October 25, 2017

Salem Baptist Church
C/O Rev Kivett Hicks
429 South Broad Street
Winston-Salem, NC 27101

Re: Zoning Petition W-3349

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 Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning and Development Services

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
<table>
<thead>
<tr>
<th>ACTION REQUEST FORM</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE: October 25, 2017</td>
</tr>
<tr>
<td>TO: The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM: A. Paul Norby, FAICP, Director of Planning and Development Services</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COUNCIL ACTION REQUEST:</th>
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<tbody>
<tr>
<td>Request for Public Hearing on zoning petition of Salem Baptist Church.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>SUMMARY OF INFORMATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Public hearing on zoning petition of Salem Baptist Church from RSQ, RM5 and IP to IP-L: property is located along both sides of Spring Street between Academy Street and Wachovia Street (Zoning Docket W-3349).</td>
</tr>
<tr>
<td>B. Ordinance amending the <em>Unified Development Ordinances</em> of Winston-Salem/Forsyth County and the Official Zoning Map.</td>
</tr>
<tr>
<td>C. Approval of Special Use Limited District Permit.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PLANNING BOARD ACTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOTION ON PETITION: APPROVAL</td>
</tr>
<tr>
<td>FOR: UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST: NONE</td>
</tr>
<tr>
<td>SITE PLAN ACTION: NOT REQUIRED</td>
</tr>
</tbody>
</table>
CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Salem Baptist Church, Docket W-3349

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

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 RSQ, RM5 and IP to IP-L the zoning classification of the following described property:

PIN #’s 6835-13-2218; 6835-13-2232; 6835-13-3200; 6835-13-2172; 6835-13-3033; 6835-13-3167; 6835-13-3182; 6835-13-2098; 6835-13-4017; 6835-13-4051; 6835-13-2352; 6835-13-0119; 6835-03-9177; 6835-13-0261; 6835-13-1203; 6835-13-0175; 6835-03-9349; 6835-03-9516; 6835-03-8521; 6835-03-8723; 6835-03-8665; 6835-03-7670; 6835-03-7646; 6835-03-7721; 6835-03-9758; 6835-13-0559; 6835-13-1650; 6835-13-1618; 6835-13-0792; 6835-13-0590; 6835-13-2316; 6835-13-2450; 6835-13-2434; 6835-13-2501; and 6835-13-0607

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the _____ day of ________________, 20___ to Salem Baptist Church.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be located on the property described in Section One above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE LIMITED DISTRICT PERMIT
SPECIAL USE LIMITED DISTRICT PERMIT
Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Salem Baptist Church, (Zoning Docket W-3349).
The site shall be developed in accordance with the conditions approved by the Council and the following uses: Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Police or Fire Station; Residential Building, Single Family; Urban Agriculture; Adult Day Care Center; Child Day Care Center; Church or Religious Institution, Community; School, Private; College or University; and Recreation Services, Indoor, approved by the Winston-Salem City Council the _____ day of _____________________,
20____ and signed, provided the property is developed in accordance with requirements of the IP-L zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

OTHER REQUIREMENTS:
a. Electronic message board signs shall be prohibited.
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3349</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Salem Baptist Church, Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN#s 6835-13-2218; 6835-13-2232; 6835-13-3200; 6835-13-2172; 6835-13-3033; 6835-13-3167; 6835-13-3182; 6835-13-2098; 6835-13-4017; 6835-13-4051; 6835-13-2352; 6835-13-0119; 6835-03-9177; 6835-13-0261; 6835-13-1203; 6835-13-0175; 6835-03-9349; 6835-03-9516; 6835-03-8521; 6835-03-8723; 6835-03-8665; 6835-03-7670; 6835-03-7646; 6835-03-7721; 6835-03-9758; 6835-13-0559; 6835-13-1650; 6835-13-1618; 6835-13-0792; 6835-13-0590; 6835-13-2316; 6835-13-2450; 6835-13-2434; 6835-13-2501; and 6835-13-0607</td>
</tr>
<tr>
<td>Address</td>
<td>429 South Broad Street along with other adjacent addresses.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use limited rezoning from RSQ, RM5, and IP to IP-L</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RSQ (Residential, Single Family and Quadruplex), RM5 (Residential, Multifamily – 5 units per acre maximum density), and IP (Institutional and Public) to IP-L (Institutional and Public – special use limited). The petitioner is requesting the following uses: • Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Police or Fire Station; Residential Building, Single Family; Urban Agriculture; Adult Day Care Center; Child Day Care Center; Church or Religious Institution, Community; School, Private; College or University; and Recreation Services, Indoor</td>
</tr>
</tbody>
</table>

**NOTE:** General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.

| Neighborhood Contact/Meeting | See Attachment B for a summary of the petitioner’s neighborhood outreach efforts. |
| 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. |
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? Yes, the majority of the site is currently zoned IP and is used for institutional purposes associated with Salem Baptist Church. The site is also located within a broader residential context. |
### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Along both sides of Spring Street between Academy Street and Wachovia Street.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>South</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 7.23 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Salem Baptist Church (community scale) along with its associated parking, athletic fields, and numerous residential structures, are currently located on the site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM5 &amp; RS7-L</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>RM5 &amp; RM12</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>RSQ &amp; RS9</td>
<td>Residential and a business</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>RSQ &amp; IP</td>
<td>Residential and Piedmont International University</td>
<td></td>
</tr>
</tbody>
</table>

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R): (R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

The proposed institutional and residential uses are generally compatible with the uses permitted on the adjacent properties.

**Physical Characteristics**
The majority of the site is developed with either buildings or parking. The site has a moderate slope downward toward the south.

**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**
The entire subject property is located within the West Salem National Historic District. The site includes several structures which are considered contributing structures within the district. The church is not considered a contributing structure due to the extent of exterior alterations and additions. Within national historic districts, no certificate of appropriateness from the Historic Resources Commission is required prior to alterations, additions, new constructions, or removals to the property or site.

**Analysis of General Site Information**
The subject property is 7.23 acres in size and it includes the campus of Salem Baptist Church. The site appears to have no development constraints such as steep slopes, floodplains, or watersheds. Staff believes the site is suitable for the proposed IP-L zoning.

### 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>W-3147</td>
<td>RM5-S to RS7-L</td>
<td>Approved 8-6-2012</td>
<td>Directly north</td>
<td>.25</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1525</td>
<td>I2, I3, B3, and R3 to R1 (RM12) Approved 6-6-1988</td>
<td>Directly east</td>
<td>10.5</td>
<td>Approval</td>
<td>Approval</td>
</tr>
<tr>
<td>--------</td>
<td>-------------------------------------------------</td>
<td>--------------</td>
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</tr>
<tr>
<td><strong>SITE ACCESS AND TRANSPORTATION INFORMATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street Name</strong></td>
<td><strong>Classification</strong></td>
<td><strong>Frontage</strong></td>
<td><strong>Average Daily Trip Count</strong></td>
<td><strong>Capacity at Level of Service D</strong></td>
<td></td>
</tr>
<tr>
<td>Broad Street</td>
<td>Minor Thoroughfare</td>
<td>695’</td>
<td>6,900</td>
<td>13,800</td>
<td></td>
</tr>
<tr>
<td>Academy Street</td>
<td>Minor Thoroughfare</td>
<td>225’</td>
<td>1,900</td>
<td>13,800</td>
<td></td>
</tr>
<tr>
<td>Poplar Street</td>
<td>Local Street</td>
<td>880’</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Spring Street</td>
<td>Local Street</td>
<td>1,622’</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Bank Street</td>
<td>Local Street</td>
<td>399’</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Wachovia Street</td>
<td>Collector Street</td>
<td>293’</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Trip Generation - Existing/Proposed</strong></td>
<td>No trip generation is available for the existing or proposed zonings as neither includes a site plan.</td>
<td></td>
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<tr>
<td><strong>Sidewalks</strong></td>
<td>Sidewalks are currently located along both sides of most of the streets which abut the subject property.</td>
<td></td>
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<tr>
<td><strong>Transit</strong></td>
<td>Route 85 serves Broad Street.</td>
<td></td>
<td></td>
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<tr>
<td><strong>Analysis of Site Access and Transportation Information</strong></td>
<td>The subject property has frontage along multiple public streets including two minor thoroughfares and a collector street. The site also has access to transit and a good network of sidewalks. Staff does not foresee any transportation related issues associated with the subject request.</td>
<td></td>
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<tr>
<td><strong>CONFORMITY TO PLANS AND PLANNING ISSUES</strong></td>
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<tr>
<td><strong>Legacy 2030 Growth Management Area</strong></td>
<td>Growth Management Area 2 - Urban Neighborhoods</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Relevant Legacy 2030 Recommendations</strong></td>
<td>• Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Encourage the revitalization of institutional and commercial uses that are integral parts of neighborhoods.</td>
<td></td>
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<tr>
<td><strong>Relevant Area Plan(s)</strong></td>
<td>South Central Winston-Salem Area Plan Update (2014)</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Area Plan Recommendations</strong></td>
<td>• The proposed Land Use Map shows the subject properties as existing institutional and single-family residential land uses.</td>
<td></td>
<td></td>
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<tr>
<td><strong>Site Located Along Growth Corridor?</strong></td>
<td>The site is not located along a growth corridor.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>Site Located within Activity Center?</strong></td>
<td>The site is not located within an activity center.</td>
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<tr>
<td><strong>Applicable Rezoning Consideration</strong></td>
<td>(R)(3) - Have changing conditions substantially affected the area in the petition?</td>
<td></td>
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<tr>
<td>[No]</td>
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</table>
The subject request would consolidate all the properties owned by Salem Baptist Church (which is a community scale church) into one zoning lot (IP-L). Currently, the 7.23 acre campus is divided into three different zoning districts.

The Institutional and Public district is designed for institutional uses such as churches or other places of worship. The majority of the site is currently zoned IP. The petitioners have significantly reduced the number of requested uses from what is otherwise permitted within the IP district and they have agreed to a condition that would remove the option of having an electronic message board sign. These measures will aid in the compatibility of this request with the surrounding West Salem neighborhood.

The South Central Winston-Salem Area Plan Update recommends institutional land use for all of the properties included in the request with the exception of a few lots which are located on the southeast corner of Broad Street and Bank Street. These properties (now zoned RSQ) were originally developed with single family homes but are now owned and used by the church. Staff believes the proposed IP-L zoning (along with the included signage condition and limited number of uses) will be compatible with the surrounding 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 request is consistent with the purpose statement of the IP district.</td>
<td>The request would extend non-residential zoning closer to more existing homes along Poplar Street and Spring Street.</td>
</tr>
<tr>
<td>The request is generally consistent with the recommendations of the Area Plan and Legacy 2030.</td>
<td></td>
</tr>
<tr>
<td>The request includes a limited list of requested uses and a condition that would prohibit electronic message board signs.</td>
<td></td>
</tr>
<tr>
<td>A majority of the site is currently zoned IP.</td>
<td></td>
</tr>
<tr>
<td>The subject property has frontage along multiple public streets including two minor thoroughfares and a collector street.</td>
<td></td>
</tr>
</tbody>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

**OTHER REQUIREMENTS:**

a. Electronic message board signs shall be prohibited.
NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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.**
Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Allan Younger moved approval of the zoning map amendment.
SECOND: George Bryan
VOTE:
    FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Chris Leak, Brenda Smith, Allan Younger
    AGAINST: None
    EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services
PROPOSED ZONING:
IP-L

EXISTING ZONING:
RSQ, RM5 and IP

PETITIONER:
Salem Baptist Church Inc.

DOCKET #: W3349

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 2

ACRES: 7.23

NEAREST BLDG: 0' southwest

MAP(S): 6835.03

Property included in zoning request.

500' mail notification radius. Property not in zoning request.
South Central Winston-Salem Area Plan Update, 2014
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use
- Single-Family Residential
- Urban Residential/det
- 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 Area Plan
Downtown Area Plan
Brookstown/ Marshall
Southeast Gateway

Plotted: 9/19/2017
EXISTING RSQ, RM5, and IP USES ALLOWED
Winston-Salem Jurisdiction Only

RSQ Uses:

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower
EXISTING RSQ, RM5, and IP USES ALLOWED
Winston-Salem Jurisdiction Only

RM5 Uses:

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
- Adult Day Care Home
- Child Day Care, Small Home
- Church or Religious Institution, Neighborhood
- Family Group Home A
- Library, Public
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
- Church or Religious Institution, Community
- Golf Course
- Limited Campus Uses
- Planned Residential Development
- Residential Building, Multifamily
- Residential Building, Townhouse
- School, Private
- School, Public
- Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
- Bed and Breakfast
- Child Day Care, Large Home
- Habilitation Facility A
- Park and Shuttle Lot
- Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
- Access Easement, Private Off-Site
- Parking, Off-Site, for Multifamily or Institutional Uses
- Transmission Tower
IP Uses:

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 UDO)
- 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 requirements of Section B.2-5.2(A) are met
City Zoning Staff,

We are looking forward to the process of re-zoning our church property at 429 S. Broad St. In an effort to keep our neighbors informed we have had 3 meetings. Two meetings were with the West Salem Neighborhood Association and one meeting from a mail out at of church fellowship hall.

The meeting with West Salem was on March 9 and on April 11th. Salvador Patino, president invited us to share our plans with the neighborhood. We were put on the agenda in advance to give neighbors a chance to ask questions and get information.

We went over the list for our proposed IP-L zoning and shared with the group and all the things we did not think appropriate for the neighborhood. Those present were supportive and appreciative. The group thanked for sharing and keeping them informed. John Larson was also in attendance at both meetings. It was good to have him there to help with questions and concerns in the process. We appreciate Gary Roberts who we deferred to on several points for his help and expertise.

The next neighborhood meeting took place at Salem Baptist Fellowship Hall on August 31. We did a mail out to all the neighbors in advance so we could get them to the meeting. The meeting was positive with good questions. Those present thank us for inviting them and for being informative with them as to our intentions with the property and also to the things we did not want in the re-zoning. We sent the mailing to all our neighbors within 500 feet of church property.

Through the meetings the neighbors have been supportive of our efforts to be upfront and transparent to our intentions with the re-zoning.

Thank you for your consideration of our re-zoning efforts.

Salem Baptist Church  
Rev. Kivett Hicks  
Senior Pastor

Attachment B  W-3349