DOCKET #: W3098

PROPOSED ZONING: GO-L

EXISTING ZONING: IP

PETITIONER: Forsyth Technical Community College for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 2

ACRES: 8.45

NEAREST BLDG: 120' east

MAP(S): 618846
April 20, 2011

Forsyth Technical Community College
c/o Kenneth W. Jarvis
2100 Silas Creek Parkway
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-3098

Dear Mr. Jarvis:

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,

[Signature]
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 20, 2011  
**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 Forsyth Technical Community College

**SUMMARY OF INFORMATION:**

Zoning map amendment of Forsyth Technical Community College from IP to GO-L (College or University; Government offices; Institutional Vocational Training Facility; and School, Vocational or Professional); property is located on the west side of Bolton Street across from Cherokee Lane (Zoning Docket W-3098).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL.  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED
CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Forsyth Technical Community College,
Docket W-3098

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 IP to GO-L (College or University; Government Offices; Institutional Vocational Training Facility; and School, Vocational or Professional) the zoning classification of the following described property:

PIN #6814-87-4747

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the ______ day of ___________________, 20___ to Forsyth Technical Community College.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as Forsyth Technical Community College. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

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

SPECIAL USE LIMITED 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 Limited District Permit for the zoning petition of Forsyth Technical Community College, (Zoning Docket W-3098). The site shall be developed in accordance with the conditions approved by the Board and the following uses: College or University; Government Offices; Institutional Vocational Training Facility; and School. Vocational or Professional, approved by the Winston-Salem City Council the _____ day of _________________, 20___ " and signed, provided the property is developed in accordance with requirements of the GO-L 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 ISSUANCE OF ANY PERMITS:
  a. Any future buildings or additions will be no more than two stories in height.
  b. The maximum impervious coverage for the site shall not exceed 75%.
<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3098</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Forsyth Technical Community College</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6814-87-4747</td>
</tr>
<tr>
<td>Address</td>
<td>1300 Bolton Street</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Limited rezoning from IP to GO-L</td>
</tr>
</tbody>
</table>
| Proposal      | The petitioner is requesting to amend the Official Zoning Maps for the subject property from IP (Institutional Public District) to GO-L (General Office-Special Use Limited District). The petitioner is requesting the following uses:  
- College or University; Government Offices; Institutional Vocational Training Facility; and School, Vocational or Professional |

**NOTE:** General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.

| Neighborhood Contact/Meeting          | According to an email received from the petitioner’s architect, Bill Brake on 3-29-11: “I have had several telephone conversations and one face-to-face meeting with Lonnie Clark, the President of the Ardmore Neighborhood Association. During these conversations we have discussed concerns that she and the Ardmore Board had regarding the rezoning and what future impact that could have on Ardmore. I believe that we addressed these issues in our List of Volunteered Conditions submitted with the application, and a copy of this was emailed to Mrs. Clark for her use. I also know that she has had discussions with David Reed about the rezoning. To date I don’t know if the rezoning issue has been brought up at an Ardmore Neighborhood association meeting.” |

| Zoning District Purpose Statement    | The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within GMAs (Growth Management Areas) 1 (Center Cities), 2 (Urban Neighborhoods), Metro Activity Centers and 3 (Suburban Neighborhoods) with access to thoroughfares. |

| 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 at the intersection of a major and minor thoroughfare. |
# GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Bolton Street across from Cherokee Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 8.45 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site currently serves as the western campus of Forsyth Technical Community College.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>IP</td>
<td>Bolton Elementary School</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>RS9</td>
<td>Single family homes</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>IP</td>
<td>Trinity Presbyterian Church</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>IP</td>
<td>Athletic fields and parking for Bolton Elementary School</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
<th>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes, the four uses being proposed are also allowed in the adjacent IP Districts.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The site is predominately developed and has a gentle slope downward to the southwest.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>Public water and sewer are available to the site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stormwater/Drainage</th>
<th>In an effort to mitigate any off site impacts of the proposed rezoning, the petitioners have volunteered a condition limiting the maximum impervious coverage on the site to 75%.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not within a water supply watershed.</td>
</tr>
<tr>
<td>Historic, Natural Heritage and/or Farmland Inventories</td>
<td>This property was identified during the Forsyth County Architectural Survey update project. The Modernist one-story brick building complex (formerly Bolton Elementary School) was erected ca. 1955. Should alterations be planned to any portion of the buildings, care should be taken to respect their architectural character.</td>
</tr>
</tbody>
</table>

| Analysis of General Site Information | The site has no apparent constraints and appears to be suitable for development within the proposed GO-L 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>Bolton Street</td>
<td>Minor Thoroughfare</td>
<td>764'</td>
<td>10,000</td>
<td>16,100</td>
</tr>
<tr>
<td>West bound entrance ramp for Silas Creek Parkway</td>
<td>Major Thoroughfare</td>
<td>452'</td>
<td>32,000</td>
<td>46,000</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Because this is a Special Use Limited request with no site plan or access conditions, the exact location of access points (other than the existing driveways onto Bolton Street) is unknown.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Road Improvements</td>
<td>The Comprehensive Transportation Plan recommends sidewalks along Silas Creek Parkway.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trip Generation - Existing/Proposed</td>
<td>No trip rate is available for the existing or the proposed zoning which have no site plan.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalks</td>
<td>Sidewalks are located along the frontage of Bolton Street. The site also has an internal pedestrian linkage to the adjacent Bolton Elementary School.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transit</td>
<td>Route 23 runs along Bolton Street.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>Staff does not anticipate any negative transportation impacts from this request.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 2 – Urban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy Recommendations | • Infill development, like any land use issue, must balance the concerns of surrounding residents about the preservation of the character of their neighborhood with the needs of property owners and developers and the goals of the larger community.  
• Permit services near where people live including places of worship and other institutions in a manner that is compatible with surrounding uses, and provide retail and service uses within walking and bicycling distance of neighborhoods. |
| Relevant Area Plan(s) | *Southwest Winston-Salem Area Plan, 2009* |
| Area Plan Recommendations | • The *Southwest Winston-Salem Area Plan* recognizes the subject property as institutional development. No changes are recommended on the proposed land use map. |
| 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 subject property is the current site of the Forsyth Technical Community College west campus. The request is to rezone the site from IP to GO-L. The proposed uses are currently allowed in the existing IP District and the petitioner has volunteered a two story height limitation. Therefore, along with some reduced building setback requirements, the primary difference between the existing and the proposed districts is the impervious surface limits. The IP District has a 60% impervious coverage limitation whereas there is no limit in the proposed GO District within the Urban Neighborhoods Growth Management Area.  
The *Southwest Winston-Salem Area Plan* recognizes the subject property... |
as institutional development and recommends no changes. However, in order to mitigate any potential negative off-site impacts, and maintain the existing degree of compatibility with the adjacent single family homes, the petitioner has proposed said 2 story height limit and a maximum impervious coverage of 75%. These conditions are in addition to the proposed use limits which only allows uses permitted in the current IP District. Based upon these three factors, Planning staff is supportive of the request.

### 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></td>
<td>W-2944 C, C-S, GO, GO-S &amp; IP to C</td>
<td>Approved 9-4-07</td>
<td>300' west</td>
<td>87.1</td>
<td>Approval</td>
</tr>
<tr>
<td></td>
<td>W-2527 IP &amp; RMU-S to C</td>
<td>Approved 3-4-02</td>
<td>350' northwest</td>
<td>1.81</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>Request will allow for the expansion of a continuing educational facility.</td>
<td>The request may encourage other GO rezoning requests in the general area.</td>
</tr>
<tr>
<td>The proposed 2 story height limit and limit on uses will minimize any potential impacts to the adjacent single family homes.</td>
<td></td>
</tr>
<tr>
<td>The request is consistent with the purpose statement of the proposed GO District.</td>
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</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 ISSUANCE OF ANY PERMITS:**
  - a. Any future buildings or additions will be no more than two stories in height.  
  - b. The maximum impervious coverage for the site shall not exceed 75%.

### 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-3098
APRIL 14, 2011

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 #: W3098

PROPOSED ZONING:
GO-L

EXISTING ZONING:
IP

PETITIONER:
Forsyth Technical Community College
for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 2

ACRES: 8.45

NEAREST BLDG: 120' east

MAP(S): 618846
W-3098 Appendix A
EXISTING IP USES ALLOWED
City of Winston-Salem Jurisdiction Only

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
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
STATEMENT REGARDING CONSISTENCY WITH COMPREHENSIVE PLAN W-3098
(FORSYTH TECHNICAL COMMUNITY COLLEGE)

The proposed special use zoning map amendment from IP (Institutional Public District) to GO-L (General Office-Special Use Limited District) with its added conditions is consistent with the Legacy Comprehensive Plan, and is reasonable and in the public interest because:

1. The request is consistent with the purpose statement of the proposed GO District;

2. The proposed 2 story height limit and limit on uses will minimize any potential impacts to the adjacent single family homes; and

3. The request will allow for the expansion of a continuing educational facility.