

February 18, 2004

G. Emmett McCall
P. O. Box 21029
Winston-Salem, NC 27120-1029

RE: ZONING TEXT AMENDMENT UDO-114

Dear Mr. McCall:

The attached report of the Planning Board to the Forsyth County Board of Commissioners and City of Winston-Salem City Council is sent to you at the request of the Commissioners and Council Members.

When the text amendment is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners and Renee Rice, City Secretary, of the date on which the Commissioners and City Council will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office
Renee Rice, City Secretary

FORSYTH COUNTY
BOARD OF COMMISSIONERS

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

SUBJECT:-

- A. Public Hearing on Zoning Text Amendment proposed by G. Emmett McCall to reduce parking requirements for those areas used for mechanical equipment or storage (UDO-114).
- B. Ordinance amending the Forsyth County Zoning Ordinance.

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See Staff Report.

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

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

ACTION REQUEST FORM

DATE: February 18, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Text Amendment proposed by G. Emmett McCall

SUMMARY OF INFORMATION:

Zoning Text Amendment proposed by G. Emmett McCall to reduce parking requirements for those areas used for mechanical equipment or storage (UDO-114).

PLANNING BOARD ACTION:

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

STAFF REPORT

DOCKET #: UDO 114

STAFF: S. Chad Hall

REQUEST

Text amendment to the Zoning Ordinance of the *Unified Development Ordinances* (UDO) to reduce parking requirements by eliminating from the gross floor area those areas in excess of fifty (50) square feet used for mechanical equipment or storage.

BACKGROUND

G. Emmett McCall is requesting this text amendment in conjunction with a zoning request for a proposed office building. Staff notes, however, that any UDO text amendment applies to all applicable situations and not just to any one site.

Currently, Inspections bases parking requirements on the total gross floor area of a building. If approved, this UDO text amendment would eliminate from the calculation for parking those areas used solely for mechanical equipment and those areas in excess of fifty (50) square feet used solely for storage.

ANALYSIS

Planning staff encourages the reduction of any unnecessary impervious surface coverage on site plans whenever possible. Typically, this involves trying to reduce excessive parking areas by applying UDO incentives such as reductions of the required number of parking spaces for a site being located along transit lines, having sidewalk access, and for having bike racks on site. Accordingly, this text amendment offers an additional opportunity to reduce unnecessary parking and impervious surfaces.

With the proposed text amendment, the required number of parking spaces for a project could be reduced eliminating the from the gross floor area those areas in excess of fifty (50) square feet used solely for mechanical equipment or storage. Staff consulted mainly with the Inspections Department on the feasibility of this request.

Initially, Planning staff was concerned that this provision may be difficult to enforce and that reductions in parking, if warranted, might be better achieved by reducing the ratios of parking while still basing the calculations on gross floor area, which may include mechanical and storage areas. However, subsequent revisions to the original text of this current request now satisfy the concerns of the Inspections Division. Planning staff is supportive of the amendment and believes that the potential reductions will provide multiple benefits to environmental quality, reduce development costs, and still provide adequate parking.

RECOMMENDATION

Staff recommendation: **APPROVAL.**

Chad Hall presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Jimmy Norwood

VOTE:

FOR: Bost, Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Norwood

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

UDO 114
AN ORDINANCE AMENDING
THE ZONING ORDINANCE,
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
RELATED TO PARKING CALCULATIONS
BASED ON GROSS FLOOR AREA

Be it resolved, by the Board of Commissioners of Forsyth County, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3.3-2 (B) or current number is revised by adding the following:

(5) “Square feet of Gross Floor Area (SF GFA)
For the purpose of calculating requirements based on square feet of
gross floor area (SF GFA), rooms used solely for mechanical
equipment and/or rooms in excess of fifty (50) square feet used solely
for storage may be subtracted from SF GFA.”

Section 2. “Section 3-3 or current number OFF STREET PARKING, STACKING, AND LOADING AREAS” is revised by amending Table 3.8 or current table number, Off-Street Parking Requirements, by adding to the existing footnote in the table:

“* SF GFA equals square feet of gross floor area [see Section 3-3.2 (B)(5)].”

Section 3. This Ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

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

Section 1. “Section 3.3-2 (B) or current number is revised by adding the following:

(5) “Square feet of Gross Floor Area (SF GFA)
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Be it resolved, by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3.3-2 (B) or current number is revised by adding the following:

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Be it resolved, by the Village Council of the Village of Clemmons, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3.3-2 (B) or current number is revised by adding the following:

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Be it resolved, by the Town Council of the Town of Lewisville, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3.3-2 (B) or current number is revised by adding the following:

(5) “Square feet of Gross Floor Area (SF GFA)
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Be it resolved, by the Town Council of the Town of Walkertown, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. “Section 3.3-2 (B) or current number is revised by adding the following:

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