



DOCKET #: W2362

PROPOSED ZONING:

Tract -1 PB
Tract - 2 PB

EXISTING ZONING:

Tract -1 HB
Tract - 2 RS-9

PETITIONER:
Sheppard, Inc.

SCALE: 1" represents 200'

STAFF: D. Reed

GMA: 3

ACRE(S): Tract -1 (0.388 AC.)
Tract - 2 (0.234 AC.)

MAP(S): 636846

January 18, 2000

Sheppard, Inc.
3989 Huddington Court
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2362

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
John Cowtos, Jr., Thrifway Meats, 653 Waughtown Street, Winston-Salem, NC 27107

ACTION REQUEST FORM

DATE: January 18, 2000
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 Sheppard, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Sheppard, Inc. for two separate tracts of land as follows: Tract 1: Rezoning from HB to PB; property is located on the northwest corner of Monmouth Street and Dacian Street; Tract 2: Rezoning from RS-9 to PB; property is located on the southwest corner of Monmouth Street and Dacian Street (Zoning Docket W-2362).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Sheppard, Inc., Docket W-2362

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 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 HB (Tract 1) and RS-9 (Tract 2) to PB (both tracts) the zoning classification of the following described property:

TRACT 1: Being known as Tax Lots 13, 14, and 15 of Forsyth County Tax Block 733, and being more specifically described as follows. BEGINNING at the point of intersection of the south right-of-way line of Waughtown Street and the west right-of-way line of Dacian Street, running thence with the west right-of-way line of Dacian Street, south 01E 15' 14" east 120.99 feet to a PK Nail, being the point of intersection of the north right-of-way line of Monmouth Street and the west right-of-way line of Dacian Street; running thence with the north right-of-way line of Monmouth Street, south 88E 44' 02" west 150.00 feet to a PK Nail, being the southeast corner of Tax Lot 12, Tax Block 733 (property of Joe F. Shamel, et al.); running thence with the east line of Tax Lot 12, Tax Block 733, north 01E 15' 14" west 104.34 feet to a point in the south right-of-way line of Waughtown Street; running thence with said right-of-way line, north 82E 24' 00" east 150.92 feet to the point and place of BEGINNING. Being known and designated as Lots 13, 14, and 15, Block 1, as shown on the map of Wachovia Developmental Company as recorded in Plat Book 8, at Page 81, Forsyth County Registry.

TRACT 2: Being known as Tax Lots 14 and 15 of Forsyth County Tax Block 734, and being more specifically described as follows. BEGINNING at an existing iron pipe, said iron pipe being the point of intersection of the south right-of-way line of Monmouth Street and the west right-of-way line of Dacian Street, running thence with the west right-of-way line of Dacian Street, south 01E 17' 11" east 102.19 feet to an existing iron pipe in the north line of a 15-foot alley; running thence with the north right-of-way line of said alley, south 89E 12' 57" west 100.17 feet to an existing iron pipe, being the southeast corner of Tax Lot 13, Tax Block 734 (Property of Joe F. Shamel, et al.); running thence with the east line of Tax Lot 13, Tax Block 734, north 01E 12' 26" west 101.31 feet to an existing iron pipe in the south right-of-way line of

Monmouth Street; running thence with said right-of-way line, north 88E 42' 44" east 100.02 feet to the point and place of BEGINNING. Being known as designated as Lots 14 and 15, Block 2, as shown on the map of Wachovia Development Company as recorded in Plat Book 8, at Page 81, Forsyth County Registry.

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2362
STAFF: David Reed

Petitioner(s): Sheppard, Inc.
Ownership: Same

REQUEST

From: HB Highway Business District and RS-9 Residential Single Family; minimum lot size 9,000 sf
To: PB Pedestrian Business 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: Two tracts totaling 0.62 acre

LOCATION

Street: Northwest and southwest corners of Monmouth Street and Dacian Street.
Jurisdiction: City of Winston-Salem.
Ward: Southeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Tract 1 (northwest corner of Monmouth and Dacian) is developed with a bank (former Wachovia branch bank); Tract 2 (southwest corner of Monmouth and Dacian) is developed with a parking lot.

Adjacent Uses (Tract 1):

North - Business uses.
East - Business uses.
South - Parking lot for business uses.
West - Business uses.

Adjacent Uses (Tract 2):

North - Business uses.
East - Church.
South - Single family homes.
West - Furniture store.

GENERAL AREA

Character/Maintenance: Well maintained business uses.

Development Pace: Slow.

PHYSICAL FEATURES

Topography: Site slopes down slightly to the northwest.

Constraints: Site is developed.

TRANSPORTATION

Direct Access to Site: Monmouth Street and Dacian Street.

Street Classification: Monmouth Street - not classified; Dacian Street - not classified; Waughtown Street - major thoroughfare; Sprague Street - minor thoroughfare; Old Lexington Road - major thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): Monmouth Street - none available; Dacian Street - none available; Waughtown Street - 12,000/22,000 east of US 52; Sprague Street - 11,00/18,000 west of Old Lexington Road; Old Lexington Road - 5,700/16,000 north of Sprague Street; Old Lexington Road - 5,800/14,600 south of Sprague Street.

Planned Road Improvements: Old Lexington Road/Waughtown Street/Junia Avenue - Old Lexington Road is being realigned to improve the intersection. Right-of-way has been purchased and construction is underway.

Sight Distance: Good.

Transit: WSTA Routes 29 and 52 run along Sprague Street, and Route 29 runs along Old Lexington Road south from Sprague Street.

Bike: Route 8 runs along Old Lexington Road and Sprague Street and Route 9 runs along Sprague Street.

HISTORY

Relevant Zoning Cases:

1. W-2356; RS-9 to PB; approved January 3, 2000; south side of Monmouth Street, west of Dacian Street; 0.34 acre; Planning Board and staff recommended approval.
2. W-2214; RM-12-S and RS-9 to RM-12-S (Group Care Facility A); approved April 6, 1998; southwest corner of Waughtown Street and Nissen Avenue; 1.56 acres; Planning Board and staff recommended approval.
3. W-2165; RS-9 to RSQ; approved August 18, 1997; southeast corner of Waughtown Street and Nissen Avenue; 0.19 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): Cluster commercial service areas.

Area Plan/Development Guide: The site is not within the boundaries of a development guide or an area plan.

HISTORIC PRESERVATION:

The former Wachovia bank branch building on Waughtown Street represents one of a series of "logo" branch buildings constructed by the bank during the late 1940's and early 1950's. These buildings were erected in several NC cities as Wachovia grew and prospered, and some remain standing in Winston-Salem (the West End branch on W. Fourth Street; the Winston North branch, now the Black-Phillips-Smith Government Center, on N. Patterson Avenue; the Waughtown Street branch, etc.) These structures were similarly styled to reflect the bank's Moravian heritage and were symbolic of Wachovia's image at that time.

Apart from remaining significant extant reminders of the growth and development of one of Winston-Salem's most important and contributing businesses, the structures represent the work of the well-known African-American brickmaker, George H. Black (1879-1980). Mr. Black's handmade bricks were highly sought-after and were regarded for their quality and durability. As a result, his bricks were used in Winston-Salem's finest homes, in churches, banks, businesses, hospitals, restorations in Colonial Williamsburg and Old Salem, in walls and walks in Winston-Salem, across the state and the Southeast. It appears that all of the branch buildings erected by Wachovia during this period, including the current Waughtown Street location, were constructed using George Black bricks.

Recently, Mr. Black's home and brickyard, located at 111 Dellabrook Road, were listed on the National Register of Historic Places as being of national significance, not only due to the reputation of Mr. Black, but also as regards the history of the brickmaking industry.

ANALYSIS

The subject property is located in a business area which is adjacent to residential uses. The property is currently developed with a bank on Tract 1 and a parking lot on Tract 2. Tract 1 is currently zoned HB and Tract 2 is currently zoned RS-9. The property adjacent to Tract 2 to the west was rezoned from RS-9 to PB on January 3, 2000. Planning Board and staff recommended approval of that rezoning (zoning docket W-2356).

The petition is consistent with *Vision 2005* which recommends clustering commercial service areas. There is a good potential for pedestrian business uses in the area because of the proximity to residences and the existence of sidewalks. Because Tract 1 is currently zoned HB and Tract 2 is developed with a legally nonconforming parking lot which serves a business use, rezoning the two tracts to PB will not increase the nonresidential character of the area and will promote more pedestrian friendly uses on the property.

FINDINGS

1. The subject property is located in a business area which is adjacent to residential uses.
2. The property is developed with a bank on Tract 1 and a parking lot on Tract 2.
3. Tract 1 is currently zoned HB and Tract 2 is currently zoned RS-9.
4. The property adjacent to Tract 2 to the west was rezoned from RS-9 to PB on January 3, 2000 (zoning docket W-2356).
5. The petition is consistent with *Vision 2005* which recommends clustering commercial service areas.
6. There is a good potential for pedestrian business uses in the area because of the proximity to residences and the existence of sidewalks.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

[*For information purposes only:* The draft *Legacy* plan recommends creating a more compact and balanced urban development pattern.]

David Reed presented the staff report:

PUBLIC HEARING

FOR:

Jose Irani, 1720 Vargrave Street, Winston-Salem, NC 27107

I am the owner and petitioner.

I bought the old branch of the Wachovia Building; type of business proposed to focus on the Hispanic community.

AGAINST:

John Cowtos, Jr., owner of Thrifway Meats, 653 Waughtown Street, Winston-Salem, NC 27107

My business is across the street from this property.

I am against the PB zoning.

I have watched Winston-Salem grow, being a southside person from the beginning.

I have a good knowledge of the Waughtown area and have worked on Waughtown Street since 1978.

We are anticipating much to come for this area from the School of the Arts.

We are going through a transition now.

What does this zoning bring to Waughtown Street? This zoning will not help Waughtown Street area. Is this the best way to go?

The old Wachovia Bank Building is a gem to this community. I do not want this site changed in a drastic way.

The city should control the rights to promote the general good of the neighborhood.

The off-street parking on this site is a problem.

Please give this area special attention before it is too late.

WORK SESSION

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

1. In response to questions about the PB zoning that came before the board last month regarding the furniture company behind this property, David Reed stated that that petition was approved at the January 3, 2000, Board of Aldermen meeting.
2. Paul Norby stated that staff will be doing a small area plan for the Waughtown area in the future.
3. In response to a question regarding parking in the PB District, David Reed explained the PB District requirements.

MOTION: Terry Powell moved approval of the zoning map amendment.

SECOND: John Bost

VOTE:

FOR: Avant, Bost, Johnson, Powell, Rousseau, Stewart

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning