Carter G. Woodson School
c/o Hazel Mack, Esq.
437 Goldfloss Street
Winston-Salem, NC 27127

Re: Zoning Map Amendment W-3141

Dear Ms. Mack:

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
L. Aynn Daniels, 437 Goldfloss Street, Winston-Salem, NC 27127
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 Challenges of the 21st Century

SUMMARY OF INFORMATION:

Zoning map amendment of Challenges of the 21st Century from GI and IP-S (School, Public; and School, Private) to IP: property is located on the south side of Goldfloss Street, west of US 52 (Zoning Docket W-3141).

PLANNING BOARD ACTION:

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

Zoning Petition of Challenges of the 21st Century, Docket W-3141

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 GI and IP-S (School,
Public; and School, Private) to IP the zoning classification of the following described property:

BEGINNING at an existing iron pin, said iron pin being at the southeast intersection of
Goldfloss Street (60-foot public right-of-way) and Vargrave Street (50-foot public right-of-way),
and being the northermost corner of tax pin 6834-54-7909.00; running thence with the South
right-of-way line of Goldfloss Street, South 79° 00' 19" East 790.76 feet to an existing concrete
monument in the West right-of-way line of U.S. Highway 52 at the northeast corner of tax pin
6834-54-7909.00 ; running thence with the West right-of-way line of U.S. Highway 52, its
entrance ramp from U.S. Highway 52 South to the northern right-of-way of Interstate 40, the
twenty-six (26) following courses and distances:
(1) South 01° 55' 36" West 152.50 feet to an existing concrete monument;
(2) on a curve to the right a chord call and distance of South 13° 26' 38" West 95.92 feet to an
existing concrete monument;
(3) South 67° 19' 03" East 50.22 feet to an existing iron pin;
(4) South 01° 23' 22" East 22.95 feet to an existing concrete monument;
(5) South 42° 42' 29" West 151.72 feet to an existing iron pin;
(6) South 49° 41' 27" East 5.91 feet to an existing iron pin;
(7) South 40° 01' 42" West 24.43 feet to an existing concrete monument;
(8) South 28° 11' 50" West 138.76 feet to an existing concrete monument;
(9) South 42° 59' 59" West 92.77 feet to an existing concrete monument;
(10) South 40° 00' 42" West 47.67 feet to an existing concrete monument;
(11) South 48° 49' 30" West 48.67 feet to an existing concrete monument;
(12) South 60° 05' 59" West 37.40 feet to an existing concrete monument;
(13) South 67° 58' 07" West 44.95 feet to an existing concrete monument;
(14) South 59° 02' 55" West 92.93 feet to an existing concrete monument;
(15) South 73° 02' 12" West 48.23 feet to an existing concrete monument;
(16) South 74° 51' 21" West 49.64 feet to an existing concrete monument;
(17) South 68° 51' 06" West 50.16 feet to an existing concrete monument;
(18) South 74° 45' 15" West 50.13 feet to an existing concrete monument;
(19) South 76° 55' 32" West 101.79 feet to an existing concrete monument;
(20) South 76° 39' 19" West 150.10 feet to an existing concrete monument;
(21) South 74° 36' 25" West 49.03 feet to an existing concrete monument;
(22) South 71° 42' 32" West 51.21 feet to an existing concrete monument;
(23) South 87° 11' 23" West 49.99 feet to an existing concrete monument;
(24) South 76° 10' 18" West 47.30 feet to a point;
(25) South 83° 40' 32" West 36.55 feet to an existing concrete monument;
(26) on a curve to the right an arc distance of 288.22' a Radius of 904.93' and a chord North 89° 42' 43" West 287.00' to a point;
Thence on a new line and eventually joining the existing RS-7 zoning line North 11° 02' 11" East 804.81 feet to a point in the southern right-of-way of Brookline Street where the RS-7 Zoning line meets the southern right-of-way of Brookline Street; Thence along the Southern right-of-way line of Brookline Street South 78° 57' 49" East 400.00 feet to a nail at the Southeast intersection of Brookline Street and Vargrave Street and a corner of tax pin 6834-54-7909.00;
Thence along the eastern right-of-way of Vargrave Street North 11° 05' 55" East 369.71 feet to the point and place of beginning, and containing 22.86058 Acres more or less.

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

#### STAFF REPORT

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<td><strong>Owner(s)</strong></td>
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<td><strong>Neighborhood Contact/Meeting</strong></td>
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<td><strong>Zoning District Purpose Statement</strong></td>
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<td><strong>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</strong></td>
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<tr>
<th>GENERAL SITE INFORMATION</th>
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<tr>
<td><strong>Location</strong></td>
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<tr>
<td><strong>Jurisdiction</strong></td>
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<td><strong>Ward(s)</strong></td>
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<tr>
<td><strong>Site Acreage</strong></td>
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<td><strong>Current Land Use</strong></td>
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<tr>
<td><strong>Surrounding Property Zoning and Use</strong></td>
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<tr>
<td><strong>Direction</strong></td>
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<tr>
<td>North</td>
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<td>East</td>
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<td>South</td>
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<td>West</td>
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<tr>
<td>Physical Characteristics</td>
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<td>--------------------------</td>
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<tr>
<td>Proximity to Water and Sewer</td>
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<tr>
<td>Stormwater/Drainage</td>
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<td>Watershed and Overlay Districts</td>
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<tr>
<td>Historic, Natural Heritage and/or Farmland Inventories</td>
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<tr>
<td>Analysis of General Site Information</td>
</tr>
</tbody>
</table>

**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>Goldfloss Street</td>
<td>Local Street</td>
<td>791'</td>
<td>NA</td>
<td>NA</td>
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<tr>
<td>Vargrave Street</td>
<td>Local Street</td>
<td>370'</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>US 52</td>
<td>Freeway</td>
<td>1,979'</td>
<td>63,000</td>
<td>63,600</td>
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<tr>
<td>Brookline Street</td>
<td>Local Street</td>
<td>400'</td>
<td>NA</td>
<td>NA</td>
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</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 Goldfloss Street and Vargrave Street.

**Trip Generation - Existing/Proposed**

Existing/Proposed Zoning: IP-S portion

16,000/1,000 x 5.5 (Private School K-12 Trip Rate) = 88 Trips per Day

Proposed Zoning: IP

No trip generation is available for the proposed general use zoning which has no site plan.

**Sidewalks**

Sidewalks are located along the subject property’s frontage of Goldfloss Street and Vargrave Street.

**Transit**

Route 29 runs along Sprague Street ±800’ to the north.

**Analysis of Site Access and Transportation Information**

By removing the GI zoned portion of the site which is tucked into a neighborhood, it reduces the likelihood of heavy truck traffic in the surrounding residential area.
CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**
Growth Management Area 2 – Urban Neighborhoods

**Relevant Legacy Recommendations**
- Permit institutional facilities at appropriate locations.
- *Legacy* promotes infill development as a way to make use of land that already has a full complement of services and infrastructure and to remove pressure for development on the rural fringe. Infill development should be done in such a way that it is an asset to existing surrounding neighborhoods.

**Relevant Area Plan(s)**
*South Central Winston-Salem Area Plan (2003)*

**Area Plan Recommendations**
- For the subject property, the Area Plan recommends a mix of low-to-moderate density residential uses, as well as open spaces and religious/educational institutions, as a continuation of the traditional street pattern and development of the adjacent historic neighborhood. The plan also calls for a community gathering space in this area.
- Design the site in a manner that takes advantage of its prominent location and presents a high quality image of Winston-Salem to people traveling on I-40 and US 52.

**Addressing**
There are no addressing or street naming concerns.

**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?
Yes, the school on the subject property has been constructed.

(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 IP-S and GI to IP. Currently located on a portion of the site is the Carter G. Woodson School K-12 public charter school.

The IP-S portion of the site has been constructed in accordance with the approved site plan. The IP District would allow for the expansion of school related facilities and activities as a Planning Board Review item. The billboard located along US 52, which was recently permitted to remain (W-3113), would retain its non-conforming status. The proposed IP District is more consistent with the recommendations of the *South Central Winston-Salem Area Plan* and more compatible with the character of the surrounding than the existing GI zoning.

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### 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>
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<tbody>
<tr>
<td>W-3113</td>
<td>IP-S Site Plan Amendment</td>
<td>Approved 10-3-11</td>
<td>Portion of current site</td>
<td>11.87</td>
<td>Denial</td>
</tr>
<tr>
<td>W-2823</td>
<td>GI to IP-S</td>
<td>Approved 1-3-06</td>
<td>Portion of current site</td>
<td>11.87</td>
<td>Approval</td>
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<tr>
<td>Positive Aspects of Proposal</td>
<td>Negative Aspects of Proposal</td>
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<tr>
<td>The request is consistent with the proposed IP District purpose statement.</td>
<td>Request would result in the loss of +/- 11 acres of GI zoned property.</td>
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<td>The request is compatible with the adjacent neighborhood.</td>
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<tr>
<td>The request is generally consistent with the <em>South Central Winston-Salem Area Plan</em> recommendations.</td>
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<td>The request is consistent with the general recommendations of <em>Legacy</em>.</td>
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<td>IP is a better fit for this area than GI.</td>
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<td>Most of the site is already zoned IP-S.</td>
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**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-3141
APRIL 12, 2012

PUBLIC HEARING
FOR: None
AGAINST: None

WORK SESSION
MOTION: Paul Mullican moved approval of the zoning map amendment.
SECOND: Wesley Curtis
VOTE:
    FOR:   Wesley Curtis, 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
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Adult Establishment
Animal Feeding Operation
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Bulk Storage of Petroleum Products
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Correctional Institution
Fish Hatchery
Fuel Dealer
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Kennel, Indoor
Manufacturing A
Manufacturing B
Manufacturing C
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
Recreation Services, Outdoor
Recycling Center
Recycling Plant
Restaurant (with drive-through service)
Restaurant (without drive-through service)
School, Vocational or Professional
Services A
Services B
Signs, Off-Premises
Solid Waste Transfer Station
Storage and Salvage Yard
Storage Services, Retail

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

Storage Trailer
Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Airport, Private
Heliport
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard
Transmission Tower

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

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Asphalt and Concrete Plant
Hazardous Waste Management Facility
Landfill, Sanitary
Mining, Quarry, or Extractive Industry
Shelter for Homeless

Uses Allowed in GI
Revised 3/17/2011
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Animal Shelter, Public
Cemetery
Child Care, Drop-In
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
College or University
Funeral Home
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Hospice and Palliative Care
Library, Public
Museum or Art Gallery
Nursing Care Institution
Park and Shuttle Lot
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Residential Building, Single Family
Swimming Pool, Private
Utilities

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Child Day Care, Large Home
Church or Religious Institution, Community
Club or Lodge
Family Group Home B
Family Group Home C
Habilitation Facility A
Habilitation Facility B
Planned Residential Development
School, Private
School, Public
School, Vocational or Professional

Uses Allowed in IP
Revised 3/17/2011
PROPOSED IP USES ALLOWED
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Helistop
Landfill, Land Clearing/Inert Debris
Transmission Tower

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