

FORSYTH COUNTY
BOARD OF COMMISSIONERS

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

SUBJECT:-

- A. Zoning Text Amendment proposed by Goodwill Industries of Northwest North Carolina to create a new use classification entitled "Institutional Vocational Training" to be permitted in various non-residential zoning districts. (UDO-107).
- B. Ordinance amending the Forsyth County Zoning Ordinance.

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

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

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

ACTION REQUEST FORM

DATE: September 24, 2003
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 Goodwill Industries of Northwest North Carolina to create a new use classification entitled "Institutional Vocational Training" to be permitted in various non-residential zoning districts. (UDO-107).

SUMMARY OF INFORMATION:

Zoning Text Amendment proposed by Goodwill Industries of Northwest North Carolina to create a new use classification entitled "Institutional Vocational Training" to be permitted in various non-residential zoning districts. (UDO-107).

PLANNING BOARD ACTION:

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

STAFF REPORT

DOCKET #: UDO-107

STAFF: Simmons

REQUEST

This UDO Text Amendment is a proposal by Goodwill Industries of North Carolina to amend Table 2.6, Permitted Use Table of the UDO to create a new use classification of “Institutional Vocational Training Facility.” The new use is proposed to be permitted in various non-residential zoning districts including the CPO, GO, PB, LB, HB, GB, CB, and IP zoning districts. The new use “Institutional Vocational Training Facility.” is defined as follows:

“A facility for the vocational training of individuals who are economically disadvantaged, or have physical or mental disabilities. The facility may contain uses to support training activities such as offices, classrooms, retail sales and light manufacturing activities.”

BACKGROUND

The current Goodwill facility comprises a number of activities which are not specifically identified as a single use in the UDO. Recent efforts to convert a section of the Goodwill building previously used for dormitory space into classrooms focused attention on the need for a more precise use classification. Specifically, the variety of operations which constitute the vocational training facility required the Inspections Division to calculate parking requirements in a manner which seemed to be excessive relative to actual parking needs. In the opinion of the Inspections Division a parking variance from the Zoning Board of Adjustment did not appear to be a remedy since no definable hardship or other circumstances existed to warrant such a variance. Given the special nature of the Goodwill operation and other comparable vocational training facilities, Planning and Inspections staff suggested that a UDO text amendment would provide the best solution to the problem of excessive parking requirements.

ANALYSIS

The vocational training of economically disadvantaged individuals, many of whom have physical or mental disabilities is generally recognized as vital to the social and economic health of our community. Facilities like Goodwill Industries need the flexibility to adjust various vocational training needs to circumstances as they change. Especially given the complexity of various UDO use classifications which currently define the Goodwill operation, some simpler way to calculate parking and other ordinance requirements seems justified.

Staff understands that most of those who participate in vocational training programs, unlike other schools or training centers, do not arrive by personal automobile. Alternatively, many arrive via public transportation or some other form of the multi-passenger vehicle. Simply speaking, fewer parking spaces are required, because proportionately fewer people drive to such facilities. It is

on this basis that staff support a new UDO use classification of “Institutional Vocational Training Facility” and the relatively low parking ratio of one space per 1,000 square feet of gross floor area. As proposed the parking ratio for any retail sales floor area will still be calculated at a ratio of one space per 500 square feet.

This new provision will greatly simplify the onerous task of calculating parking requirements under the current UDO provisions and provide an appropriate amount of parking to satisfy the needs of such institutions.

RECOMMENDATION

APPROVAL.

Glenn Simmons presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the zoning text amendment.

SECOND: Carol Eickmeyer

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

UDO-107
AN ORDINANCE AMENDING
THE *UNIFIED DEVELOPMENT ORDINANCES*
CHAPTER A, DEFINITIONS ORDINANCE; AND
CHAPTER B, TABLE 2.6 PERMITTED USES AND
TABLE 3.8 OFF-STREET PARKING REQUIREMENTS
TO ACCOMMODATE A NEW USE CLASSIFICATION OF
INSTITUTIONAL VOCATIONAL TRAINING FACILITY

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

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

INSTITUTIONAL VOCATIONAL TRAINING FACILITY. A facility for the vocational training of individuals who are economically disadvantaged, or have physical or mental disabilities. The facility may contain uses to support training activities such as offices, classrooms, retail sales and light manufacturing activities.

Section 2. Chapter B, Table 2.6 PERMITTED USES is amended by adding the new use classification of Institutional Vocational Training Facility under the column "USE TYPE" and under the subheading "INSTITUTIONAL AND PUBLIC USES." Table 2.6 is further amended by adding a "Z" in the column under the following zoning classifications: CPO, GO, PB,HB,GB,CB, and IP.

Section 3. Chapter B, Table 3.8 OFF-STREET PARKING REQUIREMENTS is amended by adding the new use classification of Institutional Vocational Training Facility alphabetically under the column "INSTITUTIONAL AND PUBLIC USES." Table 3.8 is further amended by adding 1 space per 1,000 SF GFA*. Additionally the corresponding "NOTES" column is amended by adding except 1 space per 500 SF GFA* for retail sales areas.

Section 4. This ordinance shall be effective upon adoption.

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

UDO-107
AN ORDINANCE AMENDING
THE *UNIFIED DEVELOPMENT ORDINANCES*
CHAPTER A, DEFINITIONS ORDINANCE; AND
CHAPTER B, TABLE 2.6 PERMITTED USES AND
TABLE 3.8 OFF-STREET PARKING REQUIREMENTS
TO ACCOMMODATE A NEW USE CLASSIFICATION OF
INSTITUTIONAL VOCATIONAL TRAINING FACILITY

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 A, Definitions Ordinance is amended by adding the following definition:

INSTITUTIONAL VOCATIONAL TRAINING FACILITY. A facility for the vocational training of individuals who are economically disadvantaged, or have physical or mental disabilities. The facility may contain uses to support training activities such as offices, classrooms, retail sales and light manufacturing activities.

Section 2. Chapter B, Table 2.6 PERMITTED USES is amended by adding the new use classification of Institutional Vocational Training Facility under the column "USE TYPE" and under the subheading "INSTITUTIONAL AND PUBLIC USES." Table 2.6 is further amended by adding a "Z" in the column under the following zoning classifications: CPO, GO, PB,HB,GB,CB, and IP.

Section 3. Chapter B, Table 3.8 OFF-STREET PARKING REQUIREMENTS is amended by adding the new use classification of Institutional Vocational Training Facility alphabetically under the column "INSTITUTIONAL AND PUBLIC USES." Table 3.8 is further amended by adding 1 space per 1,000 SF GFA*. Additionally the corresponding "NOTES" column is amended by adding except 1 space per 500 SF GFA* for retail sales areas.

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Be it ordained by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

INSTITUTIONAL VOCATIONAL TRAINING FACILITY. A facility for the vocational training of individuals who are economically disadvantaged, or have physical or mental disabilities. The facility may contain uses to support training activities such as offices, classrooms, retail sales and light manufacturing activities.

Section 2. Chapter B, Table 2.6 PERMITTED USES is amended by adding the new use classification of Institutional Vocational Training Facility under the column "USE TYPE" and under the subheading "INSTITUTIONAL AND PUBLIC USES." Table 2.6 is further amended by adding a "Z" in the column under the following zoning classifications: CPO, GO, PB,HB,GB,CB, and IP.

Section 3. Chapter B, Table 3.8 OFF-STREET PARKING REQUIREMENTS is amended by adding the new use classification of Institutional Vocational Training Facility alphabetically under the column "INSTITUTIONAL AND PUBLIC USES." Table 3.8 is further amended by adding 1 space per 1,000 SF GFA*. Additionally the corresponding "NOTES" column is amended by adding except 1 space per 500 SF GFA* for retail sales areas.

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

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

INSTITUTIONAL VOCATIONAL TRAINING FACILITY. A facility for the vocational training of individuals who are economically disadvantaged, or have physical or mental disabilities. The facility may contain uses to support training activities such as offices, classrooms, retail sales and light manufacturing activities.

Section 2. Chapter B, Table 2.6 PERMITTED USES is amended by adding the new use classification of Institutional Vocational Training Facility under the column "USE TYPE" and under the subheading "INSTITUTIONAL AND PUBLIC USES." Table 2.6 is further amended by adding a "Z" in the column under the following zoning classifications: CPO, GO, PB,HB,GB,CB, and IP.

Section 3. Chapter B, Table 3.8 OFF-STREET PARKING REQUIREMENTS is amended by adding the new use classification of Institutional Vocational Training Facility alphabetically under the column "INSTITUTIONAL AND PUBLIC USES." Table 3.8 is further amended by adding 1 space per 1,000 SF GFA*. Additionally the corresponding "NOTES" column is amended by adding except 1 space per 500 SF GFA* for retail sales areas.

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INSTITUTIONAL VOCATIONAL TRAINING FACILITY

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

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

INSTITUTIONAL VOCATIONAL TRAINING FACILITY. A facility for the vocational training of individuals who are economically disadvantaged, or have physical or mental disabilities. The facility may contain uses to support training activities such as offices, classrooms, retail sales and light manufacturing activities.

Section 2. Chapter B, Table 2.6 PERMITTED USES is amended by adding the new use classification of Institutional Vocational Training Facility under the column "USE TYPE" and under the subheading "INSTITUTIONAL AND PUBLIC USES." Table 2.6 is further amended by adding a "Z" in the column under the following zoning classifications: CPO, GO, PB,HB,GB,CB, and IP.

Section 3. Chapter B, Table 3.8 OFF-STREET PARKING REQUIREMENTS is amended by adding the new use classification of Institutional Vocational Training Facility alphabetically under the column "INSTITUTIONAL AND PUBLIC USES." Table 3.8 is further amended by adding 1 space per 1,000 SF GFA*. Additionally the corresponding "NOTES" column is amended by adding except 1 space per 500 SF GFA* for retail sales areas.

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TO ACCOMMODATE A NEW USE CLASSIFICATION OF
INSTITUTIONAL VOCATIONAL TRAINING FACILITY

Be it ordained by the Town Council of the Town of Walkertown, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

INSTITUTIONAL VOCATIONAL TRAINING FACILITY. A facility for the vocational training of individuals who are economically disadvantaged, or have physical or mental disabilities. The facility may contain uses to support training activities such as offices, classrooms, retail sales and light manufacturing activities.

Section 2. Chapter B, Table 2.6 PERMITTED USES is amended by adding the new use classification of Institutional Vocational Training Facility under the column "USE TYPE" and under the subheading "INSTITUTIONAL AND PUBLIC USES." Table 2.6 is further amended by adding a "Z" in the column under the following zoning classifications: CPO, GO, PB,HB,GB,CB, and IP.

Section 3. Chapter B, Table 3.8 OFF-STREET PARKING REQUIREMENTS is amended by adding the new use classification of Institutional Vocational Training Facility alphabetically under the column "INSTITUTIONAL AND PUBLIC USES." Table 3.8 is further amended by adding 1 space per 1,000 SF GFA*. Additionally the corresponding "NOTES" column is amended by adding except 1 space per 500 SF GFA* for retail sales areas.

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