

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3506		
Staff	Bryan D. Wilson		
Petitioner(s)	Challenges of the 21 st Century, Inc.		
Owner(s)	Same		
Subject Property	PINs 6834-65-0715, 6834-55-9707, 6834-55-9756, and 6834-65-2791		
Address	409 and 437 Goldfloss Street		
Type of Request	Site Plan Amendment for property zoned IP-S		
Proposal	The petitioner is proposing to amend the previously approved site plan by constructing a 9,856-square foot modular classroom building in place of the previously approved cafeteria.		
Neighborhood Contact/Meeting	A summary of the petitioner's neighborhood outreach is attached.		
GENERAL SITE INFORMATION			
Location	North side of Goldfloss Street, between Vargrave Street and Glendale Street		
Jurisdiction	Winston-Salem		
Ward(s)	Southeast		
Site Acreage	± 2.42 acres		
Current Land Use	Most of the site has been developed as the Carter G. Woodson School, while a smaller portion is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS7 and RM18-S	Single-family homes and an apartment building
	East	GI	Right-of-way for US 52
	South	IP	Carter G. Woodson School classrooms and gymnasium
West	RS7	Single-family homes	
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	Yes. The school uses are permitted on most of the adjacent residentially and institutionally zoned properties.		
Physical Characteristics	The developed site includes some mature trees and has a gentle slope downward toward the southwest.		
Proximity to Water and Sewer	Public water and sewer service exist within Goldfloss Street, Vargrave Street, and Glendale Street.		
Stormwater/ Drainage	The site will continue to use the existing storm drainage system within the adjacent streets.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		

Analysis of General Site Information		The site has favorable topography and includes no regulatory floodplains or designated watersheds.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3435	GB and RS7 to IP-S	Approved 5/4/2020	Current Site	2.42	Approval	Approval
W-3141	IP-S and GI to IP	Approved 5/7/2012	Directly south	11.87	Approval	Approval
W-2150	LI to GB	Approved 5/5/1997	Included a portion of the current site	1.9	Denial	Denial
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Goldfloss Street		Local Street	700 feet	N/A	N/A	
Vargrave Street		Collector Street	150 feet	N/A	N/A	
Glendale Street		Local Street	150 feet	N/A	N/A	
Proposed Access Point(s)		The site will continue to use the two existing access points from Goldfloss Street and the existing access from Glendale Street.				
Trip Generation - Existing/Proposed		<p><u>Existing Zoning: IP-S</u> 21,199 sf (includes previously proposed cafeteria building) / 1,000 x 14.03 (average of the three multipliers for elementary, middle, and high school trip rate) = 297 trips per day</p> <p><u>Proposed Site Plan Amendment</u> 27,545 sf / 1,000 x 14.03 (average of the three multipliers for elementary, middle, and high school trip rate) = 387 trips per day</p>				
Sidewalks		There is existing sidewalk along Vargrave Street and Goldfloss Street. Sidewalk would be extended along the remaining portion of Goldfloss Street as a part of this request.				
Transit		WSTA Route 101 serves East Sprague Street approximately 500 feet north.				
Transportation Impact Analysis (TIA)		A TIA is not required.				
Analysis of Site Access and Transportation Information		The site has extensive frontage on three public streets. It is also served by sidewalks and nearby transit, which are beneficial transportation features for a school.				

SITE PLAN COMPLIANCE WITH UDO CLEARCODE REQUIREMENTS		
Building Square Footage	Square Footage	Placement on Site
	9,856 (new classroom)	Fronting on Goldfloss Street
Parking	Required*	Proposed
	111 spaces	92 spaces
Building Height	Maximum	Proposed
	60 feet	One story
Impervious Coverage	Maximum	Proposed
	60 percent	58.76 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.8.1: IP District Section 5.2.75 and 5.2.76: School, Private and School, Public (use-specific standards) 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ordinance	N/A
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	<p>Parking is not required on the subject property for the existing buildings because they were constructed prior to 1988, and the site is located within the Urban Neighborhoods Growth Management Area (GMA2). However, parking is required to replace the parking spaces that are proposed to be removed for the new building site. The petitioner will provide additional off-site parking on the portion of the campus across Goldfloss Street to the south.</p> <p>Modular classroom buildings have a specific setback requirement of 40 feet from any public rights-of-way. In lieu of satisfying this requirement, the petitioner has offered additional architectural skirting along the base of the proposed building, a six-foot vinyl-coated fence along the property line, and additional plantings along Vargrave Street and the unnamed alley along the northern property line.</p>	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 2 – Urban Neighborhoods	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> Encourage the revitalization of institutional and commercial uses that are integral parts of neighborhoods. Locate and design educational facilities that provide high quality learning opportunities for all, contribute to healthy living, and are assets to the neighborhoods where they are located Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. 	
Relevant Area Plan(s)	South Central Winston-Salem Area Plan Update (2014)	

Area Plan Recommendations	<ul style="list-style-type: none"> • Institutional uses are an important aspect of the character, vitality and future of the area. Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods. • New construction or additions to institutional uses can have a negative effect on adjacent single-family homes because institutional uses typically have a bigger building footprint and massing. Site design should incorporate pedestrian-oriented design elements such as street trees, buildings located close to the street.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The proposed amendment would permit an existing school to build a new modular classroom building.</p> <p>The <i>South Central Winston-Salem Area Plan Update</i> recognizes it is not possible to indicate all properties where institutional uses would be appropriate. The plan recommends allowing existing institutions to grow and expand in a manner that is compatible with neighborhood character. Due to the scale and use of the proposed expansion, staff believes the request is consistent with this recommendation.</p> <p>The modular classroom use has a specific setback requirement of 40 feet from any public rights-of-way. This provision was instituted to minimize visual impacts of modular classrooms on the streetscape.</p> <p>Given the size of the proposed structure and the limited available area to place such a building on campus, the petitioner is proposing to mitigate any viewshed impacts with enhanced building skirting, a vinyl coated fence, and additional plantings to soften the appearance of the modular unit from surrounding street frontages. Staff is recommending fencing and architectural materials conditions in addition to all relevant conditions from the prior rezoning of the site (W-3435).</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is generally consistent with the recommendations of the area plan.	There is potential for a modest increase in traffic generation due to the proposed school expansion.
The request is consistent with the purpose statement of the IP-S district.	
The request would allow for a modest expansion of an existing school.	
The site is served by sidewalks and nearby transit, which are beneficial transportation features for a school.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or near any adjacent residentially zoned land shall require a Staff Change approval at minimum and may require a Site Plan Amendment. • <u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u> <ol style="list-style-type: none"> a. The proposed building plans shall be in substantial conformance with the submitted concept architectural materials as verified by Planning staff. b. Proposed replacement parking must be included on the construction drawings for the building permit. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ol style="list-style-type: none"> a. Buildings shall be constructed in substantial conformance with the approved building concept architectural materials as verified by Planning staff. b. Sidewalk shall be installed along Goldfloss Street with lateral connection(s) to the building. c. The proposed six-foot vinyl coated fencing shall be installed as depicted on the approved site plan. • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. No electronic message signage shall be permitted along Vargrave Street or Glendale Street. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations on proposals, and final action is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3506
DECEMBER 9, 2021**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the Site Plan Amendment.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services