Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Clerk’s Office of the date on which the Council will hear this petition.

Sincerely,

Aaron King
Director of Planning and Development Services

pc: City Clerk’s Office, P.O. Box 2511, Winston-Salem, NC 27102
<table>
<thead>
<tr>
<th><strong>COUNCIL ACTION REQUEST:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Request for Public Hearing on zoning petition of Salem Congregation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SUMMARY OF INFORMATION:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Public hearing and consideration of zoning petition of Salem Congregation from C to IP; property is located at the southeast corner of East Salem Avenue and Rams Drive and the east side of City Yard Lane (Zoning Docket W-3476)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PLANNING BOARD ACTION:</strong></th>
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</thead>
<tbody>
<tr>
<td><strong>MOTION ON PETITION:</strong> APPROVAL</td>
</tr>
<tr>
<td><strong>FOR:</strong> UNANIMOUS</td>
</tr>
<tr>
<td><strong>AGAINST:</strong> NONE</td>
</tr>
<tr>
<td><strong>SITE PLAN ACTION:</strong> NOT REQUIRED</td>
</tr>
</tbody>
</table>
BE IT ORDAINED by the City Council 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 C to IP the zoning classification of the following described property:

PINs 6835-43-5721, 6835-43-5670, 6835-43-5581, 6835-43-5472, 6835-43-5397, and 6835-43-7590

Section 2. This ordinance shall become effective upon adoption.
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3476</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Samuel Hunter</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Salem Congregation</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PINs 6835-43-5721, 6835-43-5670, 6835-43-5581, 6835-43-5472, 6835-43-5397, and 6835-43-7590</td>
</tr>
<tr>
<td>Address</td>
<td>503, 509, 515, and 601 East Salem Avenue</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Rezoning from C to IP</td>
</tr>
</tbody>
</table>

### Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property **from C (Campus) to IP (Institutional & Public).**

**NOTE:** General, Special Use Limited, and Special Use district zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.

### Neighborhood Contact/Meeting

A neighborhood outreach summary is not required.

### 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 proposed district is suitable for less-intensive institutional uses in urban neighborhoods.

## GENERAL SITE INFORMATION

### Location

Southeast corner of East Salem Avenue and Rams Drive and the east side of City Yard Lane

### Jurisdiction

Winston-Salem

### Ward(s)

East Ward

### Site Acreage

± 3.90 acres

### Current Land Use

Residential Building, Single Family and Industrial

### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CI</td>
<td>College or University</td>
</tr>
<tr>
<td>East</td>
<td>LI &amp; GI</td>
<td>Industrial</td>
</tr>
<tr>
<td>South</td>
<td>C</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>C</td>
<td>College or University</td>
</tr>
</tbody>
</table>
### 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?**

The uses allowed in the proposed IP district are compatible with the uses permitted on the adjacent C, LI, CI, and GI properties.

**Physical Characteristics**

The subject property is generally flat with a slight slope towards the southeast.

**Proximity to Water and Sewer**

Public water and sewer lines exist in the right-of-way of East Salem Avenue and are available to serve the site.

**Stormwater/Drainage**

Staff is unaware of any stormwater/drainage issues affecting the subject property.

**Watershed and Overlay Districts**

The site is not located within a water supply watershed.

**Analysis of General Site Information**

Some of the parcels included in this request have existing Residential, Single Family structures that will be demolished. The parcels have adequate access to water and sewer service and are not located within a watershed.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Staff</td>
</tr>
<tr>
<td>W-2791</td>
<td>RSQ to C</td>
<td>Approved 10/3/2005</td>
<td>On site</td>
<td>2.48</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3292</td>
<td>RSQ, LI, and GI to C</td>
<td>Approved 5/2/2016</td>
<td>On site</td>
<td>2.29</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Yard Lane</td>
<td>Local Street</td>
<td>250 ft</td>
<td>-</td>
<td>13,800</td>
</tr>
<tr>
<td>Rams Drive</td>
<td>Minor Thoroughfare</td>
<td>368 ft</td>
<td>5,700</td>
<td>13,500</td>
</tr>
<tr>
<td>East Salem Avenue</td>
<td>Minor Thoroughfare</td>
<td>636 ft</td>
<td>3,200</td>
<td>13,800</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Because this is a General Use request without a site plan, proposed access points are unknown.

**Planned Road Improvements**

This request does not propose any road improvements. Recommendations from the *Comprehensive Transportation Plan* are outlined below.

**Trip Generation - Existing/Proposed**

Because this is a General Use request, without a site plan and/or specific uses, existing and proposed trip generation is unknown.

**Sidewalks**

Sidewalks exist along Rams Drive, East Salem Avenue, and City Yard Drive.

**Transit**

WSTA Route 100 travels along Rams Drive and includes a stop on the east side of Rams Drive at East Salem Avenue.
The site has adequate access to East Salem Avenue and City Yard Lane and is served by transit. Sidewalks already exist along the perimeter of the site.

## CONFORMITY TO PLANS AND PLANNING ISSUES

| Legacy 2030 Growth Management Area | Growth Management Area 1 – City or Town Center  
Growth Management Area 2 – Urban Neighborhoods |
|------------------------------------|-------------------------------------------------|
| Relevant Legacy 2030 Recommendations | • Promote compatible infill development that fits within the context of its surroundings.  
• Value and preserve the unique elements of our community, including its natural features and built environment.  
• The Center City includes some of the older urban neighborhoods of Growth Management Area (GMA) 2, including Old Salem. The integrity of these existing neighborhoods has been kept intact through many neighborhood revitalization and historic preservation efforts.  
• Promote standards requiring high-quality design for infill development that is compatible with the surrounding neighborhood. |
| Relevant Area Plan(s) | South Central Area Plan Update (2014) |
| Area Plan Recommendations | • The plan recommends the area west of City Yard Lane for institutional use and the area east of City Yard Lane for mixed-use development. |
| 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. |
| Comprehensive Transportation Plan Information | The Comprehensive Transportation Plan recommends a two-lane cross section with wide outside lanes, curb and gutter and sidewalk on both sides of the street for this section of E. Salem Avenue. |
| 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 Legacy 2030?  
Yes |
The request is to rezone 3.9 acres of semi-developed land from C to IP. The surrounding area and development are compatible with this proposal.

Legacy 2030 recommends preservation and revitalization of older neighborhoods in GMAs 1 and 2. The proposed request would allow new institutional development to be constructed in this neighborhood, which could lead to further revitalization of the area.

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposal is consistent with the <em>South Central Area Plan Update</em> and Legacy 2030.</td>
<td>The proposed development will remove existing residential structures that could provide more home ownership opportunities within GMA 1 &amp; 2.</td>
</tr>
<tr>
<td>The site is adjacent to other institutional uses and new institutional development here provides an opportunity for further neighborhood revitalization.</td>
<td></td>
</tr>
</tbody>
</table>

**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.**
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: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

____________________________
Aaron King
Director of Planning and Development Services
DOCKET #: W3476

PROPOSED ZONING:
IP

EXISTING ZONING:
C

PETITIONER:
Salem Congregation
(Salem Moravian)

SCALE: 1" represents 400'

STAFF: Hunter

GMA: 1, 2

ACRES: 3.90

NEAREST BLDG: 13' south

MAP(S): 6835.03

Property included in zoning request.

500' mail notification radius. Property not in zoning request.
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

**Proposed Land Use**

- Single-Family Residential
- Urban Residential/Infill
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed Use
- Institutional
- Industrial
- Park
- Open Space
- Commercial Recreation
- Utilities

**Activity Center**

**Special Land Use Condition Areas**

- Residential Opportunity Area:
  - Low-Density Attached (up to 8 du/ac)
- Growth Corridor:
  - Commercial/Office/Multifamily with Urban Form

**South Central Winston-Salem Area Plan Update, 2014**
# USES ALLOWED IN THE PROPOSED IP ZONING DISTRICT

## Winston-Salem Jurisdiction

### USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

- Cemetery
- Child Care, Drop-In
- Child Day Care, Small Home
- Church or Religious Institution, Neighborhood
- Family Group Home A
- Funeral Home
- Golf Course
- Government Offices, Neighborhood Organization, or Post Office
- Habilitation Facility A
- Habilitation Facility B
- Habilitation Facility C
- Hospice and Palliative Care
- Library, Public
- Museum or Art Gallery
- Nursing Care Institution
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Single Family
- Swimming Pool, Private
- Transmission Tower (see use-specific standards in UDO ClearCode)
- Urban Agriculture
- Utilities

### USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Academic Biomedical Research Facility
- Adult Day Care Center
- Child Care Institution
- Child Care, Sick Children
- Child Day Care Center
- Child Day Care, Large Home
- Church or Religious Institution, Community
- Family Group Home B
- Park and Shuttle Lot
- Planned Residential Development
- School, Private
- School, Public
- School, Vocational or Professional

### USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

- Club or Lodge
- College or University
- Family Group Home C
- Recreation Services, Indoor
- Recreation Services, Outdoor
- Transmission Tower

### USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

- Access Easement, Private Off-Site
- Animal Shelter, Public

*SUP not required if standards of Section 5.2.2A are met*
## USES ALLOWED IN THE EXISTING C ZONING DISTRICT
### Winston-Salem Jurisdiction

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<thead>
<tr>
<th>USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)</th>
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<td>Church or Religious Institution, Community</td>
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<tr>
<td>Church or Religious Institution, Neighborhood</td>
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<tr>
<td>College or University</td>
</tr>
<tr>
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</tr>
<tr>
<td>Family Group Home B</td>
</tr>
<tr>
<td>Family Group Home C</td>
</tr>
<tr>
<td>Fraternity or Sorority</td>
</tr>
<tr>
<td>Habilitation Facility A</td>
</tr>
<tr>
<td>Habilitation Facility B</td>
</tr>
<tr>
<td>Habilitation Facility C</td>
</tr>
<tr>
<td>Hospice and Palliative Care</td>
</tr>
<tr>
<td>Hospital or Health Center</td>
</tr>
<tr>
<td>Life Care Community</td>
</tr>
<tr>
<td>Museum or Art Gallery</td>
</tr>
<tr>
<td>Nursing Care Institution</td>
</tr>
<tr>
<td>Police or Fire Station</td>
</tr>
<tr>
<td>School, Private</td>
</tr>
<tr>
<td>School, Public</td>
</tr>
<tr>
<td>School, Vocational or Professional</td>
</tr>
<tr>
<td>Special Events Center</td>
</tr>
<tr>
<td>Stadium, Coliseum, or Exhibition Building</td>
</tr>
<tr>
<td>Transmission Tower</td>
</tr>
<tr>
<td>Urban Agriculture</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)</th>
</tr>
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<tbody>
<tr>
<td>Child Care Institution</td>
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<td>Child Day Care Center</td>
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<thead>
<tr>
<th>USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landfill, Land Clearing/Inert Debris</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Easement, Private Off-Site⁵</td>
</tr>
</tbody>
</table>

⁵SUP not required if standards of Section 5.2.2A are met
From: David Bergstone <david@salemcongregation.org>
Sent: Tuesday, May 25, 2021 10:56 AM
To: Gary Roberts <garyr@cityofws.org>
Subject: [EXTERNAL] rezoning W3483

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gary,
Public Input: Given there is no residential zoning within 500 feet outreach is not required. But we did email our two tenants of houses on our property in the area to be rezoned to inform them and ask for any comments. They did not express any objections to our request.

Here's revised list of uses to include Services A instead of the detailed listing:
Building Contractors, General; Building Materials Supply; Car Wash; Cemetery; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood. Organization, or Post Office; Institutional Vocational Training Facility; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Museum or Art Gallery; Park and Shuttle Lot; Parking, Commercial; School, Vocational or Professional; Storage Services, Retail; Wholesale Trade A; and Services A.

Thanks for your help.

--

David Bergstone
Director of Facilities
Salem Congregation
501 S. Main St.
Winston-Salem, NC 27101
336-722-6504