

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3533
Staff	Bryan D. Wilson
Petitioner(s)	City of Winston-Salem
Owner(s)	Same
Subject Property	PINs 6835-61-0800, 6835-61-0795, and 6835-61-1658
Address	716 and 726 Humphrey Street
Type of Request	Special Use Limited rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RSQ (Residential Single-family Quadraplex) to IP-L (Institutional and Public – Special Use Limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Police or Fire Station; Recreation Facility, Public; School, Private; School, Public; Urban Agriculture; and Utilities
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 3.2.19 A 16	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes, the proposed district lies within an established residential neighborhood and would accommodate minimally intensive institutional and public uses.
GENERAL SITE INFORMATION	
Location	South side of Humphrey Street, west of Free Street
Jurisdiction	Winston-Salem
Ward(s)	East
Site Acreage	± 0.52 acre
Current Land Use	The subject property contains two unoccupied structures, which were placed on the site as a result of the South Research Parkway interchange construction.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RSQ	Undeveloped land and Norfolk Southern railroad line			
	East	RSQ	Rising Ebenezer Baptist Church			
	South	RSQ	Single-family homes			
	West	RM18	Multifamily apartments			
Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes, the institutional uses allowed in the proposed IP-L district are generally compatible with the residential uses permitted on the adjacent RSQ and RM18 properties.					
Physical Characteristics	The partially wooded site slopes downward toward the east. A public water line traverses the site.					
Proximity to Water and Sewer	Public water and sewer are available to the site.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Historic, Natural Heritage and/or Farmland Inventories	These parcels are the site of two historic shotgun houses that Triad Cultural Arts intends to convert for public use.					
Analysis of General Site Information	The site is partially wooded and slopes to the east. Two uninhabited historic structures are located on the site.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3315	RSQ and RM18 to IP	Approved 2/6/2017	1,000 feet southwest	2.47	Approval	Approval
W-2748	NO, LB-S, RS7, RSQ, and RM18 to RM18-S	Approved 3/28/2005	500 feet south	49.21	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Humphrey Street		Local Street	228 feet	N/A	N/A	
Free Street		Local Street	80 feet	N/A	N/A	
Proposed Access Point(s)		Because this is a Special Use Limited rezoning request, the exact location of access points is unknown. The site is currently accessed from Humphrey Street and Free Street.				

Trip Generation - Existing/Proposed	Staff is unable to provide an accurate trip generation for the existing or proposed zoning because there is no site plan.
Sidewalks	No sidewalks exist along the site frontage or in the immediate area.
Transit	WSTA Route 104 stops at the intersection of Mock Street and Free Street approximately one-third mile south.
Analysis of Site Access and Transportation Information	Staff does not foresee any transportation-related issues associated with this request.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management 2 – Urban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Facilitate the location of local-serving retail and public amenities at key, easy-to-access locations within neighborhoods. • Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods. Quality design of nonresidential uses may negate the need for buffers.
Relevant Area Plan(s)	<i>South Central Winston-Salem Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan recommends single-family residential and residential infill uses for these parcels.
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 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	No.
	Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes, the request would integrate appropriately scaled institutional uses within an established neighborhood.
Analysis of Conformity to Plans and Planning Issues	The request is to rezone just over half an acre from RSQ to IP-L. The requested district and uses are compatible with residential neighborhoods and the general recommendations of <i>Legacy</i> . The small area of the site would prohibit any large-scale redevelopment, so the request would allow for the appropriate development of an underutilized site.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the purpose statement of the proposed IP district.	Some proposed uses could potentially increase traffic generation.
The request is consistent with the recommendations of <i>Legacy</i> .	
The proposed uses are complimentary with the existing land use pattern.	
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:	
<ul style="list-style-type: none">• <u>OTHER REQUIREMENTS:</u><ul style="list-style-type: none">a. Electronic message signs shall be prohibited.	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, 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-3533

JULY 14, 2022

Bryan Wilson presented the staff report.

George Bryan asked is there a reason why utilities were proposed as an allowed use in this request. Bryan Wilson advised that utilities are a common land use in residential districts. There is also a power substation across the street. Kirk Ericson noted that utilities are commonly accessory to residential uses. Walter Farabee inquired about the historical significance of the houses and the intended plan for the property, which was provided by the petitioner.

PUBLIC HEARING

FOR:

Cheryl Harry, 4524 Princess Drive, Winston-Salem, NC 27127

- These shotgun houses are architecturally significant because of their style. They are among the only remaining ones in Winston-Salem. The Happy Hill neighborhood was Winston-Salem's first planned African American community. Our goal is to preserve these two shotgun houses as an iconic symbol of African American freedom in the south. One of the houses is on its original foundation, and the other one was moved from Alder Street. We plan to make this into a heritage site which will remember the legacy of the men and women, post- and pre-emancipation, who lived and strived to make a better life for their family. That piece of the City's history was left off the map when Winston merged with Salem. Mr. Wade Biting was instrumental in getting a bridge, streets tarred, and mailboxes installed in Happy Hill. The neighborhood is historic, and it deserves the recognition that other neighborhoods in our state with this type of legacy have received. A lot of the people from the community are proud of this heritage.
- Jack Steelman asked if the shotgun houses would be saved. Cheryl Harry responded affirmatively. The house that is on its original foundation and has not been moved will be restored, and the one that has been moved will be saved but will be made into a community center. The outside appearance will retain the same look. The plan is to use a lot of technology so that there is a juxtaposition of the past and the present to tell the story of the people who lived there. There are not a lot of remaining artifacts from the houses or their time. The use of technology will be a good way to tell this story. The Arts Based School (formerly the old Diggs Elementary School) will be developing a curriculum based on the shotgun houses that will include Geometry, History, and Architecture. Our plan is

to bring the community along with us in recognizing these structures. They belong to the community. We want to be a community resource.

- Jack Steelman noted that this has been a long time coming. Jason Grubbs expressed that this is a well-thought-out project. He added that the petitioner is to be commended for putting in a lot of effort into preserving something that is irreplaceable.

AGAINST:

Dwayne Stover, 603 Humphrey Street, Winston-Salem, NC 27127

- Dwayne Stover stated his opposition to this project. He asked why these houses cannot be moved to the street near the old Diggs School. This is a very quiet area, with only three homeowners on Humphrey Street. He indicated that this should not be a busy street and he and his sister disagree with this project.

WORK SESSION

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

SECOND: Jason Grubbs

VOTE:

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

AGAINST: George Bryan

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO

Director of Planning and Development Services