DOCKET #: W2807

PROPOSED ZONING: HB-S

EXISTING ZONING: RS9 and HB-S

PETITIONER: Orenta Mae Odum and Lucia Artura Noyola Cisneros for property owned by Same

SCALE: 1” represents 400’

STAFF: King

GMA: 2

ACRE(S): 0.72

MAP(S): 636842
October 19, 2005

Orenta Mae Odum and Lucia Artura Noyola Cisneros
832 E. Sprague Street
Winston-Salem, NC  27107

RE:  ZONING MAP AMENDMENT W-2807

Dear Ms. Odum and Ms. Cisneros:

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, AICP
Director of Planning

pc:  City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
Gupton & Associates, 2200 Silas Creek Parkway, Suite 2B, Winston-Salem, NC  27103
Dorothy A. Thomas, 3648 Old Lexington Road, Winston-Salem, NC  27107
Brian Hobson, 2200 Silas Creek Parkway, Winston-Salem, NC  27103
Nancy Byrum, 1836 Flatrock Street, Winston-Salem, NC  27107
Norris Hutchins, 1020 E. Sprague Street, Winston-Salem, NC  27107
Angelo Franceschina, 301 N. Main, Suite 2216, Winston-Salem, NC  27101
Melynda Dunnigan, 1875 Mallard Lakes Drive, Winston-Salem, NC  27106
ACTION REQUEST FORM

DATE: October 19, 2005
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of Orenta Mae Odum and Lucia Artura Noyola Cisneros

SUMMARY OF INFORMATION:

Zoning Map Amendment of Orenta Mae Odum and Lucia Artura Noyola Cisneros from RS-9 and HB-S (ABC Store; Building Material Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous) to HB-S (Arts & Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Nursery, Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; and Building Contractors, General): property is located on the south side of Sprague Street west of Burgundy Street (Zoning Docket W-2807).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: CLARK, FOLAN, GLENN, KING, LAMBE, MULLICAN, SMITH
AGAINST: CURTIS, EICKMEYER
SITE PLAN ACTION: CONFORMS
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 RS-9 and HB-S (ABC Store; Building Material Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous) to HB-S (Arts & Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Nursery, Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; and Building Contractors, General) the zoning classification of the following described property:

Tax Lots 106 and 107 Tax Block 742

Section 2. This Ordinance is adopted after approval of the site plan entitled Orenta Mae Odum and Lucia Artura Noyola Cisneros and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20 ___ to Orenta Mae Odum and Lucia Artura Noyola Cisneros.

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 Orenta Mae Odum and Lucia Artura Noyola Cisneros. 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 Orenta Mae Odum and Lucia Artura Noyola Cisneros, (Zoning Docket W-2807). 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 HB-S (Arts & Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Nursery, Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; and Building Contractors, General), approved by the Winston-Salem City Council the ______ day of ___________________, 20____” and signed, provided the property is developed in accordance with requirements of the HB-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 GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from Winston-Salem Engineering Division.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Any damaged sidewalk or curb to be replaced or repaired to the requirements of the Public Works Department.

• **OTHER REQUIREMENTS:**
  a. All on site lighting shall be a maximum of 18 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.
  b. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2807</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Orenta Mae Odum and Lucia Artura Noyola Cisneros</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lot 106 and 107 /Tax Block 742</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Rezoning request from RS-9 and HB-S to HB-S</td>
</tr>
</tbody>
</table>

### Proposal

The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 and HB-S (ABC Store; Building Material Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous) to HB-S. The petitioner is requesting the following uses:

- Arts & Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Nursery, Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; and Building Contractors, General

### Zoning District Purpose Statement

The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in Growth Management Areas 2, 3, and 4.

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

The subject property is located within GMA 2, which is consistent with the HB district purpose statement.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>South side of Sprague Street west of Burgundy 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>Approximately ± 0.72 acres</td>
</tr>
</tbody>
</table>

### Current Land Use

The existing building located on Tax Lot 107 is currently used as a food or drug store, with the home located on Tax Lot 106 used as a single family residence.

### 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>HB-S, HB, and RS-9</td>
<td>Existing commercial building</td>
</tr>
<tr>
<td>East</td>
<td>HB</td>
<td>Existing commercial building/convenience store</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</td>
<td>South RS-9</td>
<td>Single family residential</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</td>
<td>The uses requested are reasonably compatible in the context of the surrounding neighborhood. The uses requested are also neighborhood serving in character and could work well to serve the surrounding residential properties.</td>
<td></td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>The property is relatively flat and proposed grades should mirror the existing grades. No streams or wetlands are located on the subject property.</td>
<td></td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The subject property is served by public water and sanitary sewer.</td>
<td></td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>No known stormwater or drainage issues.</td>
<td></td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The subject property is not located within a water supply watershed.</td>
<td></td>
</tr>
<tr>
<td>Historic, Natural Heritage and/or Farmland Inventories</td>
<td>The subject property is located within the boundaries of the Waughtown-Belview National Register Historic District. Additionally, the property contains one building listed as a contributing resource in that district. This residential property, located at 824 East Sprague Street, is a contributing resource in the District. It is listed as a one-story, hip-roof structure that dates from c. 1910. The house features hexagonal multilight over single light windows, a hip-roof dormer, a hip-roof porch with battered columns on brick piers, and a pressed tin shingle roof. Since this building is listed on the National Register as part of the Waughtown-Belview Historic District, it is essential that the house remain on the site. In reviewing the site plan for the petition, it appears that the structure is to remain as a manager’s residence. Planning staff should support retention of this structure.</td>
<td></td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The subject property is approximately 0.72 acres and is located on the south side of Sprague Street west of Burgundy Street. The site is relatively flat and contains no streams or wetlands. The property currently contains an existing convenience store and existing single family dwelling.</td>
<td></td>
</tr>
</tbody>
</table>
| Recommended Conditions | PRIOR TO THE ISSUANCE OF GRADING PERMITS:  
• Developer shall obtain a driveway permit from WSDOT.  

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:  
• On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.  

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:  
• Any damaged sidewalk or curb to be replaced or repaired to the requirements of the Public Works Department. |
| SITE ACCESS AND TRANSPORTATION INFORMATION |
Street Name  | Classification | Frontage | ADT Count | Capacity/LOS D
---|---|---|---|---
Sprague Street | Minor Thoroughfare | Southern | 11,000 | 12,700

**Proposed Access Point(s)**
The site plan indicates that there are two access points on Sprague Street located within the existing HB-S portion of the site.

**Trip Generation - Existing/Proposed**
Existing Zoning: HB-S and RS-9

\[
\text{Existing: } 0.36 \text{ acre (RS-9)} \times 43,560 / 9,000 = 1 \text{ unit} \times 9.57 \text{ (SFR Trip Rate)} = 10 \text{ Trips per Day} \\
5,902 / 1,000 \times 362.2 \text{ (Convenience Market 15-16 Hours Trip Rate)} = 2,137 \text{ Trips per Day} \\
2,137 + 10 = 2,237 \text{ Total trips per day}
\]

Proposed Zoning: HB-S

\[
\text{Proposed: } 0.36 \text{ acre (RS-9)} \times 43,560 / 9,000 = 1 \text{ unit} \times 9.57 \text{ (SFR Trip Rate)} = 10 \text{ Trips per Day} \\
5,902 / 1,000 \times 362.2 \text{ (Convenience Market 15-16 Hours Trip Rate)} = 2,137 \text{ Trips per Day} \\
2,137 + 10 = 2,237 \text{ Total trips per day}
\]

**Sidewalks**
Sidewalk currently exists along the south side of Sprague Street.

**Transit**
Route 29 runs along Sprague Street.

**Analysis of Site Access and Transportation Information**
The site plan submitted with this request indicates that the two existing access points on Lot 107 will serve the site. A drive aisle in between the two structures will provide access to the parking located behind the single family home on Lot 106. The parking area in front of the existing convenience store is very shallow with limited room for maneuverability. The site plan also shows a loading space and three parking spaces to the rear of the convenience store that will have to be redesigned in order to provide a workable site. This request should not produce an increase in trip generation. Sidewalks are currently existing along the south side of Sprague Street which accommodate a large amount of pedestrian traffic.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Relevant Legacy Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>GMA 2 (Urban Neighborhoods)</td>
<td>Legacy recommends neighborhood retail and community services.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Relevant Area Plan(s)</th>
<th>Area Plan Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southeast Area Plan (2002)</td>
<td>The Southeast Area Plan recommends that the subject property be allowed to convert to office or low-intensity commercial use.</td>
</tr>
</tbody>
</table>

**Other Applicable Plans and Planning Issues**
The Southeast Area Plan contains a list of standards to be used for existing single family homes that convert to office or commercial use. The following are some of the recommendations that are applicable to this request:

- Design handicapped features so there is minimal visual impact on the existing structure.
- Handicapped parking can be located in the front yard, but should be screened from view.
- Screen parking areas from public view.
### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

- Share driveways whenever practical to minimize curb cuts.

(S)(3) - Have changing conditions substantially affected the area in the petition?

<table>
<thead>
<tr>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest</td>
<td>0.29 acres</td>
<td>Approval</td>
<td>Approval</td>
</tr>
</tbody>
</table>

(S)(4) - Is the requested action in conformance with Legacy?

Yes

### Analysis of Conformity to Plans and Planning Issues

Although this site is partially zoned HB and this district will work for the site, staff views this more as being a PB (Pedestrian Business) site. The PB district would provide more flexibility in parking and setback requirements. The PB district is geared toward providing services that can be accessed via a pedestrian network. The general area along Sprague Street currently contains sidewalks and experiences a fair share of pedestrian traffic.

### 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-2745</td>
<td>RS-9 to RSQ-S</td>
<td>Approved May 2, 2005</td>
<td>Northwest</td>
<td>0.29 acres</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2639</td>
<td>RS-9 to PB-S</td>
<td>Denied October 6, 2003</td>
<td>Northwest</td>
<td>0.29 acres</td>
<td>Denial</td>
</tr>
<tr>
<td>W-2082</td>
<td>RS-9 to LO-S</td>
<td>Approved September 3, 1996</td>
<td>West</td>
<td>1.27 acres</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1807</td>
<td>B-3-S to B-3-S</td>
<td>Approved February 1, 1993</td>
<td>North</td>
<td>0.34 acres</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1664</td>
<td>R-4 to R-2-S</td>
<td>Approved August 6, 1990</td>
<td>West</td>
<td>0.39 acres</td>
<td>Approval</td>
</tr>
<tr>
<td>W-549</td>
<td>R-4 to B-3-S</td>
<td>Approved August 2, 1976</td>
<td>Portion of Subject Property</td>
<td>0.36 acres</td>
<td>Denial</td>
</tr>
<tr>
<td>W-473</td>
<td>R-4 to B-3</td>
<td>Denied November 14, 1974</td>
<td>Portion of Subject Property</td>
<td>0.70 acres</td>
<td>Denial</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>7,492 sf. in both buildings</td>
<td>See site plan</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 spaces</td>
<td>33 spaces</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 feet</td>
<td>1-story</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>85%</td>
<td>70.7%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 2-1.3(I) HB District</td>
<td></td>
</tr>
</tbody>
</table>
Relevant to Subject Request

- Section 2-5 Use Conditions

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
<th>(A) Legacy policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(B) Environmental Ord.</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations</td>
<td>NA</td>
</tr>
</tbody>
</table>

Analysis of Site Plan Compliance with UDO Requirements

The site plan submitted with this request provides a layout that should accommodate the uses requested. The site plan does contain some issues that will need to be addressed prior to re-submittal. The first issue is the parking layout and design mentioned in the analysis of the General Site Information. Secondly the dumpster as shown on the site plan does not meet the minimum 50’ spacing requirement from single family residentially zoned property. The location of the handicap ramp directly in front of the main entrance will have to be shifted. One of the big concerns of staff was the surface treatment of the parking areas and drive aisle. The site plan proposes only the front four new parking spaces be paved with the remaining proposed parking area to be gravel. Staff recommends that the site be completely paved in order to provide a more functional site. Staff would like to commend the petitioner for the adaptive reuse of the existing single family home. The subject property is located within a Declining Urban Activity Center (DUAC) as recognized in a study conducted by the Planning Department. The DUAC study recommends providing a streetyard for the entire frontage of the site. In order to fit the streetyard onto the site staff has recommended reducing the amount of parking to that which is required by the UDO and also to angle parking spaces to provide more flexibility for a streetyard. In an informal meeting with the petitioner in March 2005, staff recommended that this request be submitted as a PB-S request.

Recommended Conditions

OTHER REQUIREMENTS:
- All on site lighting shall be a maximum of 18 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.
- Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.

REMAINING SITE PLAN ISSUES

<table>
<thead>
<tr>
<th>Issue</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff has recommended providing a uniform parking surface</td>
<td></td>
</tr>
<tr>
<td>Redesign parking/circulation to meet UDO requirements</td>
<td></td>
</tr>
<tr>
<td>Revise dumpster location</td>
<td>Awaiting revised site plans</td>
</tr>
<tr>
<td>Provide sidewalk from residence to parking area</td>
<td></td>
</tr>
<tr>
<td>Staff has also recommended redesigning the parking area to leave room for a streetyard</td>
<td></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>The request is in conformance with <em>Legacy</em> and the <em>Southeast Area Plan.</em></td>
<td>The site may be more suitable for development under the PB district requirements.</td>
</tr>
<tr>
<td>The request would provide a neighborhood serving use in an area where many of the citizens can walk or bike to the site.</td>
<td></td>
</tr>
</tbody>
</table>

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

a. Developer shall obtain a driveway permit from Winston-Salem Engineering Division.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

a. Any damaged sidewalk or curb to be replaced or repaired to the requirements of the Public Works Department.

**OTHER REQUIREMENTS:**

a. All on site lighting shall be a maximum of 18 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.

b. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.

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.**

Aaron King presented the staff report.

PUBLIC HEARING

FOR:

Dorothy A. Thomas, 3648 Old Lexington Road, Winston-Salem, NC  27107

- This couple has contributed a lot to the community.
- The petitioner takes a lot of pride in how he maintains his property.
- As a person and as a businessman, Mr. Odum is a great person.

Brian Hobson, represent the engineer, 2200 Silas Creek Parkway, Winston-Salem, NC  27103

- We are here to answer any questions.
AGAINST:

Nancy Byrum, 1836 Flatrock Street, Winston-Salem, NC  27107
• I'm representing the Waughtown Preservation and Revitalization Coalition.
• The house that is in question is a contributing house in the Waughtown Bellview National Register District. It is on the boundary of the district.
• There are six houses remaining in this 800 block of Sprague Street. If this house is made a business, the other houses will likely convert also.
• Many historic homes in this area have been converted to businesses and most of them no longer resemble residences.
• Read letter from Spencer McCall, president of the Bellview Civic League, who couldn't be present. A copy is on file.

Norris Hutchins, 1020 E. Sprague Street, Winston-Salem, NC  27107
• In places where legitimate businesses were authorized, like a service station, people are out there selling ladies underwear.
• This will turn into a business any way you look at it.
• Please help us keep what we have as a historic neighborhood.

Angelo Franceschina, 301 N. Main, Suite 2216, Winston-Salem, NC  27101
• We didn't have a chance to talk with the petitioners. I believe we would have had a chance to work something out on the design of the site.

Melynda Dunnigan, 1875 Mallard Lakes Drive, Winston-Salem, NC  27106
• Representing Winston-Salem Neighborhood Alliance.
• The Southeast Area Plan hasn't been updated to reflect the newly designated Waughtown Bellview Historic District. The boundaries of this district had not been determined at the time when the land use recommendations for this area were made.
• Please consider the concerns of the people who have worked so hard to revitalize this area.

WORK SESSION
During discussion by the Planning Board, the following points were made:

1. Lavastian Glenn: My concern was the preservation of the house. The intersection of Thomasville Road and Sprague is definitely commercial. So I think this is an appropriate compromise. Any groups trying to do revitalization could help by meeting with the petitioner and helping them discover groups and programs that could help provide façade improvements and make the whole corner more presentable.

2. Dara Folan: I agree. I suggest the petitioner look into some of the things suggested in the staff report.
3. Carol Eickmeyer: I'd like to find out why the petitioner is choosing not to do the recommended items in the staff report: uniform parking surface, sidewalk, and streetyard. The petitioner's representative stated that there is a sidewalk for part of the site already. Staff's comment is that the area labeled proposed gravel parking be paved to create a uniform appearance. Staff displayed a map showing the parking areas.

4. Paul Norby reminded the Planning Board that neighborhood groups can be aware of activities in their neighborhoods very early on in the process. For instance, our case maps are placed on our web site within a few days of the application deadline. Signs are also put up on the site. We strongly encourage applicants and neighborhood groups to work together.

5. The petitioners were asked if they would be willing to meet with the neighborhood. A representative of the petitioner, Tim Daniels, Gupton Associates, 2200 Silas Creek Parkway, Winston-Salem, NC 27103 indicated that he believes meeting with others would be futile since the site plan is so tight that adjustments could probably not be made.

6. Mr. Cisneros, 107 Echo Glen Drive, Winston-Salem, NC 27106 was available for questions.

7. One option for the petitioner would be to request PB-S. PB zoning allows people other than managers to live in the house (for instance, it could be used as a rental unit.) Only the manager of a facility is permitted to live in a HB District.

MOTION: Dara Folan 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: Clark, Folan, Glenn, King, Lambe, Mullican, Smith
AGAINST: Curtis, Eickmeyer
EXCUSED: None

Written Comments Submitted by Planning Board Members:

Carol Eickmeyer: I voted against this because the petitioner did not meet with neighbors. More than that, I think the petitioner would be better served by PB-S - if he could have understood the value of that zoning.

Lavastian Glenn: My concern was that the home on the site would not be preserved. I voted for the petition because the site was already zoned HB-S and this would be an improvement for the site and the owner will live in the existing home.

A. Paul Norby, AICP
Director of Planning