



DOCKET #: W2379

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
PB-S (Multiple Uses -
TWO-PHASE)

PETITIONER:
Goler-Depot Street
Renaissance Corporation for
property owned by Goler
Memorial AME Zion Church

SCALE: 1" represents 200'

STAFF: D. Reed

GMA: 2

ACRE(S): Tract 1: 0.69;
Tract 2: 1.10

MAP(S): 630858

March 22, 2000

Goler-Depot Street Renaissance Corporation
Rev. Seth D. Lartey
P. O. Box 232
Winston-Salem, NC 27102-0232

RE: ZONING MAP AMENDMENT W-2379

Dear Rev. Lartey:

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 G. Day, Perry C. Craven Associates, Inc., 8 West Third Street, Suite 565,
Winston-Salem, NC 27101
Lafayette Jones, SMSI, 4265 Brownsboro Road, Suite 225, Winston-Salem, NC 27106-
3425
Paul Eubanks, 109 East 7th Street, Winston-Salem, NC 27101
Sam Ogburn, Sr., 100 S. Marshall Street, Winston-Salem, NC 27101

ACTION REQUEST FORM

DATE: March 22, 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 Goler-Depot Street Renaissance Corporation for property owned by Goler Memorial AME Zion Church

SUMMARY OF INFORMATION:

Zoning map amendment of Goler-Depot Street Renaissance Corporation for property owned by Goler Memorial AME Zion Church for two separate tracts of land as follows:

Tract 1: Rezoning from LI to PB-S (Residential Building, Multifamily; Congregate Care Facility; Residential Building, Urban; Neighborhood Organization; and Offices, Miscellaneous - TWO PHASE): property is located on the northwest corner of Seventh and Chestnut Streets (Zoning Docket W-2379).

Tract 2: Rezoning from LI to PB-S (Residential Building, Multifamily; Congregate Care Facility; Residential Building, Urban; Neighborhood Organization; and Offices, Miscellaneous - TWO PHASE): property is located on the northeast corner of Seventh Street and Chestnut Street (Zoning Docket W-2379).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: APPROVED

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Goler-Depot Street Renaissance Corporation for property owned by Goler Memorial AME Zion Church, Docket W-2379

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 LI to PB-S (Residential Building, Multifamily; Congregate Care Facility; Residential Building, Urban; Neighborhood Organization; and Offices, Miscellaneous - TWO PHASE) the zoning classification of the following described property:

Tract 1

Beginning at an iron pin located in a concrete walk which iron pin is north 42° 41' 47" west 34.23 feet from the centerline intersection of Chestnut & Seventh Streets; thence along a concrete walk on Seventh Street north 87° 43' 44" west 98.89 feet to an iron; thence along the east boundary of an alley as shown in Plat Book 8, Page 87; thence north 5° 19' 20" west 137.78 feet to an iron pin; thence north 5° 17' 59" west 137.67 feet to an iron pipe; thence south 87° 14' 08" east 123.52 feet to an existing iron; thence south 0° 08' 31" east 136.48 feet to a rebar at the Northeast corner of Lot 11 as shown in the P.H. Hanes Subdivision in Plat book 8; thence along a concrete walk along Chestnut Street south 0° 15' 00" east a total of 136.4 feet to the point and place of beginning; as shown on surveys by Technical Consultants, Clay V. Fulton, job no. 99-061. Said lots contain .695 acre more or less.

Also being known as Tax Lots 8, 9 10, 11A, 11, 12, 13, Block 202 as shown on Forsyth County Tax Maps.

Tract 2

Beginning at a P.K. nail in a concrete walkway, said P.K. nail being north 41° 51' 43" east 28.19 feet from the centerline intersection of Chestnut Street and Seventh Street; thence parallel to Chestnut Street north 1° 48' 51" west 97.94 feet to an iron, the southwest corner of C. Odell Matthew (now or former); thence north 1° 49' 39" west 100.0 feet to the southwest corner of Kapp Ogburn and Sons Realty, Deed Book 1333, Page 1688; thence along the Ogburn south line north 89° 44' 04" east 140.48 feet; thence 89° 14' 30" east 100.2 feet to an iron at a retaining wall parallel to Patterson Avenue; thence south 2° 05' 56" west 204.26 feet to P.K. nail; thence along a concrete walk parallel to Seventh Street north 88° 56' 53" west 232.76 feet to the point and place of beginning, containing 1.1 acres more or less as shown by a survey by Technical Consultants.

Also being know as Tax Lots 108, 109, 110D, 110F and 111, Block 203 as shown on Forsyth County tax maps.

Section 2. This Ordinance is adopted after approval of the site plan entitled Goler-Depot Street Renaissance Corporation and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Goler-Depot Street Renaissance Corporation for property owned by Goler Memorial AME Zion Church.

Section 3. The Board of Aldermen hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Goler-Depot Street Renaissance Corporation. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Goler-Depot Street Renaissance Corporation for property owned by Goler Memorial AME Zion Church, (Zoning Docket W-2379). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for PB-S (Residential Building, Multifamily; Congregate Care Facility; Residential Building, Urban; Neighborhood Organization; and Offices, Miscellaneous - TWO PHASE), approved by the Winston-Salem Board of Aldermen the _____ day of _____, 19____" and signed, provided the property is developed in accordance with requirements of the PB-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS**
 - a. This petition is a TWO PHASE petition that requires Final Development Plans to be approved by the City-County Planning Board prior to the issuance of any permits. The City-County Planning Board reserves the right to add any reasonable conditions to said Final Development Plans in accordance with UDO Section 6-2.2(D)(2)(b). The following are general conditions for those areas:
 1. The only driveways allowed onto the public streets are those shown on the site plan. Each tract may have interconnected drives and parking lots.
 2. Signage for each tract shall be limited to one (1) five (5) foot free-standing monument sign with a maximum copy area of twenty (20) square feet.

3. The rehabilitation and/or adaptive reuse of the Craver Apartment Building shall follow the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. A professional architect shall verify to the Inspections Division that the proposed renovations to the building meet those requirements prior to the issuance of building permits.

ZONING STAFF REPORT

DOCKET # W-2379
STAFF: David Reed

Petitioner(s): Goler-Depot Street Renaissance Corporation
Ownership: Goler Memorial AME Zion Church

REQUEST

From: LI Limited Industrial District
To: PB-S Pedestrian Business District (Residential Building, Multifamily; Congregate Care Facility; Residential Building, Urban; Neighborhood Organization; and Offices, Miscellaneous - TWO PHASE)

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

Acreage: Tract 1: 0.7 acre; Tract 2: 1.1 acres.

LOCATION

Street: Northwest and northeast corners of Seventh Street and Chestnut Street.
Jurisdiction: City of Winston-Salem.
Ward: East.

SITE PLAN

Because the site plan is two-phase, the detailed site design will be submitted for review as part of the second phase approval process. The first phase shows the site boundaries; general conditions such as the location and number of driveways may be recommended as part of the first phase approval.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One historic building (to remain).
Adjacent Uses:
North - Church.
Northeast- Reynolds Health Center (under construction).
East - Business uses.
South - Church and industrial uses.
West - Industrial uses.

GENERAL AREA

Character/Maintenance: Well-maintained industrial and institutional uses.

Development Pace: Fast, with the contribution of Martin Luther King, Jr. Drive north of the site.
Additional public and private development is expected.

PHYSICAL FEATURES

Topography: Site slopes down slightly to the south and east.

Vegetation/habitat: Site is currently developed.

Impact on Existing Features: Minor.

TRANSPORTATION

Direct Access to Site: 7th Street and Chestnut Street.

Street Classification: Not classified.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): Not available.

Planned Road Improvements: None directly affecting the site. Martin Luther King, Jr. Drive extension is under construction north of the site.

Sight Distance: Good.

Interior Streets: Private.

Transit: Several WSTA routes run along Patterson Avenue adjacent to Tract 2.

HISTORY

Relevant Zoning Cases:

1. W-2282; LI to GB; approved January 4, 1999; block bounded by Patterson Avenue, 9th Street, Chestnut Street, and 10th Street; 3.1 acres; Planning Board and staff recommended approval.
2. W-2239; GI and LI to LB; approved August 3, 1998; south side of Northwest Boulevard east of Trade Street; 0.42 acre; Planning Board and staff recommended approval.
3. W-1959; LB and GI to PB; approved May 15, 1995; southeast corner of Patterson Avenue and Northwest Boulevard; 0.61 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 2: Central Area.

Relevant Comprehensive Plan Recommendation(s): The plan recommends residential infill at higher densities; new middle and upper income housing and rehabilitation of existing housing; and preservation of historic structures.

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

Other (including plans of other agencies): The site is within the boundaries of the proposed *Liberty/Patterson Redevelopment Plan* which is scheduled to be presented to the neighborhood in March 2000.

HISTORIC PRESERVATION:

The Craver Apartment Building, located at 706-712 Chestnut Street, is part of a collection of five structures remaining from the historically significant Depot Street neighborhood. All of the structures are individually listed on the National Register of Historic Places and all are located in close proximity to one another. Of these five structures, only the Craver Apartment Building is a part of the rezoning petition. However, the redevelopment proposed with this case has strong potential for impacting the individual and collective character of all five structures.

Built in 1941 or 1942, the Craver Apartment Building is significant architecturally and historically to the African-American resources of northeastern Winston-Salem from 1900 to 1947. Almost identical to the W.C. Brown Apartment Building, the structures are rare surviving examples of the once common "Y stair" brick apartment buildings constructed in the City's African-American neighborhoods in the late 1930's and early 1940's. This construction type is not found in other North Carolina cities and is believed to have been developed by a local construction company.

ANALYSIS

The subject property is on the north side of downtown in an area which is currently zoned LI. The site is within the boundaries of the proposed *Liberty/Patterson Redevelopment Plan* which is scheduled to be presented to the neighborhood in March 2000. The petition is consistent with the draft plan. The petition was submitted prior to the adoption of the plan because the petitioner has applied for tax credit financing from the State of North Carolina. Deadlines for the financing require all zoning actions be completed by April 21.

The property is in Area 2 (Central Area) of the *Vision 2005* Growth Management Plan. The plan recommends residential infill at higher densities; new middle and upper income housing and rehabilitation of existing housing; and preservation of historic structures. The petition is consistent with the recommendations. The PB Pedestrian Business District is intended for application in Growth Management Areas 2 and 3 to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem. The petition is consistent with the purpose statement of the PB district.

The site plan is the first-phase plan of a TWO-PHASE rezoning; therefore very little information is available regarding the site design. The first phase plan does show the Craver Apartment Building to remain and the attached site plan conditions will spell out staff's recommendations as to how the structure should be restored and preserved. Because the petition proposes the retention of the Craver Apartment Building and is consistent with *Vision 2005*, the purpose statement of the PB district, and the draft *Liberty/Patterson Redevelopment Plan*, staff recommends approval of the rezoning.

FINDINGS

1. The subject property is on the north side of downtown in an area which is currently zoned LI.
2. The site is within the boundaries of the proposed *Liberty/Patterson Redevelopment Plan* which is scheduled to be presented to the neighborhood in March 2000. The petition is consistent with the draft plan.
3. The property is in Area 2 (Central Area) of the *Vision 2005* Growth Management Plan. The petition is consistent with the plan recommendations.
4. The petition is consistent with the purpose statement of the PB Zoning District.
5. The site plan is the first-phase plan of a TWO-PHASE rezoning. The first phase plan shows the Craver Apartment Building to remain.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS**
 - a. This petition is a TWO PHASE petition that requires Final Development Plans to be approved by the City-County Planning Board prior to the issuance of any permits. The City-County Planning Board reserves the right to add any reasonable conditions to said Final Development Plans in accordance with UDO Section 6-2.2(D)(2)(b). The following are general conditions for those areas:
 1. The only driveways allowed onto the public streets are those shown on the site plan. Each tract may have interconnected drives and parking lots.
 2. Signage for each tract shall be limited to one (1) five (5) foot free-standing monument sign with a maximum copy area of twenty (20) square feet.
 3. The rehabilitation and/or adaptive reuse of the Craver Apartment Building shall follow the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. A professional architect shall verify to the Inspections Division that the proposed renovations to the building meet those requirements prior to the issuance of building permits.

[For information purposes only: The draft *Legacy* plan designates the site as being within the City and Town Center/peripheral mixed-use district adjacent to the downtown core.]

David Reed presented the staff report.

John Bost was excused from consideration of this request due to potential appearance of a conflict of interest.

PUBLIC HEARING

FOR:

Nancy Day, 8 West Third Street, Suite 565, Winston-Salem, NC 27101
Introduced proponents.

Seth O. Lartey, Pastor of Goler Memorial AME Zion Church, 630 N. Patterson Avenue,
Winston-Salem, NC 27101

A vote in favor of this request will be in keeping with what is going on all over America.
We are making this city a better place for everybody.

Lafayette Jones, 5840 Brookway Drive, Winston-Salem, NC 27105

I serve as co-chair of a non-profit group. Our purpose is extending our faith to doing
good things in our community.

One of those things is a home for the elderly. We continue to grow. Over the next few
years, many million dollars will be invested in this area.

A number of people are coming together to rebuild this community.

Nancy Day

Read purpose statement for PB District and stated that the PB District allowed the uses
needed, but also allowed maintenance of the history of the area and the freedom
to recreate the urban character that was here.

Our buildings will be one story in height.

We hope to have the final development plan ready for you for next month.

Lafayette Jones

We are the dominant land-owner in this area. Our simple goal is to empower our
community by the example of our work. We're trying to send a signal of pride in
our community.

What you will do today in approving this will be a great and enormous help in our
community.

Sam Ogburn, Sr., 100 S. Marshall Street, Winston-Salem, NC 27101

The Goler church is doing a wonderful thing for the community. The only objection we
have to this plan is the setbacks on their buildings.

My property is zoned LI, as theirs is currently.

I wish this was one-phase, but it's coming in as a two phase petition.

I have no objection to them building this, but I do object to them sitting out in front of me
on Patterson Avenue and Chestnut Street. My buildings need to be visible.

I'm glad to see these folks building these buildings; I just want mine to be visible so I
don't lose the value and rentability of the buildings.

AGAINST:

Paul Eubanks, 109 E. 7th Street, Winston-Salem, NC 27101

We don't know what this is going to do to our business.

I think it's great they're doing it; I'm just not sure what it will do to my property value.

WORK SESSION

MOTION: Jim Rousseau moved approval of the zoning map amendment.

SECOND: Kem Schroeder

VOTE:

FOR: Johnson, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: Bost

MOTION: Jim Rousseau certifies that the site plan meets all code requirements.

SECOND: Kem Schroeder

VOTE:

FOR: Johnson, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: Bost

A. Paul Norby, AICP
Director of Planning