

October 23, 2002

N. Reginald Teague  
Assistant Superintendent  
WS/FC Schools  
P. O. Box 2513  
Winston-Salem, NC 27102

RE: ZONING TEXT AMENDMENT UDO-92

Dear Dr. Teague:

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

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 Aldermen will hear this petition.

Sincerely,

A. Paul Norby, AICP  
Director of Planning

Attachment

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

udo 92 Oct 2002

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:** \_\_\_\_\_

**SUBJECT:-**

Request for Public Hearing on Zoning Text Amendment proposed by the Winston-Salem/Forsyth County School System to amend Section 3.3 of the UDO to consolidate parking requirements for schools and associated stadiums. (UDO-92)

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

Zoning Text Amendment proposed by the Winston-Salem/Forsyth County School System to amend Section 3.3 of the UDO to consolidate parking requirements for schools and associated stadiums. (UDO-92)

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

**ATTACHMENTS:-**     YES         NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**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 Text Amendment proposed by the Winston-Salem/Forsyth County School System to amend Section 3.3 of the UDO to consolidate parking requirements for schools and associated stadiums. (UDO-92)

**SUMMARY OF INFORMATION:**

Zoning Text Amendment proposed by the Winston-Salem/Forsyth County School System to amend Section 3.3 of the UDO to consolidate parking requirements for schools and associated stadiums. (UDO-92)

**PLANNING BOARD ACTION:**

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

## STAFF REPORT

**DOCKET #:** UDO-92

**STAFF:** Glenn Simmons

### **REQUEST**

Zoning Text Amendment proposed by the Winston-Salem/Forsyth County School System to amend Table 3.8 “Off-Street Parking Requirements” of the *Unified Development Ordinances* (UDO) to allow for shared parking for High Schools and school stadiums where stadiums are an accessory use.

### **BACKGROUND**

Under the UDO, Table 3.8 establishes off-street parking standards to insure that adequate off-street parking is provided for various permitted uses. Currently the UDO requires a minimum of one space per five students plus one space for each faculty and staff member for high school facilities. Additionally one space per three seats is required for accessory stadiums. Recognizing that spectator athletic events will ordinarily occur during times when school is not in session, the school system has requested that the parking standards be revised to require only the **greater** of the two standards. The school system believes that shared parking areas are the most practical and cost-effective way to accommodate the parking needs of school and athletic facilities.

### **ANALYSIS**

Although Planning staff is mindful of the need to insure adequate parking, we also recognize the cost savings and environmental benefits of shared parking. Particularly with respect to the negative environmental consequences of large amounts of impervious surfaces, shared parking can offer substantial benefits to the community. Problems of urban flooding, stream erosion, urban heat islands, and the general loss of community character can all benefit from the reduction of paved surfaces. In this regard, Planning staff and the Inspections Division concur with the school system’s proposed UDO amendment and support the text changes as submitted below.

### **RECOMMENDATION**

Zoning Text Amendment: **APPROVAL**.

David Reed presented the staff report.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

During discussion by the Planning Board, the following points were made:

1. There was discussion over adding language which would allow the use of existing school parking which was adjacent to the subject site but not included in the site plan.

MOTION: Dara Folan moved approval of the zoning text amendment with the addition of language to read as follows: school stadium is an accessory use or incorporated into the design of a school whichever is greater.

SECOND: Philip Doyle

VOTE:

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

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning

**UDO-92**  
**AN ORDINANCE AMENDING**  
**THE UNIFIED DEVELOPMENT ORDINANCES**  
**REGARDING SHARED PARKING FOR**  
**HIGH SCHOOLS AND ACCESSORY STADIUMS**

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

Section 1. Chapter C, Section 3-3, Table 3.8 “OFF-STREET PARKING REQUIREMENTS” located opposite the row “High” and Under the column “MINIMUM REQUIREMENTS:” is hereby revised by deleting the following items indicated with a ~~strikeout (as indicated here)~~ and adding those items indicated with an underscore (as indicated here):

1 space per 5 students based on the design capacity plus 1 space for each faculty and staff person ~~plus~~ or 1 space per 3 seats where a school stadium is an accessory use or incorporated into the design of a school whichever is greater.

Section 2. This ordinance shall be effective upon adoption.

**UDO-92**  
**AN ORDINANCE AMENDING**  
**THE UNIFIED DEVELOPMENT ORDINANCES**  
**REGARDING SHARED PARKING FOR**  
**HIGH SCHOOLS AND ACCESSORY STADIUMS**

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. Chapter C, Section 3-3, Table 3.8 “OFF-STREET PARKING REQUIREMENTS located opposite the row “High” and Under the column “MINIMUM REQUIREMENTS: is hereby revised by deleting the following items indicated with a ~~strikeout~~ (~~as indicated here~~) and adding those items indicated with an underscore (as indicated here):

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**AN ORDINANCE AMENDING**  
**THE UNIFIED DEVELOPMENT ORDINANCES**  
**REGARDING SHARED PARKING FOR**  
**HIGH SCHOOLS AND ACCESSORY STADIUMS**

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. Chapter C, Section 3-3, Table 3.8 “OFF-STREET PARKING REQUIREMENTS” located opposite the row “High” and Under the column “MINIMUM REQUIREMENTS:” is hereby revised by deleting the following items indicated with a ~~strikeout (as indicated here)~~ and adding those items indicated with an underscore (as indicated here):

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Section 2. This ordinance shall be effective upon adoption.



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**THE UNIFIED DEVELOPMENT ORDINANCES**  
**REGARDING SHARED PARKING FOR**  
**HIGH SCHOOLS AND ACCESSORY STADIUMS**

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. Chapter C, Section 3-3, Table 3.8 “OFF-STREET PARKING REQUIREMENTS located opposite the row “High” and Under the column “MINIMUM REQUIREMENTS: is hereby revised by deleting the following items indicated with a ~~strikeout~~ (~~as indicated here~~) and adding those items indicated with an underscore (as indicated here):

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**AN ORDINANCE AMENDING**  
**THE UNIFIED DEVELOPMENT ORDINANCES**  
**REGARDING SHARED PARKING FOR**  
**HIGH SCHOOLS AND ACCESSORY STADIUMS**

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. Chapter C, Section 3-3, Table 3.8 “OFF-STREET PARKING REQUIREMENTS located opposite the row “High” and Under the column “MINIMUM REQUIREMENTS: is hereby revised by deleting the following items indicated with a ~~strikeout~~ (~~as indicated here~~) and adding those items indicated with an underscore (as indicated here):

1 space per 5 students based on the design capacity plus 1 space for each faculty and staff person ~~plus~~ or 1 space per 3 seats where a school stadium is an accessory use or incorporated into the design of a school whichever is greater.

Section 2. This ordinance shall be effective upon adoption.