



W-3441 DPJ - Trade Street (Special Use Limited District Rezoning)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
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City of W-S Planning

Gaines Hunter
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3441 DPJ - Trade Street (Special Use Limited
District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 371336

Wednesday, March 18, 2020

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board.

In addition, please be aware that due to the Covid-19 outbreak, this rezoning cycle may be delayed until a later date. The Planning Board has yet to make that final determination. However it is best to assume that all cases for the April hearing date may be continued. Planning staff will be in contact once this decision has been made.

Open Issues: 4

Planning

General Issues

1. CPAD

City of Winston-Salem
 Kelly Bennett
 336-727-8000
kellyb@cityofws.org
 3/9/20 8:11 AM
 X1.11) Application for Special Use-Limited District Zoning Map Amend. - 2

The North Central Winston-Salem Area Plan Update (2015) recommends Industrial or Mixed Use land use at this location. The area plan says, "Just north of the Downtown Arts District on Trade Street from West Eighth Street to the Norfolk Southern Railroad track is a 40-acre area that includes a mixture of industrial, institutional, commercial, and residential uses, including the Winston-Salem Transit Authority bus yard and administrative building, parking for the Winston-Salem Police Department, a church, a former industrial building recently converted to residential use, warehousing and distribution businesses, and a music venue. The area also includes several large-scale vacant and underused industrial buildings of the type that have been successfully converted to residential lofts and live/work spaces. Because much of the area is zoned General Industrial (GI) and Light Industrial (LI) and includes functioning industrial operations, this plan recommends keeping a flexible outlook and supports the growth and expansion of industrial uses here, but also supports ventures that develop new or convert existing industrial buildings to residential or a mixture of residential, commercial, and office uses."

2. Historic Resources

City of Winston-Salem
 Heather Bratland
 336-727-8000
heatherb@cityofws.org
 3/10/20 11:23 AM
 X1.11) Application for Special Use-Limited District Zoning Map Amend. - 2

No comments

3. CAC/Greenway

City of Winston-Salem
 Amy Crum
 336-747-7051
amyc@cityofws.org
 3/12/20 4:18 PM
 X1.11) Application for Special Use-Limited District Zoning Map Amend. - 2

The *Greenway Plan Update* shows the extension of the Strollway along Trade Street north to Northwest Boulevard. As a sidewalk currently exists along Trade Street, no further easement or accommodation is requested from the petitioner.

4. Rezoning

City of Winston-Salem
 Desmond Corley
 336-727-8000
desmondc@cityofws.org
 3/18/20 10:56 AM
 X1.11) Application for Special Use-Limited District Zoning Map Amend. - 2

Staff recommends removing the following uses from this request:

- Building Contractors, General;
- Convenience Store;
- Nursing Care Institution;
- Park and Shuttle Lot;
- Recreation Services, Outdoor;
- Services, B;
- Stadium, Coliseum, or Exhibition Building;
- Group Care Facility A;
- Helistop; and
- Storage Services, Retail

[Ver. 2] [Edited By Desmond Corley]