



DOCKET #: W2647

PROPOSED ZONING:
LO

EXISTING ZONING:
HB

PETITIONER:
Forsyth Initiative
for Residential
Self Help Treatment

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 1

ACRE(S): 0.16

MAP(S): 624854



September 24, 2003

Forsyth Initiative for Residential
Self Help Treatment
c/o Nancy M. Mattox, Vice Chairman and
Bonnie Poindexter, Exec. Dir.
316 N. Spring Street
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2647

Dear Ms. Mattox and Ms. Poindexter:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Raymond Jones, 2200 Allen Easley Drive, #2-D, Winston-Salem, NC 27106

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 map amendment of Forsyth Initiative for Residential Self Help Treatment, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Forsyth Initiative for Residential Self Help Treatment, Inc. from HB to LO: property is located on the west side of Spring Street between Fourth Street and Holly Avenue (Zoning Docket W-2647).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Forsyth Initiative for Residential Self Help Treatment, Docket W-2647

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from HB to LO the zoning classification of the following described property:

Tax Block 0096, Tax Lot 106

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2647
STAFF: Suzy Gallaway

Petitioner(s): Forsyth Initiative for Residential Self Help Treatment
Ownership: Same

REQUEST

From: HB Highway Business District
To: LO Limited Office District

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: 0.16 acre

LOCATION

Street: West side of Spring Street between Fourth Street and Holly Avenue.
Jurisdiction: City of Winston-Salem.
Ward: Northwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single family home utilized as an office.
Adjacent Uses:

North-	Offices, zoned HB.
East-	Residential buildings, zoned PB.
South-	Single family structures, zoned LO.
West-	Commercial structure, zoned PB.

GENERAL AREA

Character/Maintenance: Well-maintained structure in an area experiencing revitalization.
Development Pace: Moderate.

HISTORY

Relevant Zoning Cases:

1. W-2615; HB and LO to PB; approved May 5, 2003; north and south sides of Broad Street between Fifth Street on the north and Second Street on the south; 5.3 acres; Planning Board and staff recommended approval.
2. W-2612; PB to CB; approved June 2, 2003; northeast corner of Spruce Street and Second Street; 0.46 acre; Planning Board and staff recommended approval.
3. W-2146; LO to CB-S (Parking, Commercial); approved May 5, 1997; north side of Holly Avenue between Poplar Street and Spring Street; 0.45 acre; Planning Board and staff recommended approval.
4. W-2136; PB to CB; approved March 3, 1997; south side of Fourth Street and east of Spring Street; 1.42 acres; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Because this is a general use petition, impacts on existing features cannot be determined.

Topography: The subject property's elevation is about 920 feet, with only a slight elevation change from the northwest to southeast section of the site.

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

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

TRANSPORTATION

Direct Access to Site: Fourth Street; Spring Street; Holly Avenue; Broad Street

Street Classification: Fourth Street – Major Thoroughfare; Spring Street – Local Road; Holly Avenue – Local Road; Broad Street – Major Thoroughfare

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

Fourth Street between Broad Street and Spring Street = 5,700/15,600

Broad Street between Second Street and Fourth Street = 16,600/30,100

Sidewalks: Existing on both sides of all surrounding streets.

Transit: Routes 12 and 18 along Fourth Street north of site.

CONFORMITY TO PLANS

GMP Area (*Legacy*): GMA 1, City Center

Relevant Comprehensive Plan Recommendation(s): The City Center is to be the focus of development in Forsyth County with a rich mix of office, service, entertainment, retail and residential uses. Relevant plan recommendations include: provide a large and varied mix of housing in and near downtown; and, encourage mixed-use developments at densities that generate high levels of pedestrian activity.

Area Plan/Development Guide: The Downtown Plan and South Central Area Plan

Relevant Development Guide Recommendation(s): The *Downtown Plan* shows this lot on the outside edge of one of the designated Mixed Use Areas, where existing buildings could be adaptively reused for smaller scale shops, offices, and/or residential uses. The Plan shows the adjacent lot to the south as being part of the Holly Avenue Neighborhood, where more neighborhood-oriented housing is recommended. The *South Central Area Plan* shows the site as existing higher density residential use. SCAP encourages mixed uses and the preservation of existing historic structures.

COMMUNITY DEVELOPMENT

Certified Area/Name: Holly Avenue RCRA, certified March 27, 1979

Type of Certification: Rehabilitation, Conservation and Reconditioning Area

Redevelopment Recommendation(s): This area was certified as a Rehabilitation, Conservation, and Reconditioning area. The City has and continues to encourage rehabilitation of properties in the area by enforcing the minimum housing code, encouraging rehab of properties and making community development loan funds available for both owner-occupied and investor owned improvements.

HISTORIC RESOURCES REVIEW

Forsyth County Architectural Inventory Number/Name: Roediger House, Forsyth County Architectural Inventory #869

National Register of Historic Places: Yes

Historic District: Holly Avenue National Register Historic District

Comments: The George and Laura Roediger House, 316 Spring Street, is located on the site. The Roediger House is a contributing structure within the Holly Avenue National Register Historic District. One of the neighborhood's most imposing homes, the two-story weatherboarded house features two balanced gabled polygonal bays. The house has a large one-story porch with paired, fluted columns on brick piers. George Roediger owned a saloon called "The Dreamland" on East Third Street when he moved into the house. Retention of this house is strongly recommended because of its architectural and historical significance. Because the Roediger House is listed on the National Register, investment tax credits for rehabilitation of the structure for either income-producing or single-family residential purposes are available. Additionally, the property is potentially eligible for Local Historic Landmark designation.

ANALYSIS

The current request is to rezone a 0.16-acre site from Highway Business to Limited Office. The subject site is a property of historic significance as it is within the Holly Avenue National Register Historic District. The site is located within the City Center Growth Management Area (GMA 1). *Legacy* recommends the City Center area provide a large and varied mix of housing

in and near downtown and encourages mixed-use developments at densities that generate high levels of pedestrian activity. The site is also located within the recently adopted *South Central Area Plan*. *SCAP* encourages mixed uses and the preservation of existing historic structures.

Surrounding the subject site is a mixture of uses and zoning districts. There is LO zoning south and southeast of the site and HB to the north and west. There are multifamily buildings, single family homes, commercial structures and offices all within one block the site. In May of 2003 a large portion of the surrounding area was zoned to PB. Under the current HB zoning the site could be utilized for many uses staff feels may be inconsistent with the surrounding area. The proposed LO zoning would allow residential and office uses on the property. Staff feels the request is in keeping with *Legacy* and *South Central Area Plan* recommendations and is consistent with land use in the area. As such, staff recommends approval.

FINDINGS

1. The subject site is a property of historic significance as it is within the Holly Avenue National Register Historic District.
2. The site is located within the City Center Growth Management Area (GMA 1) and is consistent with Legacy recommendations for this GMA.
3. The site is also located within the recently adopted *South Central Area Plan* and is consistent with area plan recommendations.
4. Surrounding the subject site is a mixture of uses and zoning districts.
5. The proposed LO zoning would allow residential and office uses on the property rather than intense commercial uses.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Carol Eickmeyer

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning