



DOCKET #: W2583

PROPOSED ZONING:
C

EXISTING ZONING:
RS7

PETITIONER:
NC School of the Arts

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 2

ACRE(S): 0.44

MAP(S): 630846

October 23, 2002

NC School of the Arts
c/o William J. Parrish
1523 S. Main Street
Winston-Salem, NC 27127

RE: ZONING MAP AMENDMENT W-2583

Dear Mr. Parrish:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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

ACTION REQUEST FORM

DATE: October 23, 2002
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on zoning map amendment of NC School of the Arts for property owned by the State of North Carolina and NC School of the Arts Foundation

SUMMARY OF INFORMATION:

Zoning map amendment of NC School of the Arts for property owned by the State of North Carolina and NC School of the Arts Foundation from RS-7 to C: property is located on the west side of Chapel Street south of Waughtown Street (Zoning Docket W-2583).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of NC School of the Arts for property owned by the State of North Carolina and NC School of the Arts Foundation, Docket W-2583

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 Board of Aldermen 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-7 to C the zoning classification of the following described property:

Tax Block 979, Tax Lots 111 and 112

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2583
STAFF: Suzy Gallaway

Petitioner(s): NC School of the Arts
Ownership: State of North Carolina

REQUEST

From: RS-7 Residential Single Family District; minimum lot size 7,000 sf
To: C Campus District

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 0.44 acre

LOCATION

Street: West side of Chapel Street south of Waughtown Street.
Jurisdiction: City of Winston-Salem.
Ward: Southeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Two single family homes.

Adjacent Uses:

North -	Commercial use, zoned HB.
East -	Commercial use, zoned HB.
South -	Single family homes, zoned RS-7.
West -	NC School of the Arts, zoned C.

GENERAL AREA

Character/Maintenance: Well-maintained homes, commercial and campus uses.
Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No impact determined with general use request.

Topography: There is an approximate change in elevation on the subject property of 10' (from an approximate elevation of 880' in the southeast down to and approximate elevation of 870' in the northwest).

Vegetation/habitat: Mostly developed.

Watershed: Site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Waughtown Street; Chapel Street.

Street Classification: Waughtown Street - major thoroughfare; Chapel Street - local street.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Waughtown Street between Vargrave Street and Main Street = 8,300/12,700

Sidewalks: Located on both sides of Chapel and Waughtown Streets.

Transit: Route 29 along Chapel and Waughtown Streets.

HISTORY

Relevant Zoning Cases:

1. W-2123; HB and RM-18 to C; approved February 3, 1997; east side of South Main Street between Doune Street and Vintage Avenue and the southeast side of Waughtown Street between Alder Street and Fayetteville Street; 11.13 acres; Planning Board and staff recommended approval.
2. W-2040; RS-9 to NO-S (Professional Offices); withdrawn March 4, 1996; northwest corner of Main Street and Gloria Avenue; 0.3 acre; Planning Board and staff recommended approval.
3. W-1698; R-4 to B-3-S (converted to LB-S with UDO); approved January 7, 1991; northwest corner of South Main Street and Vintage Avenue; 1.08 acres; Planning Board and staff recommended approval.
4. W-921; B-3 to R-2; approved February 15, 1982; southwest corner of Alder Street and Waughtown Street; 11 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Urban Neighborhoods (GMA 2).

Relevant Comprehensive Plan Recommendation(s): Rehabilitation and reuse of existing

structures is encouraged in Urban Neighborhoods. Allow institutions to grow to meet their needs in a manner that is compatible with surrounding uses. Support the redevelopment of business and residential neighborhoods around the NC School of the Arts.

Area Plan/Development Guide: Draft *South Central Winston-Salem Area Plan* (not yet adopted).

Relevant Development Guide Recommendation(s):

General Recommendations:

Institutions are valued land uses in the planning area and should be allowed to grow and expand to meet their needs in a manner compatible with their surrounding neighborhoods.

The draft plan includes extensive policies to guide institutional expansions in the planning area to maintain the character of the area and the help the institution blend into the surrounding neighborhood.

Site and NCSA specific recommendations:

The draft Proposed Land Use Change map designates the lots in the petition for institutional land use.

The draft narrative recommends that NCSA focus their expansion in specific areas. The lots in this zoning petition and others on the north/west side of Chapel Street are included in the recommended expansion area.

Reuse of existing structures is strongly encouraged. If historic structures cannot be adaptively reused, they should be relocated to an appropriate site in the neighborhood or on the campus.

COMMUNITY DEVELOPMENT

Certified Area/Name: Sunnyside.

Type of Certification: Rehabilitation, Conservation, and Reconditioning Area.

HISTORIC RESOURCES REVIEW:

Known historic resources: The houses are located in the Centerville National Register Study List district.

Comments: The recent architectural survey shows that 1700 Chapel Street is a ca. 1910 Queen Anne-style cottage with strong architectural integrity. First listed in the city directory in 1915, the house was inhabited by L.M. and Jennie Slater. Slater was a carpenter, and records indicate they lived in the house through the 1930s. By 1940, Robert and Edna Leamon occupied the house. Leamon was owner of Leamon Grocery. 1704 Chapel Street is a circa 1950 Minimal Traditional-style house. It features a brick front. However, vinyl siding and replacement windows have been added. Thus its integrity has been impaired.

Retention of the Centerville district is extremely important as it holds tremendous

potential for rehabilitation and adaptive reuse of the existing historic structures. From an historical standpoint, Centerville greatly enhances an understanding of the small communities from the 19th and early 20th centuries that have disappeared from the landscape. The architectural resources of the Southside area of Winston-Salem are significant and their preservation is strongly recommended.

ANALYSIS

The current request is to rezone just under one half acre from RS-7 to Campus zoning. The NC School of the Arts is the petitioner. The site is adjacent to the school's campus. As educational institutions expand they often encroach into adjacent residential neighborhoods. The site would require rezoning to accommodate campus uses. Similar to the current request, the school has acquired many other properties in the area to facilitate the expansion of the school.

Legacy recommends allowing institutions to grow to meet their needs in a manner that is compatible with surrounding uses and supports the redevelopment of business and residential neighborhoods around the NC School of the Arts. The houses on the property are of some historical significance and staff would like to see them conserved, for the structures themselves as well as the integrity of the neighborhood. Staff supports the general use C (Campus) Zoning request and encourages the petitioners to retain the existing structures on the site or relocate those structures within the Centerville district.

FINDINGS

1. The current request is to rezone 0.44 acre from RS-7 to Campus zoning.
2. *Legacy* recommends allowing institutions to grow to meet their needs in a manner that is compatible with surrounding uses.
3. *Legacy* supports the redevelopment of business and residential neighborhoods around the NC School of the Arts.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Dara Folan moved approval of the zoning map amendment.

SECOND: Philip Doyle

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, King, Norwood

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning