

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3435		
Staff	Gary Roberts, Jr., AICP		
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	Special Use rezoning from GB and RS7 to IP-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from GB (General Business) and RS7 (Residential, Single Family – 7,000 sf minimum lot size) to IP-S (Institutional and Public – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • School, Public and School, Private 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.		
Rezoning Consideration from Section 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes. The site would accommodate expansion of an existing school at the edge of a residential area.		
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	The majority of the site has been developed by the Carter G. Woodson School, while a smaller portion is currently undeveloped. An unoccupied commercial building is also located on the site and would be demolished to accommodate the proposed cafeteria.		
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 two proposed 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.
Historic, Natural Heritage and/or Farmland Inventories	<p>The majority of the site (approximately 1.7 acres) is located within the Sunnyside-Central Terrace National Register of Historic Places District. The building located at 409 Goldfloss Street (constructed circa 1957) is a contributing building within this district. Prior to demolition of this building, staff requests that the building be photo-documented using the Architectural Resources Documentation Form.</p> <p>The building located at 437 Goldfloss Street was constructed in 1950 and was originally used for offices of Arista Mills. It is also classified as a contributing structure and is the only extant, non-residential building associated with the mill remaining in the District.</p>
Analysis of General Site Information	The site includes two contributing structures within the Sunnyside-Central Terrace National Register of Historic Places District. 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-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
W-855	R4 to R1-S (RM18-S)	Approved 6/1/1981	Directly northeast	.34	Approval	Approval

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 accesses from Goldfloss Street and the one from Glendale Street.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning:</u> RS7 and GB .34 acre x 43,560 / 7,000 = 2 unit x 9.57 (single-family trip rate) = 19 trips per day (RS7). Staff is unable to estimate proposed trip generation for the remaining GB portion because there is no site plan.</p> <p><u>Proposed Zoning:</u> IP-S 21,199 sf / 1,000 x 14.03 (average of the three multipliers for elementary, middle, and high school trip rate) = 297 trips per day</p>			
Sidewalks	Sidewalk is currently located along Vargrave Street and along a majority of Goldfloss Street. Sidewalk would be extended along the remaining portion of Goldfloss Street.			
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 with 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		
	3,510 (new cafeteria)	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	43.95 percent		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.8.1 IP District Section 5.2.75 and 76 School, Private and School, Public (use-specific standards) 			
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes		
	(B) Environmental Ord.	N/A		
	(C) Subdivision Regulations	N/A		

Analysis of Site Plan Compliance with UDO Requirements	*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. However, parking compliance is required for the new building.
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. • 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)	<i>South Central Winston-Salem Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The westernmost lots at the corner of Vargrave Street and Goldfloss Street are recommended for single-family residential use and the easternmost remainder of the site is recommended for institutional use. • Because of the unique nature of institutions (many of which are allowed by right in residential zoning), it is not possible to indicate on the Proposed Land Use Map all properties for which institutional use would be appropriate. • Institutional uses are an important aspect of the character, vitality and future of the area. Institutional uses include schools, churches, government offices and services, community organizations and nonprofit agencies. Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods. • As institutional facilities grow, the potential to tear down single-family structures can be detrimental to the urban fabric of the neighborhood, particularly in the older, historic sections of the neighborhood. • 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. • Retain older single-family structures adjacent to existing/new institutional uses within the boundaries of the National Register Districts. • Do not allow conversion of parcels in the National Register District to parking lots through the Special Use Permit (SUP) provision which allows for parking for institutional uses in residential districts.
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 rezoning would permit an existing school to build a new, modestly sized cafeteria. Both of the proposed school uses are permitted within the existing RS7 and GB districts. However, because a Planning Board Review is required (with a site plan), the petitioner chose to unify the zoning on the entire site and submit an IP-S request.</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 the neighborhood character. Due to the scale of the proposed expansion, and considering that no new driveways or parking areas are proposed, staff believes the request is consistent with this recommendation.</p> <p>The IP district allows the use of electronic message signs. Because a majority of the site is within a National Register historic district and in close proximity to many single-family homes, the petitioner has agreed to limit any such signs to Goldfloss Street only.</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.	The request would remove a contributing structure within the Sunnyside-Central Terrace National Register of Historic Places District.
The request is consistent with the purpose statement of the proposed IP-S district.	
The request would allow for a modest expansion of an existing school.	
The two proposed school uses are permitted on most of the adjacent residentially and institutionally zoned properties.	
The site is served with sidewalks and nearby transit, which are beneficial transportation features for a school.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - 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 close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
 - b. Developer shall photo-document the commercial building located at 409 Goldfloss Street using the Architectural Resources Documentation Form available from Historic Resources staff.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. Sidewalk shall be installed along Goldfloss Street with lateral connection(s) to the building.

- **OTHER REQUIEIMENTS:**
 - 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-3435
MARCH 12, 2020**

Desmond Corley presented the staff report.

George Bryan asked whether there were any historical details from the historical building that needed to be saved, and whether the Historic Resources Commission had an opportunity to review it.

Desmond stated that the building had been brought to the attention of the Historic Resources Commission and that they did not find anything that needed to be saved from the building.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Jack Steelman recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

MOTION: Jack Steelman recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

Aaron King
Director of Planning and Development Services