



**DOCKET #:** W2697

**PROPOSED ZONING:**  
GB

**EXISTING ZONING:**  
RM5 and GI

**PETITIONER:**  
Wake Forest University  
Health Services  
for property owned by Same

**SCALE:** 1" represents 200'

**STAFF:** Gallaway

**GMA:** 2

**ACRE(S):** 0.55

**MAP(S):** 630854



**DRAFT ZONING STAFF REPORT**

**DOCKET #** W-2697  
**STAFF:** Suzy Gallaway

Petitioner(s): Wake Forest University Health Services  
Ownership: Same

**REQUEST**

From: RM-5 and GI  
To: GB

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

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 0.55

**LOCATION:**

Street: Southeast side of Cotton Street between Spring Street and Branch Street  
Jurisdiction: City of Winston-Salem  
Ward: South

**PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Site is vacant

Adjacent Uses:

- North- Vacant property, recently cleared, zoned GI
- Northeast- Manufacturing facility, zoned GI
- East- MacThrift Office Furniture, zoned GI
- South- Single Family home, separated from site by topography, zoned RM-5
- West- Single Family homes, separated from site by topography, zoned RM-5

**GENERAL AREA**

Character/Maintenance: Predominantly business and industrial uses with some residential separated from the site by topography

Development Pace: Slow

## **HISTORY**

Relevant Zoning Cases:

1. W-2623; GB to PB; approved June 2, 2003; southeast corner of Brookstown Avenue and Marshall Street; 1.12 acres; Planning Board and staff recommended approval.
2. W-2262; LI to GB; approved October 5, 1998; east side of Marshall Street between Academy Street and Walnut Street; 1.16 acres; Planning Board and staff recommended approval.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Because this is a general use petition, the impact to the site's existing physical features cannot be determined at this time.

Topography: Overall, the subject property experiences a total elevation change of approximately 34 feet, rising from about 810 feet along the stream up to about 844 feet in the southwestern corner of the site.

Streams: An intermittent stream that is partially culverted is located on the subject property. The stream runs along the Strollway and feeds into Salem Creek.

Vegetation/habitat: No vegetation is shown on the subject property.

Environmental Resources Beyond The Site: Because this is a general use petition, the impacts to environmental resources beyond the site cannot be determined at this time.

Water Supply Watershed: The subject property is not located in a water supply watershed.

Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all Federal and State wetland and stream protection regulations.

## **TRANSPORTATION**

Direct Access to Site: Cotton Street; Spring Street, Branch Street

Street Classification: Cotton Street – Local Road; Spring Street – Local Road; Branch Street – Local Road

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

Broad Street between Academy Street and Business 40 = 13,000 (1998 Count) / 14,600

Planned Road Improvements: U 4413; Broad Street between Wachovia Street and Brookstown Avenue; 2-4 lanes; widen bridge to 5 lanes; 2005 – 2014.

Traffic Impact Study recommended: No

Sidewalks: Existing along both sides of Wachovia Street

Transit: Route 13 along Broad Street

Bicycle Route: None

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): GMA 2, Urban Neighborhoods

Relevant Comprehensive Plan Recommendation(s): Encourage quality infill development, greater residential densities where appropriate, neighborhood retail, and community services. Protect residential areas from inappropriate commercial and industrial encroachment. Encourage economic development that is compatible with existing residential neighborhoods and other business developments.

Area Plan/Development Guide: *South Central Area Plan* (SCAP), adopted August 2003

Relevant Development Guide Recommendation(s): SCAP identifies this site as existing industrial development. Plan recommendations include: Residential areas should be protected from inappropriate residential, commercial, and industrial encroachment. Consolidate commercial and office uses at existing locations and in designated activity centers and Mixed Use Opportunity Areas. Re-use of existing vacant and underutilized sites is recommended as an alternative to rezoning additional land for non-residential development. New and redeveloped commercial areas should be designed in a manner that makes them compatible with nearby residential uses. Consolidate industrial uses at existing locations in the planning area. When industrial sites are redeveloped or expanded, improvements to the appearance of the site should be made and steps to enhance compatibility with surrounding uses should be undertaken.

Other (including plans of other agencies): *West Salem Long Range Plan*, prepared by West Salem Residents Association and adopted by the CCPB in 1980. However, since the plan was never presented by the neighborhood to The Board of Aldermen, the plan was not adopted. In the area of this zoning petition, the plan states: "The creek, as well as the extreme change in topography make a good dividing line between residential and industrial districts."

## **COMMUNITY DEVELOPMENT**

Certified Area/Name: South Marshall III, Northern Commercial Area

Type of Certification: Rehabilitation, Conservation, and Reconditioning, certified August 22, 1985.

Redevelopment Recommendation(s): As this area was certified as a Rehabilitation, Conservation, and Reconditioning area, there are no redevelopment recommendations for the site, or the area.

## **HISTORIC RESOURCES REVIEW**

Comments: This property is located adjacent to the West Salem Historic District. This District is currently listed on the Study List for the National Register of Historic Places.

## **ANALYSIS**

The current request is to rezone just over a half-acre from GI and RM-5 to GB. In order for the site to be utilized, it would be preferential to have a single zoning district, rather than the existing split zoning pattern.

The general area is made up of many different zoning jurisdictions, including GB. As there is GB zoning west a block on Cotton Street as well as a block and a half northeast on Brookstown Avenue, in addition to other sites, staff feels the request is consistent with the area.

The site is located adjacent to both the *West Salem Long Range Plan* and the West Salem Historic District. The *West Salem Long Range Plan* makes mention of the change in topography being a good dividing line between the residential and industrial sites. The West Salem Historic District is on the study list for the National Register of Historic Places. As such staff agrees with the West Salem Long Range Plan that topography provides a good and adequate buffer between the residential and historic properties from the current site.

The *South Central Area Plan* (SCAP) identifies this site as existing industrial development. In addition, *SCAP* recommends the re-use of existing vacant and underutilized sites as an alternative to rezoning additional land for non-residential development. Therefore, the current request meets the area plan recommendations also.

A street closure request is pending for the portion of Cotton Street adjacent to the site. If approved, the site will become contiguous to the property being redeveloped to the north that is under the same ownership.

## **FINDINGS**

1. The current request is to rezone just over a half-acre from GI and RM-5 to GB.
2. There is GB zoning west a block on Cotton Street as well as a block and a half northeast on Brookstown Avenue.
3. The *South Central Area Plan* (SCAP) recommends the re-use of existing vacant and underutilized sites as an alternative to rezoning additional land for non-residential development.
4. There is a natural topographic separation between existing residential and the current site.
5. The request is in agreement with the area plan and is consistent with the zoning of the surrounding area.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL.**