



DOCKET #: W2892

PROPOSED ZONING:
PB

EXISTING ZONING:
LI

PETITIONER:
Goler Memorial AME Zion Church for property owned by Goler Memorial AME Zion Church and Old Goler AME Zion Church

SCALE: 1" represents 200'

STAFF: King

GMA: 1

ACRE(S): 1.8

MAP(S): 630858



October 25, 2006

Goler Memorial AME Zion Church
c/o Mr. Fred Phifer, Trustee
630 N. Patterson Avenue
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2892

Dear Mr. Phifer:

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: October 25, 2006
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 Old Goler AME Zion and Goler Memorial AME Zion Church

SUMMARY OF INFORMATION:

Zoning Map Amendment of Old Goler AME Zion and Goler Memorial AME Zion Church from LI to PB: property is located on the southwest corner of Seventh Street and Patterson Avenue (Zoning Docket W-2892).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of Old Goler AME Zion and Goler Memorial AME Zion Church, Docket W-2892

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 LI to PB the zoning classification of the following described property:

Tax Block 0016, Tax Lots 0A, 0B, 0C, 2D, 3D, 4D, 106-108, 110-113, 115, 118, 203, and 204

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD DRAFT
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-2892
Staff	Aaron King
Petitioner(s)	Old Goler AME Zion and Goler Memorial AME Zion Church
Owner(s)	Same
Subject Property	Tax Lots 0A, 0B, 0C, 2D, 3D, 4D, 106-108, 110-113, 115, 118, 203, and 204, Tax Block 16
Type of Request	General use rezoning request from LI to PB.
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LI (Limited Industrial) to PB (Pedestrian Business).</p> <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>
Zoning District Purpose Statement	The PB District is primarily intended to accommodate office, retail, service, institutional and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. This district is intended for application in Growth Management Areas 2 and 3.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The PB district statement mentions accommodating “the pattern of building in the business concentrations surrounding the central core of Winston-Salem.” The subject request is consistent with this statement as the property is located on the periphery of downtown Winston-Salem.</p>
GENERAL SITE INFORMATION	
Location	Southwest corner of Seventh Street and Patterson Avenue
Jurisdiction	City of Winston-Salem
Ward(s)	East
Site Acreage	Approximately ± 1.8 acres
Current Land Use	Church and building currently under construction

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	PB-S		Undeveloped land/parking lot
	East	CI		Parking Lot
	South	CI		Parking Lot
	West	LI & PB		Multifamily building
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the site is located adjacent to other properties zoned PB and PB-S.			
Physical Characteristics	The subject property slopes down from the northeast corner (+/- 920 ft.) to the southwest corner (+/- 900 ft.).			
Proximity to Water and Sewer	The subject property has access to public water and public sanitary sewer.			
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	Goler Memorial AME Zion Church is located on the site. Listed on the National Register of Historic Places, Goler was built in 1918-1919. It is one of the principal African-American monuments in Winston-Salem and the most prominent of the buildings remaining in the Depot Street neighborhood. Goler is the only remaining brick Gothic Revival church built originally for an African-American congregation in Winston-Salem today. Historic Resources staff is of the opinion that PB zoning is appropriate for the site.			
Analysis of General Site Information	The subject property is located in an area that is composed of established commercial and industrial operations on the northeeast periphery of downtown Winston-Salem. Development in this area has been slow in recent years; however, various small to large scale private redevelopment activities are currently under way. The site poses no development constraints.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Patterson Avenue	Minor Thoroughfare	+/- 281 feet	2,497	16,100
Seventh Street	Minor Thoroughfare	+/- 372 feet	681	16,100

Proposed Access Point(s)	Since this is a general use request, the exact location of access points is unknown. The site does have public road access along Patterson Avenue and Seventh Street as well as frontage on North Chestnut Street and Sixth Street.
Planned Road Improvements	The Thoroughfare Plan recognizes both Patterson Avenue and Seventh Street as adequate
Trip Generation - Existing/Proposed	<u>Existing Zoning: LI</u> No trip generation for general use LI zoning. <u>Proposed Zoning: PB</u> No trip generation for general PB zoning.
Sidewalks	Sidewalks exist along Seventh Street and Patterson Avenue.
Transit	Multiple transit routes run within the vicinity of the subject property.
Analysis of Site Access and Transportation Information	Since this is a general use request, transportation impacts are unknown. It is likely that traffic impacts will be minimal due to the small size of the property and the existing street network. Sidewalks currently exist along the adjacent street frontages in this area.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 1 (City/Town Centers)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> For the City Center area, <i>Legacy</i> recommends: the creation of a livable, well designed and aesthetically appealing downtown area; attracting a variety of businesses that add to the vitality of downtown and providing a range of employment opportunities; providing a large and varied mix of housing in and near downtown; and, encouraging mixed use developments at densities that generate high levels of pedestrian activity.
Relevant Area Plan(s)	<i>Downtown Plan</i> , (2002).
Area Plan Recommendations	The site is located in the Goler/Depot Street Renaissance Area designated for mixed use. Existing buildings could be adaptively reused or developed for smaller scale shops, offices, grocery stores, markets and/or residential uses. Vacant lots or surface parking lots could be developed for those same types of uses.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	Yes
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?
	Yes

Analysis of Conformity to Plans and Planning Issues	<p>The surrounding area, located on the northeastern periphery of downtown and with access to the Norfolk Southern Railroad, has a long history of industrial and commercial activity. Many of these properties and structures have languished into various degrees of under utilization as a result of changing development patterns and economic conditions. However, the area is also showing signs of diversified reinvestment. As noted in the “History” section, multiple other LI to PB and PB-S petitions have been approved in the immediate vicinity of the subject property over the last few years.</p> <p>The subject request is in conformance with <i>Legacy</i> and the <i>Downtown Plan</i>. The PB district is appropriate for this portion of Winston-Salem’s downtown. The PB district encourages having development that is pedestrian oriented and also allows for more flexibility in design with no setback requirements.</p>
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RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2831	LI to PB	Approved 2/6/06	West	0.67 acres	Approval	Approval
W-2709	LI to PB	Approved 8/2/04	South and west	0.71 acres	Approval	Approval
W-2694	LI to PB-S	Approved 6/7/04	West	0.62 acres	Approval	Approval
W-2674	LI to PB	Approved 3/1/04	West	1.76 acres	Approval	Approval

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is in conformance with <i>Legacy</i> and the <i>Downtown Plan</i> .	There is no assurance of the future use and site design without special use request.
The PB district allows more flexibility in site design.	
Traffic impacts should be minimal.	
The request is consistent with other rezonings that have been recently approved in the surrounding area.	

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.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning map amendment.

SECOND: Paul Mullican

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Clarence Lambe,
Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning