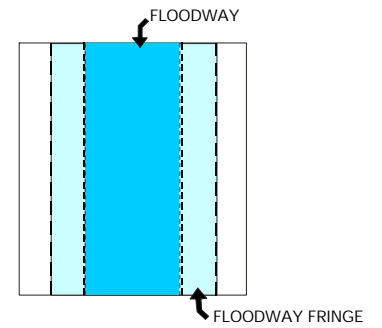


**DOCKET #:** W2484

**PROPOSED ZONING:**  
RS7

**EXISTING ZONING:**  
RM18

**PETITIONER:**  
Southside Community  
Development Corp.



**SCALE:** 1" represents 200'

**STAFF:** Hughes

**GMA:** 2

**ACRE(S):** 0.86

**MAP(S):** 630850



July 25, 2001

Southside Community Development Corp.  
c/o Hogie Carmichael, Treasurer  
309 E. Sprague Street  
Winston-Salem, NC

RE: ZONING MAP AMENDMENT W-2484

Dear Mr. Carmichael:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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  
Rick Epperson, 1066 W. 4th Street, Winston-Salem, NC 27101

**ACTION REQUEST FORM**

**DATE:** July 25, 2001  
**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 map amendment of Southside Community Development Corporation

**SUMMARY OF INFORMATION:**

Zoning map amendment of Southside Community Development Corporation from RM-18 to RS-7: property is located at the northeast corner of Powell Street and Alder Street (Zoning Docket W-2484).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Southside Community Development Corp., Docket W-2484

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

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BE IT ORDAINED by the Board of Aldermen 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 RM-18 to RS-7 the zoning classification of the following described property:

Tax Block 6093, Tax Lots 8, 9, 10, 11, and 12

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2484

**STAFF:** Suzy Hughes

Petitioner(s): Southside Community Development Corp.

Ownership: Same

### **REQUEST**

From: RM-18 Residential Multifamily District; maximum density 18 units/acre

To: RS-7 Residential Single Family District; minimum lot size 7,000 sf

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: 0.86 acre

### **LOCATION**

Street: Northeast corner of Powell Street and Alder Street.

Jurisdiction: City of Winston-Salem.

Ward: East.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Three single family houses one of which is burned out and all of which are vacant.

Adjacent Uses:

Northeast - True Temple Holiness Church of God zoned RSQ. Across Gaither Forrest Road is William Sims Recreation Center, zoned RSQ.

Southeast - Central Park zoned IP.

South - Happy Hill Gardens (multifamily dwellings) zoned RM-18.

Northwest - Small single family homes zoned RM-18 are immediately across Alder Street and Happy Hill Park zoned IP surrounding the homes.

## **GENERAL AREA**

Character/Maintenance: Poorly maintained, area is classified as blighted.

Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Existing structures likely to be demolished, redevelopment anticipated.

Topography: GIS maps indicate a downward grade change of approximately 20 feet toward the northwest.

Streams: No streams cross this property.

Vegetation/habitat: Site has some large trees and low vegetation, site is currently developed with single family homes.

Constraints: Existing structures likely to be removed.

## **TRANSPORTATION**

Direct Access to Site: Alder Street; Powell Street.

Street Classification: Alder Street - collector; Powell Street - local.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): No count available.

Transit: Route #3, along Alder Street.

Greenway: Happy Hill Park is northwest across Alder Street, Central Park is located parallel to Happy Hill Park, separated by Salem Creek and Salem Creek Greenway.

## **HISTORY**

Relevant Zoning Cases:

1. W-1786; I-2, B-3, and R-2 to H; approved October 5, 1992; north of the Salem Avenue and Old Salem Road intersection; 10.5 acres; Planning Board and staff recommended approval.
2. W-1134; R-2 to B-3; approved May 7, 1984; northeast side of Waughtown Street at intersection of Fayetteville Street; 0.21 acre; Planning Board and staff recommended approval.
3. W-921; approved February 15, 1982; west side of Waughtown Street north of Fayetteville Street and west of Alder Street; 11 acres; Planning Board and staff recommended approval.

4. W-730; approved July 16, 1979; east side of Salem Avenue; 7 acres; Planning Board and staff recommended approval.
5. W-442; approved May 21, 1974; northwest side of Free Street, between Pitts Street and Liberia Street; Planning Board recommended approval and staff recommended denial.

### **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Area 2; Urban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): Encourage quality infill development and greater residential densities where appropriate; encourage historic preservation, rehabilitation, and reuse of existing structures; promote public/private partnerships to develop affordable housing; encourage a mix of housing types in neighborhoods; and support the redevelopment of businesses and residential neighborhoods around NC School of the Arts.

Area Plan/Development Guide: *Southeast Gateway* (1992).

Relevant Development Guide Recommendation(s): Reinforce and support citizen efforts to restore Happy Hill as a healthy neighborhood; re-establish Liberia Street across Salem Creek at its historic location as an access into Happy Hill and a connection to Salem Avenue; study development of opportunities for student and elderly housing to meet the need for more and better housing in the area;

Other (including plans of other agencies): This site is included in *A Revitalization Plan for Happy Hill*, a plan prepared by a private design firm for three local community groups: the Happy Hill Community Association; the SouthSide CDC, a non-profit community development corporation; and the Local Initiatives Support Corporation (LISC), an organization established in Winston-Salem to assist local organizations in community development efforts. The City of Winston-Salem provided some of the funding for development of the plan and City staff, including Planning staff, participated in the planning process. The plan recommends redevelopment of Alder Street as the gateway into the Happy Hill neighborhood. Lots on the east side of Alder between Powell and Gaither Forest are recommended for rehabilitation and infill, while lots on the west side are recommended for acquisition and sale to the City as to remove dilapidated properties and to provide continuous park frontage on the east side of Alder Street.

### **COMMUNITY DEVELOPMENT**

Certified Area/Name: Happy Hill Redevelopment Area.

Type of Certification: Certified as a blighted area by the City-County Planning Board on May 24, 2001.

Redevelopment Recommendation(s): Work with the community to draft a formal redevelopment plan for the area will likely begin in fall 2001. *A Revitalization Plan for Happy Hill* prepared by a private consulting firm for local community groups will serve as a basis for the draft plan.

The City is currently working to assist the Happy Hill Community Association and the SouthSide CDC in private redevelopment efforts on Alder Street between Powell Street and Gaither Forrest Drive. As recommended in *A Revitalization Plan for Happy Hill*, the CDC is acquiring 6 lots on each side of Alder Street. The CDC will sell the lots on the west (downtown) side of Alder Street to the City for extension of Happy Hill Park. Lots on the east side of Alder Street are currently the subject of this zoning petition W-2484 and are to be redeveloped with single-family homes with funding assistance from the City of Winston-Salem.

### **ANALYSIS**

This request is to rezone 0.86 acre from RM-18 to RS-7. Although single family homes are allowed in RM-18, the setbacks required in RM-18 would be limiting for infill development. RS-7 lot sizes are consistent with surrounding single family lot sizes. This site has been identified as one in which infill would be a positive action. This is a blighted area, which could greatly benefit from investment in the form of infill development.

Staff supports this request as it is consistent with the single family lotting pattern of the area. This request would also provide much needed economic investment to the area through infill development. The proposed zoning is consistent with both the Southeast Gateway plan and A Revitalization Plan for Happy Hill.

### **FINDINGS**

1. This request is to rezone 0.86 acre from RM-18 to RS-7.
2. RS-7 lot sizes are consistent with surrounding single family lot sizes.
3. This is a blighted area, which could greatly benefit from investment in the form of infill development.
4. The proposed zoning is consistent with both the Southeast Gateway plan and A Revitalization Plan for Happy Hill.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

### **PUBLIC HEARING**

FOR: None

AGAINST: None



**WORK SESSION**

MOTION: Kerry Avant moved approval of the zoning map amendment.

SECOND: Arnold King

VOTE:

FOR: Avant, Clark, Doyle, King, Powell, Schroeder

AGAINST: None

EXCUSED: Norwood

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A. Paul Norby, AICP  
Director of Planning