PROPOSED ZONING:
GB-S

EXISTING ZONING:
GI & GB-L

PETITIONER:
Twin City Industrial Center, LLC and Charles Johnson & Mary Brown for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 2

ACRES: 7.78

NEAREST BLDG: 15' west

MAP(S): 624858
January 25, 2012

Twin City Industrial Center, LLC
c/o Henry A. Brown, Jr.
3400 Quarterstaff Place
Winston-Salem, NC 27104

Re: Zoning Map Amendment W-3128

Dear Mr. Brown:

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
Doug Stimmel, Stimmel Associates, PA, 601 North Trade Street, Suite 200, Winston-Salem, NC 27101
Mary Sue Brown & Charles Kendall Johnson, 854 W. Northwest Boulevard, Winston-Salem, NC 27101
**ACTION REQUEST FORM**

**DATE:** January 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 Twin City Industrial Center, LLC and Charles Johnson & Mary Brown

**SUMMARY OF INFORMATION:**

Zoning map amendment of Twin City Industrial Center, LLC and Charles Johnson & Mary Brown from GI & GB-L [Offices; Manufacturing A; Restaurant (without drive-through service); Services A; Motorcycle Dealer; Retail Store] to GB-S (Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden supply Store, Retail; Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Hotel or Motel; Non-Store Retailer; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Post Office, Neighborhood Organization; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Manufacturing A; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities]. The property is located on the southwest corner of Chatham Road and Northwest Boulevard (Zoning Docket W-3128).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Twin City Industrial Center, LLC and Charles Johnson & Mary Brown, Docket W-3128

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 & GB-L [Offices; Manufacturing A; Restaurant (without drive-through service); Services A; Motorcycle Dealer; Retail Store] to GB-S (Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden supply Store, Retail; Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Hotel or Motel; Non-Store Retailer; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Post Office, Neighborhood Organization; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or
Fire Station; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Manufacturing A; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities] the zoning classification of the following described property:

PIN #6825-99-2357, 1757, 0604 and PIN#6825-89-9723

Section 2. This Ordinance is adopted after approval of the site plan entitled 800 Chatham Road and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20__ to Twin City Industrial Center, LLC and Charles Johnson & Mary Brown.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as 800 Chatham Road. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Twin City Industrial Center, LLC and Charles Johnson & Mary Brown, (Zoning Docket W-3128). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GB-S (Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden supply Store, Retail; Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Hotel or Motel; Non-Store Retailer; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Post Office, Neighborhood Organization; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Manufacturing A; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus
or Taxi; and Utilities] approved by the Winston-Salem City Council the _____ day of
____________________, 20___" and signed, provided the property is developed in
accordance with requirements of the GB-S zoning district of the Zoning Ordinance of the Unified
Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the
following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  a. Developer shall obtain an encroachment agreement for the existing building and
     proposed parking area into the railroad right-of-way.
  b. Developer shall complete the City-County Planning Board's *Architectural
     Resources Documentation Requirements* including the photographic
documentation.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public
     Works Department. Improvements include the widening of Chatham Road 13’
     from center with curb and gutter.
  b. Repair any damage to Chatham Road and Northwest Boulevard from
     construction.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All requirements of the City of Winston-Salem driveway permit shall be
     completed.

- **OTHER REQUIREMENTS:**
  a. The existing structures (except for structures shown on the site plan to be
     removed) located on Tax PIN# 6825-99-2357 shall be retained in their original,
     existing location on the site. The buildings shall be maintained against decay,
     deterioration, defects increasing the hazards of fire and/or other accidents, and
     kept free from structural defects, as determined by the Historical Resources Staff
     of the CCPB. Any exterior work to the buildings and/or site of Tax PIN# 6825-
     99-2357 must meet the *Secretary of the Interior's Standards for Rehabilitation* as
determined by the Historical Resources Staff of the CCPB.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

<table>
<thead>
<tr>
<th>PETITION INFORMATION</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>
</tbody>
</table>
| **Proposal**         | The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial District) and GB-L (General Business – Special Use Limited District) Offices; Manufacturing A; Restaurant (without drive-through service); Services A; Motorcycle Dealer; and Retail Store) to GB-S (General Business – Special Use District). The petitioner is requesting the following uses:  
- Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden supply Store, Retail; Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Hotel or Motel; Non-Store Retailer; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Post Office, Neighborhood Organization; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Manufacturing A; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities |
| **Neighborhood Contact/Meeting** | Petitioner indicated on the application that no neighborhood/community meeting had been held as of that date. |
| **Zoning District Purpose Statement** | The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs (Growth Management Areas) 1 (City/Town Centers), 2 (Urban Neighborhoods), and 3 (Suburban Neighborhoods) and Metro Activity Centers. |
| **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 site is located within GMA 2, close to downtown and includes both the consolidation of numerous uses in a building and access points on the site. |

**GENERAL SITE INFORMATION**

| **Location** | Southwest corner of Chatham Road and Northwest Boulevard |
| **Jurisdiction** | City of Winston-Salem |
| **Ward(s)** | Northwest |
| **Site Acreage** | ± 7.79 acres |
| **Current Land Use** | The southern portion of the site is currently developed with a four story, 314,522 sf building which is currently unoccupied. The northern portion is developed with a 7,840 sf building which is currently used for motorcycle manufacturing and a bar. |

| **Surrounding Property Zoning and Use** | **Direction** | **Zoning District** | **Use** |
| | North | GI & GB | Auto repair |
| | East | GI | Auto repair and Hanes Dye and Finishing |
| | South | GI & LI | Residential use and railroad |
| | West | GI | Undeveloped property and a convenience store |

| **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, especially considering that residential uses would be introduced into an established commercial/industrial area rather than the opposite being the case. |

<p>| <strong>Physical Characteristics</strong> | Peters Creek runs through the project site. There is an extensive floodplain area on the north side of the creek (to Northwest Boulevard). Parking and some common recreational area is proposed for this portion of the site. No stream buffers are required as the request represents an overall reduction in impervious surface. |
| <strong>Proximity to Water and Sewer</strong> | Public water and sewer are available to the site. |</p>
<table>
<thead>
<tr>
<th>Stormwater/Drainage</th>
<th>No stormwater study is required as the request represents an overall reduction in impervious surface on the site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
<tr>
<td>Historic, Natural Heritage and/or Farmland Inventories</td>
<td>In August 2011, the subject property (a.k.a. Chatham Manufacturing Company – Western Electric Company) was individually listed on the National Register of Historic Places and was found to be of industrial and architectural significance. For over thirty years beginning in the early 20th century, Chatham dominated the state’s woolen industry and became one of the largest wool weavers in the United States. After Chatham consolidated operations in Elkin in 1940, the United States government leased and then purchased the facility. From 1943-1945, the National Carbon Company added several large additions to the site where it facilitated submarine battery and underwater detonator manufacture for the United States Navy. Western Electric occupied the plant from 1946 until 1966, initially producing military communications equipment and gradually transitioning to the fabrication of switches and circuits for national telephone networks. Regarding the site’s architectural significance, the complex contains one of Winston-Salem’s oldest mills associated with textile manufacturing, as well as other intact industrial buildings constructed through the early 1950s. The original 1907 mill’s heavy timber frame, brick walls, very low-pitched gable roof, arched window and door openings, and large wood sash windows are representative of late-19th and early-20th-century industrial architecture. Additions to the complex made by the National Carbon Company and Western Electric during the 1940s and 1950s continued to use heavy timber frame construction as well as steel and concrete systems.</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>On the southern side of Peters Creek is the former Chatham Manufacturing Company – Western Electric Company industrial complex. The proposal is to adaptively reuse said building. Staff understands that federal and state investment tax credits will be utilized to conduct the development in a sensitive manner. A condition regarding the retention and historical maintenance of the building is recommended, (see Appendix A).</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>Chatham Road</td>
<td>Collector Street</td>
<td>+/- 766'</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Northwest Boulevard</td>
<td>Minor Thoroughfare</td>
<td>+/- 377'</td>
<td>7,100</td>
<td>13,100</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The proposed site plan includes the continued use of the three driveways on to Chatham Road.
<table>
<thead>
<tr>
<th>Planned Road Improvements</th>
<th>There is a proposed road project to extend Martin Luther King Drive from Marshal Street to Reynolda Road. The recommendation by WSDOT staff consists of a new facility south of the subject property on the south side of the railroad tracks which would not directly impact this site. If the new road is built, some changes may result as to how Chatham Road would function but that would be the extent of the impact beside any noise/air quality changes occurring from the new road. If the alternative to improve the existing roadway (along Northwest Boulevard) is chosen to be implemented, then there could be an impact to the supplemental parking lot north of the creek and how the driveways to the site would be tied in.</th>
</tr>
</thead>
</table>
| Trip Generation - Existing/Proposed | **Existing Zoning: GI & GB-L**  
No trip generation is available for the existing general use and special use limited zonings which have no site plans.  
**Proposed Zoning: GB-S**  
198 multifamily residential units (maximum) x 6.59 (Multifamily Trip Rate) = 1,305 Trips per Day. Note: up to 40 of these units may be developed for office and/or commercial totaling 36,200 sf. The trip generation for this portion would be dependent upon the exact tenant mix. |
| Sidewalks | Sidewalks are currently located along the Northwest Boulevard portion of the site. A lateral connection from the site to said sidewalk will be provided; however, due to the steep grade and existing building location, it is not feasible to construct a sidewalk along the Chatham Road frontage of the site. The plan also calls for a pedestrian bridge across Peters Creek connecting the two portions of the site approximately 150’ southwest of the Northwest Boulevard bridge. |
| Transit | Route 4 runs along Thurmond Street approximately 400’ to the west. |
| Traffic Impact Study (TIS) | A TIS is not required. |
| Analysis of Site Access and Transportation Information | The site has good access and staff does not anticipate any negative transportation impacts from this request. |
| **CONFORMITY TO PLANS AND PLANNING ISSUES** | |
| **Legacy GMA** | Growth Management Area 2 – Urban Neighborhoods |
| **Relevant Legacy Recommendations** | - *Legacy* recommends quality infill development and greater residential densities where appropriate; neighborhood retail and community services; and, historic preservation, rehabilitation and reuse of existing structures.  
- Redevelopment and infill opportunities, both residential and commercial, can serve to focus development where infrastructure already exists.  
- *Legacy* talks about the benefits of mixing residential uses, retail, and services at the neighborhood scale. |
<table>
<thead>
<tr>
<th>Relevant Area Plan(s)</th>
<th>North Central Area Plan (2007)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Plan Recommendations</td>
<td>- The existing land use of the site is industrial and no change is recommended. However, the plan also generally encourages the redevelopment of existing commercial and industrial areas for mixed-use areas. Mixing uses can provide for a higher level of supporting services central to residents and businesses, as well as provide for an economical and convenient sharing of parking and other resources. The Plan recommends the consolidation of industrial uses at existing locations in the Planning Area and conversion of some existing industrial uses to other uses as discussed in the Residential &amp; Mixed-Use Development Opportunity Areas.</td>
</tr>
<tr>
<td>Greenway Plan Information</td>
<td>The Greenway Plan proposes a greenway along this portion of Peters Creek which traverses the subject property. However, due to the location of the existing off-site building at 870 Northwest Boulevard, the railroad, and the bridge over Peters Creek on Chatham Road, a greenway at this location is not feasible. Therefore a greenway easement is not needed as the existing sidewalk along Northwest Boulevard and a portion of Chatham Road will be used for this portion of the greenway.</td>
</tr>
<tr>
<td>Addressing</td>
<td>Final floor plans will need to be reviewed in order to assign addresses for these buildings.</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? No</td>
</tr>
<tr>
<td>Analysis of Conformity to Plans and Planning Issues</td>
<td>(R)(4) - Is the requested action in conformance with Legacy? Yes</td>
</tr>
<tr>
<td></td>
<td>The request is to rezone the site from GI and GB-L to GB-S in order to accommodate an adaptive reuse of a historical complex. The four story 314,522 sf building on the south side of Peters Creek (formerly occupied by Chatham Manufacturing Company and Western Electric Company) would be renovated into either a maximum of 198 multifamily residential units or 158 units with up to 36,200 sf of office and/or commercial use. The 7,840 sf building located on the northern side of Peters Creek is proposed for removal and redevelopment with parking and common recreation area (required for the multifamily residential). The site is within the North Central Area Plan which identifies industrial as the existing use of the site and recommends no change. However, the plan also encourages the redevelopment of existing commercial and industrial areas for mixed-use areas. The request is further consistent with the recommendations of Legacy in regard to greater residential infill densities and historic preservation. The proximity of the site to downtown is an additional benefit.</td>
</tr>
</tbody>
</table>
### 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-3068</td>
<td>Gl to SUP for Kennel</td>
<td>Denied 8-2-10</td>
<td>Directly south</td>
<td>.78</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3018</td>
<td>Gl to GB-L</td>
<td>Approved 4-6-09</td>
<td>Included a portion of subject property</td>
<td>1.78</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2547</td>
<td>Gl to GB</td>
<td>Approved 7-15-02</td>
<td>Directly north</td>
<td>.62</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>314,522 sf total existing which would remain</td>
<td>Fronting on Chatham Road</td>
</tr>
</tbody>
</table>

- **Units (by type) and Density**: 154 to 198 multifamily units on 7.79 acres = (19.9 to 25.5 units/acre)

- **Parking**: 60-75 spaces presently exist on the site. As per UDO Section B. 5-4.3 (E) no additional parking is required unless the use of restaurant is applied for. The proposal does include the provision of additional parking up to a total of 295 spaces with some being located under the building.

- **Building Height**:
  - Maximum: 60’
  - Proposed: 4 stories existing

- **Impervious Coverage**:
  - Maximum: NA
  - Proposed: 72%

- **UDO Sections Relevant to Subject Request**:
  - Chapter B, Article II, Section 2-1.3 (J) General Business District
  - Chapter B, Article II, Section 2-5 Various Use Conditions including 2-5. 64 Residential Building, Multifamily
  - Chapter C, Article II, Floodway and Floodway Fringe Regulations

- **Complies with Chapter B, Article VII, Section 7-5.3**:
  - (A) Legacy policies: Yes
  - (B) Environmental Ord.: See comments below
  - (C) Subdivision Regulations: NA

- **Analysis of Site Plan Compliance with UDO Requirements**: The site plan complies with the requirements of the UDO.
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 is consistent with the recommendations of Legacy in regard to greater infill densities and historic preservation.</td>
<td>Some of the proposed parking is within the 100 year floodplain of Peters Creek.</td>
</tr>
<tr>
<td>The request is consistent in part with the North Central Area Plan recommendations.</td>
<td></td>
</tr>
<tr>
<td>The request is consistent with the proposed GB purpose statement.</td>
<td></td>
</tr>
<tr>
<td>Request will result in additional tree canopy via tree planting requirements.</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  a. Developer shall obtain an encroachment agreement for the existing building and proposed parking area into the railroad right-of-way.
  b. Developer shall complete the City-County Planning Board’s Architectural Resources Documentation Requirements including the photographic documentation.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Improvements include the widening of Chatham Road 13’ from center with curb and gutter.
  b. Repair any damage to Chatham Road and Northwest Boulevard from construction.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All requirements of the City of Winston-Salem driveway permit shall be completed.

- **OTHER REQUIREMENTS:**
  a. The existing structures (except for structures shown on the site plan to be removed) located on Tax PIN# 6825-99-2357 shall be retained in their original, existing location on the site. The buildings shall be maintained against decay, deterioration, defects increasing the hazards of fire and/or other accidents, and kept free from structural defects, as determined by the Historical Resources Staff of the CCPB. Any exterior work to the buildings and/or site of Tax PIN# 6825-99-2357 must meet the Secretary of the Interior's Standards for Rehabilitation as determined by the Historical Resources Staff of the CCPB.
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-3128
JANUARY 12, 2012

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Clarence Lambe
VOTE:
   FOR: Wesley Curtis, Arnold King, Clarence Lambe, Lynne Mitchell, Paul Mullican,
   Allan Younger
   AGAINST: None
   EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
W-3128 Appendix A

Secretary of the Interior’s Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
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
EXISTING GI and GB-L USES ALLOWED
City of Winston-Salem Jurisdiction Only

Storage Services, Retail (W)
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

EXISTING GB-L USES ALLOWED (W-3018)

Offices; Manufacturing A; Restaurant (without drive-through service); Services A; Motorcycle Dealer; and Retail Store
**INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE**

**Project Case Number: W-3128**

### PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

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<tr>
<th>PROJECT CASE NUMBER: W-3128</th>
<th>PROJECT TITLE: 800 Chatham Road</th>
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#### PROJECT DESCRIPTION

Southwest corner of Chatham Road and Northwest Boulevard

NCDOT- Phone # - 336.703.6600 Email: jphyne@ncdot.gov
Not a State Road.

WSDOT- Phone # - 336.747.6872 Email: connie@cityofws.org
“The first 2 trees shown near the driveway to the proposed parking area on the north side of Peters Creek will cause a sight distance problem. Pull the trees closer to the driveway and show at least a 20’ x 100’. It may be difficult to exit the proposed driveway near the intersection of Chatham and Northwest. Show how this will work. Is there a greenway planned for Peters Creek? Creek restoration? Be reminded of the MLK extension project.”

(per email from Connie Curtis)

City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org
“Driveway permit req’d. Concrete aprons req’d at all entrances. See Streets and DOT about C&G and sidewalks.”

(per email from Al Gaskill)

City Streets Division- Phone # - 336.734.1550 Email: robbys@cityofws.org
“Repair any damages to Chatham Road that occur during construction. Widen Chatham Road 13’ from the centerline and install curb and gutter along property frontage.”

(per email from Robby Stone)

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org
“Loading/unloading spaces? Encroachment agreements required prior to any permits. Note on plan under “Parking Calculations” “site will not be considered non-conforming to parking if a Restaurant use is added.”

(per email from Jeff Vaughn)

Inspections (Erosion Control)- Phone # - 336.727.2388 Email: jospephf@cityofws.org
“Land disturbing permit will be required. Proposed parking area on north side of Peters Creek is within the floodplain and exceeds encroachment allowed for in the floodplain ordinance and will not be permitted as shown”

(per email from Joe Fogarty)
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3128

Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org

Fire (City)- Phone # - 336.747.7359 Email: jonc@cityofwsfire.org
Fire (County)- Phone # - 336.703-2550 Email: smithbj@forsyth.cc
"Sprinkler/standpipe system will be required. Fire Hydrant required within 500 feet of most remote corner of building as measured by the manner in which the hose will come off the firetruck as it lays in from the hydrant. FDC must be within 100 feet of public hydrant."
(per email from Jon Canupp)

Utilities- Phone # - 336.747.7499 Email: courtneyd@cityofws.org
"Subject to Utilities plan review for permits and/or authorization to construct. Existing on-site utilities need to be surveyed. Concerned about possible 16” and 6” waterlines under existing building. Structures, Retaining Walls, Trees, Heavy Plantings, Cut, Fill, or other significant disturbance shall not be permitted within water and/or sanitary sewer easements."
(per email from Courtney Driver)

Sanitation- Phone # - 336.748.3080 Email: christc@cityofws.org

Planning- Phone # - 336.747.7043/747.7068 Email: aaronnk@cityofws.org
"Will all units have access to light/air- hard to tell from site plan; staff recommends sidewalks along Chatham; correct banking use in the list of proposed uses; staff recommends removing Restaurant w/drive-through and Outdoor Display, Retail from the list of uses; condition for encroachment agreements for work done in the Railroad ROW; staff recommends a condition to retain/maintain the building in accord w/Secretary of Interior standards; how will the common open space on the roof be accessed, will there be any amenities or just vacant area? Label height(s) of buildings."
(per email from Aaron King)

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
"I need to see the final floor plans in order to assign addresses for these buildings."
(per email from Ben Stamey)
APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3128
(TWIN CITY INDUSTRIAL CENTER, LLC AND CHARLES JOHNSON & MARY BROWN)

The proposed special use zoning map amendment from GI (General Industrial District) and GB-L (General Business-Special Use Limited District) to GB-S (General Business-Special Use District) with its added conditions is consistent with the Legacy Comprehensive Plan, and, in part, the North Central Area Plan (NCAP) and is reasonable and in the public interest because:

1. The request, consistent with Legacy, will provide for greater infill densities and historic preservation; and

2. The site has good access and no negative transportation impacts are anticipated.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3128
(TWIN CITY INDUSTRIAL CENTER, LLC AND CHARLES JOHNSON & MARY BROWN)

While the proposed special use zoning map amendment from GI (General Industrial District) and GB-L (General Business-Special Use Limited District) to GB-S (General Business-Special Use District) with its added conditions is consistent with the Legacy Comprehensive Plan, and, in part, the North Central Area Plan (NCAP) granting such is not reasonable or in the public interest because some of the proposed parking is within the 100 year floodplain of Peters Creek.