



**DOCKET #:** W2506

**PROPOSED ZONING:**  
RM18

**EXISTING ZONING:**  
LI and GI

**PETITIONER:**  
NCSA Housing Corp. for  
property owned by  
Historic Preservation  
Foundation, Inc.

**SCALE:** 1" represents 400'

**STAFF:** Roberts

**GMA:** 2

**ACRE(S):** 4.35

**MAP(S):** 630846



September 19, 2001

NCSA Housing Corp. for property owned by  
Historic Preservation Foundation NC, Inc.  
200 Waughtown Street  
Winston-Salem, NC 27117

RE: ZONING MAP AMENDMENT W-2506

Dear Sirs:

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  
Nancy Byrum, 1836 Blackbox Street, Winston-Salem, NC 27107  
Joseph Dixon, 1533 South Main Street, NC School of Arts, Winston-Salem, NC 27101

**ACTION REQUEST FORM**

**DATE:** September 19, 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 NCSA Housing Corp. for property owned by Historic Preservation Foundation of NC, Inc.

**SUMMARY OF INFORMATION:**

Zoning map amendment of NCSA Housing Corp. for property owned by Historic Preservation Foundation of NC, Inc. from LI and GI to RM-18: property is located on the north side of Junia Avenue, south side of Haled Street between Lomond Street and Sunnyside Avenue (Zoning Docket W-2506).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of NCSA Housing Corp. for  
property owned by Historic Preservation Foundation  
of NC, Inc., Docket W-2506

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 LI and GI to RM-18 the zoning classification of the following described property:

Tax Block 715, Tax Lots 211, 212, 213, 214, and 215

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2506  
**STAFF:** Gary Roberts

Petitioner(s): NCSA Housing Corporation  
Ownership: Historic Preservation Foundation NC, Inc.

### **REQUEST**

From: LI Limited Industrial District and GI General Industrial District  
To: RM-18 Residential Multifamily District; maximum density 18 units/acre

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: 4.35 acres

### **LOCATION**

Street: North side of Junia Avenue, south side Haled Street between Lomond Street and Sunnyside Avenue.  
Jurisdiction: City of Winston-Salem.  
Ward: Southeast.

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

Existing Structures on Site: Two large, vacated industrial structures.

Adjacent Uses:

- North -Single family and multifamily residential uses zoned RS-7, RSQ and RM-18-S and North Carolina School of the Arts campus zoned C.
- East - Cross Technology Inc. (machine and roofing company)zoned LI.
- South -Winston Steel and Stair Co. Inc. zoned LI.
- West -An electric company and undeveloped property across Sunnyside Avenue zoned LI.

### **GENERAL AREA**

Character/Maintenance: Mixture of single family, multifamily, institutional and industrial uses in moderate maintenance.

Development Pace: Slow.

### **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: No impacts proposed.

Topography: Gentle slope down to the northwest.

Vegetation/habitat: Majority of site is developed for industrial purposes, northern border along Haled Street contains several mature trees.

Water supply watershed: The site is not within the boundaries of a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Junia Avenue; Sunnyside Avenue; and Haled Avenue.

Street Classification: Junia Avenue - not classified; Sunnyside Avenue - collector street.

Transit: WSTA route 29 along Chapel Street and Haled Street west of Chapel Street, and along Main Street.

Bike: Route 8 & 9 along Sprague Street, Sunnyside Avenue and Main Street.

## **HISTORY**

Relevant Zoning Cases:

1. W-2438; RS-7 to NO-S, (Neighborhood Organization); approved February 5, 2001; north side of Sprague Street east of Lemond Street, 500 feet southeast of current site; 0.23 acre; Planning Board and staff recommended approval.
2. W-2417; LI and RS-7 to LO-S (Offices, Miscellaneous); approved October 2, 2000; northeast corner of Lomond Street and Haled Street, directly northeast of current site; 0.52 acre; Planning Board and staff recommended approval.
3. W-2216; PB and RM-12 to PB-S (Multiple Retail and Office Uses); approved May 4, 1998; northeast corner of Broad Street and Acadia Avenue, 1,500 feet west of current site; 0.73 acre; Planning Board and staff recommended approval.
4. W-2040; RS-9 to NO-S (Professional Office); withdrawn March 14, 1996; northwest corner of Main Street and Gloria Avenue, 1,400 feet northwest of current site; 0.3 acre; Planning Board recommended withdrawal and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Urban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): *Legacy*- General: Encourage a mix of housing types in neighborhoods; stimulate redevelopment and increased economic activity on abandoned industrial and brownfield sites; forge new public, private, and non-profit alliances to garner financial and other community support to rehabilitate abandoned

industrial and brownfield sites; support the redevelopment of business and residential neighborhoods around the N.C. School of the Arts; and, preserve the historic resources of Forsyth County.

Urban Neighborhoods: Encourage quality infill development, greater residential densities where appropriate, neighborhood retail, and community services. Historic preservation, rehabilitation and reuse of existing structures are encouraged.

Area Plan/Development Guide: This site is not within the boundaries of a development guide or an area plan. Note: site is just outside the *Washington Park Development Guide* area.

## **COMMUNITY DEVELOPMENT**

Certified Area/Name: Sunnyside.

Type of Certification: Rehabilitation, Conservation, and Reconditioning. City residential rehabilitation loan funds are available in the area.

Redevelopment Recommendation(s): No redevelopment recommendations exist for this site.

## **HISTORIC RESOURCES REVIEW**

Known historic resources: Forsyth Manufacturing Company Complex (FAMCO).

National Register of Historic Places (NRHP): The complex was placed on the study list for the NRHP as an individual landmark in June 2001. In the vast majority of cases, a property listed on the study list requires only procedural processes to be formally listed as a NRHP landmark property.

Local Historic Landmark? Historic Resource staff believes the structure is eligible for listing as local historic landmark.

In Historic District? The area surrounding the complex is not formally listed as a historic district, but contains relationships and structures of historic sensitivity and importance.

Comments: In recent months, the now vacant complex has experienced revived interest in its historic contribution to the area and plans have been explored to adaptively rehabilitate the structure into some form of housing. Earlier this year, the City of Winston-Salem provided short-term interim financing for the acquisition of the site by Preservation North Carolina (PNC). PNC now controls the site and has worked with Landmark Asset Service, a local company, to develop plans for its reuse. Although much interest and city funding has been channeled to the site, recent negotiations for its reuse have not been successful and the project stands unresolved at this time. Historic Resource Staff is attempting to more definitively determine the current level of interest in the preservation of the site by PNC and believes that additional time is necessary to assure that all reasonable efforts are being made to explore the preservation of an important landmark of the City's development.

## **ANALYSIS**

The subject property consists of 4.35 acres and is the current site of the FAMCO complex. It is located within the block bordered by Sunnyside Avenue, Haled Street, Lomond Street and Junia Avenue. The present zoning is divided almost evenly between LI and GI. The petition requests rezoning to RM18.

Currently located on the property is two vacated wood and metal structures originally used for furniture manufacturing. The site was recently placed on the study list of the National Register of Historic Places and is expected to be accepted. The surrounding properties comprise a healthy mixture of single family and multifamily residential and various small to medium scale industrial establishments.

Earlier this year, the City of Winston-Salem participated in a public/private alliance with Preservation North Carolina, Inc. regarding the subject property. The City provided short-term interim financing for the acquisition of the site by Preservation North Carolina. The intent was to convert the existing historic structures into multifamily residential units. The Board of Aldermen's resolution authorizing the financing listed historic conservation, neighborhood revitalization and expansion of multifamily housing opportunities.

While staff is very supportive of residential infill at this location, it should be noted that the general use nature of the request does raise some concerns. Staff recognizes the challenges and limitations involved with any major adaptive reuse project and also recognizes that the approval of RM-18 zoning will not hinder efforts to preserve the buildings.

## **FINDINGS**

1. *Legacy* encourages a mix of housing types in neighborhoods and redevelopment activity on abandoned industrial and brownfield sites.
2. This site is not within the boundaries of a development guide or an area plan. Note: site is just outside the *Washington Park Development Guide* area.
3. Efforts should be made to preserve the historically significant structures on the site.
4. RM-18 is an appropriate zoning designation for the site and approval of RM-18 will not hinder efforts to preserve the buildings.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.



Jimmy Norwood and Philip Doyle were excused from consideration of this case.

David Reed presented the staff report.

**PUBLIC HEARING**

FOR:

Nancy Byrum, 1836 Blackbox Street, Winston-Salem, NC 27107

I'm very concerned about preservation of historic buildings.

We would encourage the School of the Arts to use this creatively.

Submitted copy of resolution.

Joseph Dixon, 1533 South Main Street, NC School of Arts, Winston-Salem, NC 27101

We have looked at preserving this building for historic purposes. It was considerably more expensive to do this.

We are going to let another preservation developer take a look at it.

AGAINST: None

**WORK SESSION**

MOTION: John Bost moved approval of the zoning map amendment.

SECOND: Arnold King

VOTE:

FOR: Avant, Bost, Clark, King, Powell, Snelgrove

AGAINST: None

EXCUSED: Doyle, Norwood

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A. Paul Norby, AICP  
Director of Planning