



DOCKET #: W2438

PROPOSED ZONING:
NO

EXISTING ZONING:
RS7

PETITIONER:
Southside Community
Development Corp.

SCALE: 1" represents 200'

STAFF: Hughes

GMA: 3

ACRE(S): 0.23

MAP(S): 630846



January 24, 2001

Southside Community Development Corp.
309 E. Sprague Street
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT W-2438

Dear Ms. Hutchins:

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
Cary Cain, 1711 Butler Street, Winston-Salem, NC 27107

ACTION REQUEST FORM

DATE: January 24, 2001
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 Southside Community Development Corp.

SUMMARY OF INFORMATION:

Zoning map amendment of Southside Community Development Corp. from RS-7 to NO-S (Neighborhood Organization): property is located on the north side of Sprague Street east of Lomond Drive (Zoning Docket W-2438).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: APPROVED

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Southside Community Development Corp., Docket W-2438

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 NO-S (Neighborhood Organization) the zoning classification of the following described property:

Tax Lots 008, 010, 012, and 014, Tax Block 721

Section 2. This Ordinance is adopted after approval of the site plan entitled Southside Community Development Corp. and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Southside Community Development Corp.

Section 3. The Board of Aldermen 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 Southside Community Development Corp. 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 Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen 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 Southside Community Development Corp., (Zoning Docket W-2438). 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 NO-S (Neighborhood Organization), approved by the Winston-Salem Board of Aldermen the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the NO-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional condition be met:

- **OTHER REQUIREMENTS**
 - a. Signage is limited to one wall sign no larger than eight (8) square feet.

ZONING STAFF REPORT

DOCKET # W-2438

STAFF: Suzy Hughes

Petitioner(s): Southside Community Development Corp.

Ownership: Same

CONTINUANCE HISTORY

This case was continued from the December 14, 2000 public hearing for the purpose of considering special use district zoning. As a result of discussions with staff, the petitioner has requested NO-S zoning.

REQUEST

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

To: NO-S Neighborhood Office District (Neighborhood Organization)

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

Acreage: 0.23 acre

LOCATION

Street: North side of Sprague Street east of Lomond Drive.

Jurisdiction: City of Winston-Salem.

Ward: Southeast.

SITE PLAN

Proposed Use: Neighborhood Organization.

Square Footage: 1,400 square feet.

Building Height: Single story.

Parking: Required: 3; proposed: 4.

Bufferyard Requirements: Type II adjacent to RS-7 zoning districts adjacent to parking areas only.

Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single family residence.

Adjacent Uses:

Surrounded on all sides by single family homes zoned RS-7. To the southwest, across Sprague Street and Lomond Street and adjacent to Sunnyside Avenue is a church, also zoned RS-7.

GENERAL AREA

Character/Maintenance: Moderate to well-maintained single family homes.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is developed.

Topography: Site slopes downward to north.

Vegetation/habitat: Site is developed, some trees and grass are present.

Constraints: Minor.

TRANSPORTATION

Direct Access to Site: Sprague Street and alley to the rear.

Street Classification: Minor thoroughfare.

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

Sprague Street from Main Street to US 52 - 7,700/18,000.

Transit: WSTA Route 29 along Sprague Street.

Bike: WS Routes 8 & 9 along Sprague Street.

HISTORIC RESOURCES REVIEW:

Comments: The structure on this lot is an early 20th century Craftsman style bungalow. The area in which this property is located will be included in a comprehensive architectural survey of historic resources for the southeast area of Winston-Salem to be conducted over the next year. It is anticipated that this particular section of the Waughtown/Sunnyside area will be determined eligible for the National Register of Historic Places. If so, the subject property would be considered a contributing element.

HISTORY

Relevant Zoning Cases:

1. W-2417; LI and RS-7 to LO-S (Offices, Miscellaneous); approved October 2, 2000; northeast corner of Lomond Street and Haled Street; 0.52 acre; Planning Board and staff recommended approval.

2. W-2216; PB and RM-12 to PB-S (Multiple Retail and Office Uses); approved May 4, 1998; northeast corner of Broad Street and Acadia Avenue; 0.73 acre; Planning Board and staff recommended approval.
3. W-2150; LI to GB; approved May 5, 1997; north side of Goldfloss Street east of Vargrave Street and west of US 52 right-of-way; 1.9 acres; Planning Board and staff recommended denial.
4. W-2040; RS-9 to NO-S (Professional Office); withdrawn March 14, 1996; northwest corner of Main Street and Gloria Avenue; 0.3 acre; Planning Board recommended withdrawal and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* encourages location of nonresidential uses, such as neighborhood commercial, within residentially designated areas, when those auxiliary uses are compatible with area plans, zoning ordinances, and other local controls for allowed uses in residential neighborhoods.

Area Plan/Development Guide: Site does not lie within an identified development guide or area plan.

ANALYSIS

The subject petition was originally submitted as a request for No zoning. After discussion with staff, the case was continued and amended to NO-S (Neighborhood Organization). Neighborhood Office District is intended to "...accommodate low intensity office uses within converted single family detached units" and also "to be located on the periphery of established residential areas." As a condition of this rezoning the petitioner shall be required to retain the existing structure. This site is located within the neighborhood as opposed to the periphery as recommended by the definition of the NO District, for this reason the only use being requested is that of Neighborhood Organization.

Staff recognizes that this area could benefit from investment at this location. It is also recognized that the rehabilitation of the structure on the site is important to the community.

The petitioner has entered this petition as a special-use petition at the request of staff and has met the usage requirements suggested by staff. Staff believes this NO-S petition on this site with the given site plan conditions, limited use, and the retention of the existing structure on the site, is an appropriate use for the site.

FINDINGS

1. The Southside Development Corporation has requested to have this 0.23 acre property rezoned from RS-9 to NO-S (Neighborhood Organization).

2. It is also recognized that the rehabilitation of the historically significant structure on the site is important to the community.
3. The petitioner has resubmitted the petition as a special-use petition at the request of staff and has met the site plan conditions suggested by staff.
4. Staff believes this NO-S petition on this site with the given site plan conditions, limited use, and the retention of the existing structure on the site, is an appropriate use for the site.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following condition:

- **OTHER REQUIREMENTS**
 - a. Signage is limited to one wall sign no larger than eight (8) square feet.

[For information purposes only: The draft Legacy plan encourages a mix of uses including some kinds of industrial uses. However, heavy industrial uses are discouraged in activity centers because large outside storage areas, noise and heavy truck deliveries can make these uses incompatible with the "village atmosphere" envisioned in the Legacy plan. These uses should continue to be separated and buffered from residential, commercial and civic uses. More limited industrial uses having lesser impacts could be part of the mix of uses at activity centers.]

PUBLIC HEARING - December 14, 2000

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved continuance of the zoning map amendment to January 11, 2001.

SECOND: John Bost.

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

PUBLIC HEARING - January 11, 2001

FOR: None

AGAINST: None

WORK SESSION

MOTION: John Bost moved approval of the zoning map amendment.

SECOND: Steve Johnson

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: John Bost certifies that the site plan meets all code requirements and recommends staff conditions.

SECOND: Steve Johnson

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning