

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Text Amendment proposed by City-County Planning Board staff to amend Chapter B of the *Unified Development Ordinances* to include a revised district purpose statement and additional permitted uses for the Central Industrial (CI) zoning district (UDO 168).
- B. Approval of Ordinance

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning text amendment.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

ACTION REQUEST FORM

DATE: January 24, 2007
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Text Amendment proposed by City-County Planning Board staff

SUMMARY OF INFORMATION:

Zoning Text Amendment proposed by City-County Planning Board staff to amend Chapter B of the *Unified Development Ordinances* to include a revised district purpose statement and additional permitted uses for the Central Industrial (CI) zoning district (UDO 168).

PLANNING BOARD ACTION:

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

**STAFF REPORT
UDO-168**

DOCKET # UDO-168
STAFF: Kirk Ericson

REQUEST

This UDO text amendment is proposed by City-County Planning Board staff to amend Chapter B, Article II of the UDO by modifying section 2-1.4 to amend the Central Industrial District. The purpose of this modification is to facilitate the development of an urban research park in downtown Winston-Salem.

BACKGROUND

In 1995, a master plan was developed for the Piedmont Triad Research Park (PTRP) which incorporated four major goals. These goals included promoting the research park's place in the nation's scientific research in the next century, stimulating the economy of the region, promoting activity and development in downtown Winston-Salem, and building on the great strengths of the educational and medical institutions that exist within the community. The PTRP is sited along the Eastern edge of downtown Winston-Salem and consists largely of former RJ Reynolds and other nearby properties. The majority of the PTRP is currently zoned Central Industrial. CI Zoning only exists in this downtown area and is currently underutilized. Staff proposes amending the district purpose statement and standards to better accommodate future development conforming to the goals of the research park.

ANALYSIS

The area along the eastern edge of downtown and the area directly to the southeast of downtown are starting to redevelop in exciting new ways due to the presence of the PTRP. The modified CI District is intended to allow revitalization of the underutilized industrial land in this area as a pedestrian oriented, urban research park. This economic development will strengthen the economy of downtown Winston-Salem, as well as the region as a whole.

The area to the east of downtown is well suited for the development of a research park. This area is located at the intersection of Business I-40 and US-52, which are important east-west and north-south transportation corridors, respectively. This location also has excellent access to I-40, I-85, and PTI airport. The potential to be served by the regional rail line proposed by PART is another beneficial characteristic of this location.

Additionally, many vacant and underutilized buildings currently exist in the area. Many of these buildings were originally factories, and served that purpose well at the beginning of the last century, but fell out of use as the region's economic base shifted from manufacturing to knowledge and service industries. A majority of these buildings have maintained their architectural integrity and would provide excellent opportunities for re-use. Many of these buildings are former RJ Reynolds facilities and as such have been well maintained and are an important part of our region's history and legacy.

The revised CI District is intended to accommodate an urban, mixed-use research park. Future development in this district should be appropriately designed and sited for the downtown location and place emphasis on the creation of a pedestrian friendly environment. While a mix of uses is essential to the character of the CI District, all permitted uses must be respectful of their urban location and directly linked to the research nature of the park. Expansion of the number of permitted uses is intended to make the district attractive for research-related mixed-use development. Accordingly, the addition of several uses to the Permitted Use Table which support the research nature of the district is proposed. Staff also proposes removing two uses, Manufacturing C and Adult Establishments, from the CI District due to the fact that these uses conflict with the development objectives of this district.

The conservation of historic and natural resources is also an important consideration of the CI district. While no open space requirements exist for each individual building in the CI district, the overall development should contribute to the County's open space network. Where historic resources are available, these resources should be re-used and incorporated into new development (such as the mixed-use redevelopment of Albert Hall, which was a former RJ Reynolds Tobacco factory and is now condominium units). Staff acknowledges that the CI district has few supplementary district requirements, but believes these requirements and the district purpose statement will encourage appropriate development. Additionally, the flexibility created by these ordinance changes will make the CI District attractive for new research related development. Staff believes the revised CI District will promote quality urban infill development in accordance with *Legacy* recommendations, and recommends approval of the proposed text amendment.

RECOMMENDATION: APPROVAL

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jerry Clark moved approval of the zoning text amendment.

SECOND: Clarence Lambe

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

UDO-168
AN ORDINANCE AMENDING
CHAPTER B OF THE *UNIFIED DEVELOPMENT ORDINANCES*
TO MODIFY THE CI DISTRICT

Be it ordained by the City Council of the City of Winston-Salem, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter B - Zoning Ordinance, Article II – Zoning Districts, *Official Zoning Maps*, and Uses is amended as follows:

Chapter B - Zoning Ordinance
Article II - Zoning Districts, *Official Zoning Maps*, and Uses

2-1 ZONING DISTRICTS

2-1.4 INDUSTRIAL ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

(D) CI Central Industrial District

- (1) Purpose.** ~~The CI District is intended to accommodate assembly, fabrication, and manufacturing activities within GMAs 1 and 2. The central areas of the City of Winston-Salem contain a variety of industrial land uses. These uses provide a substantial non-office employment base, as well as meeting certain needs in the community for industrial type goods. The CI District is intended to encourage and permit the continuation of a significant non-office employment base in the central area of these two communities and to enable the development of new industrial uses compatible with the goals of *Legacy* for these areas.~~
The CI District is intended to accommodate biomedical, technological, scientific, and other public and private research uses within GMA 1. The district is also intended to accommodate a pedestrian oriented mixture of uses such as office, retail, residential and light manufacturing to support the primary research function of the district. The district encourages innovation by offering flexibility in design and layout requirements in an urban context. Development in the CI District should incorporate pedestrian oriented design elements such as façade articulation, sidewalks, open space plazas, entrances facing the street, windows, awnings, and structured parking.
- (2) General Dimensional Requirements.** Except as specified in this section, there are no general dimensional requirements for the CI District.
- (3) Streetyard.** Please refer to Section B.3-4.3(B)(5) for streetyard requirements applicable in the CI District.

(4) **Setbacks from Residential Districts.** Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.

(5) Supplementary District Requirements.

(a) **Sidewalks.** Sidewalks shall be required along both sides of all streets and shall connect buildings with open space areas.

(b) **Screening.** Loading, service and utility areas shall be visually screened or designed and located in a manner not to have an adverse visual impact from any adjoining street, excluding limited access interstates, expressways or highways.

2-4 PERMITTED USES

2-4.1 TABLE B.2.6

Table B.2.6 displays the principal uses allowed in each zoning district and references use conditions. Table B.2.6 should be read in conjunction with the definitions of principal uses and other terms in Section A.2. Land, buildings, and structures shall only be used in accordance with the districts shown on the *Official Zoning Maps*, and subject to all requirements and conditions specified in this Ordinance.

Said table is amended by adding a “Z” under the following uses for the CI Zoning District:

Residential Building, Multifamily
Residential Building, Townhouse
Residential Building, Urban
Services, Personal
Recreational Services, Indoor
Congregate Care Facility
Swimming Pool, Private
Theater, Indoor
Adult Day Care Center
Child Day Care Center
Child Care (Sick Children)
Club or Lodge
Bed and Breakfast
Library, Public
Hotel and Motel
Neighborhood Organization
Nursing Care Institution
School, Private
School, Public
Veterinary Services

Habilitation A
Habilitation B
Habilitation C

Said table is amended by removing a “Z” under the following uses for the CI Zoning District:

~~Adult Establishment~~
~~Manufacturing C~~

2-5 USE CONDITIONS

2-5.79 TRANSMISSION TOWER

- (A) **Applicability**
Transmission towers which are principal or accessory uses shall meet the following requirements.
- (B) **Prohibited Districts**
Transmission towers shall not be permitted as a principal or accessory use in RS Districts in Growth Management Areas 1, 2, or 3.
- (1) No Transmission Towers are allowed in the CB or CI Districts unless they are attached to buildings. No freestanding Transmission Towers are allowed in the CB or CI Districts. ~~(W)~~

Section 2. Chapter B – Zoning Ordinance, Article III – Other Development Standards is amended as follows:

Chapter B - Zoning Ordinance

Article III - Other Development Standards

3-4 LANDSCAPING STANDARDS

3-4.3 MOTOR VEHICLE SURFACE AREA LANDSCAPING STANDARDS

- (B) **Streetyards**
A landscaped streetyard shall be required for all motor vehicle surface areas located within one hundred (100) feet of a street right-of-way or vehicular right-of-way, including controlled access highways, whether or not it may provide access to the site, unless separated by an intervening building.
- (5) **CB and CI Districts.** In the CB and CI Districts, a minimum two (2) foot wide strip planted with trees and shrubs in accordance with this section or a three (3) foot high masonry wall shall be provided. Unfinished concrete masonry unit (CMU) walls shall be prohibited. Split face CMU is permitted. In the CI District

where the amount of off-street surface parking exceeds twenty five (25) spaces between the building wall and the street, the minimum streetyard width requirements of Section B.3-4.3(B)(1) shall be met.

Section 3. This ordinance shall be effective upon adoption.