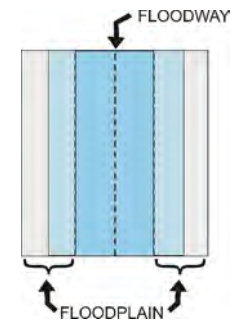


**DOCKET #:** W3073

**PROPOSED ZONING:**  
IP

**EXISTING ZONING:**  
RM8-S

**PETITIONER:**  
City of Winston-Salem  
for property owned by Same



**SCALE:** 1" represents 700'

**STAFF:** Roberts

**GMA:** 2

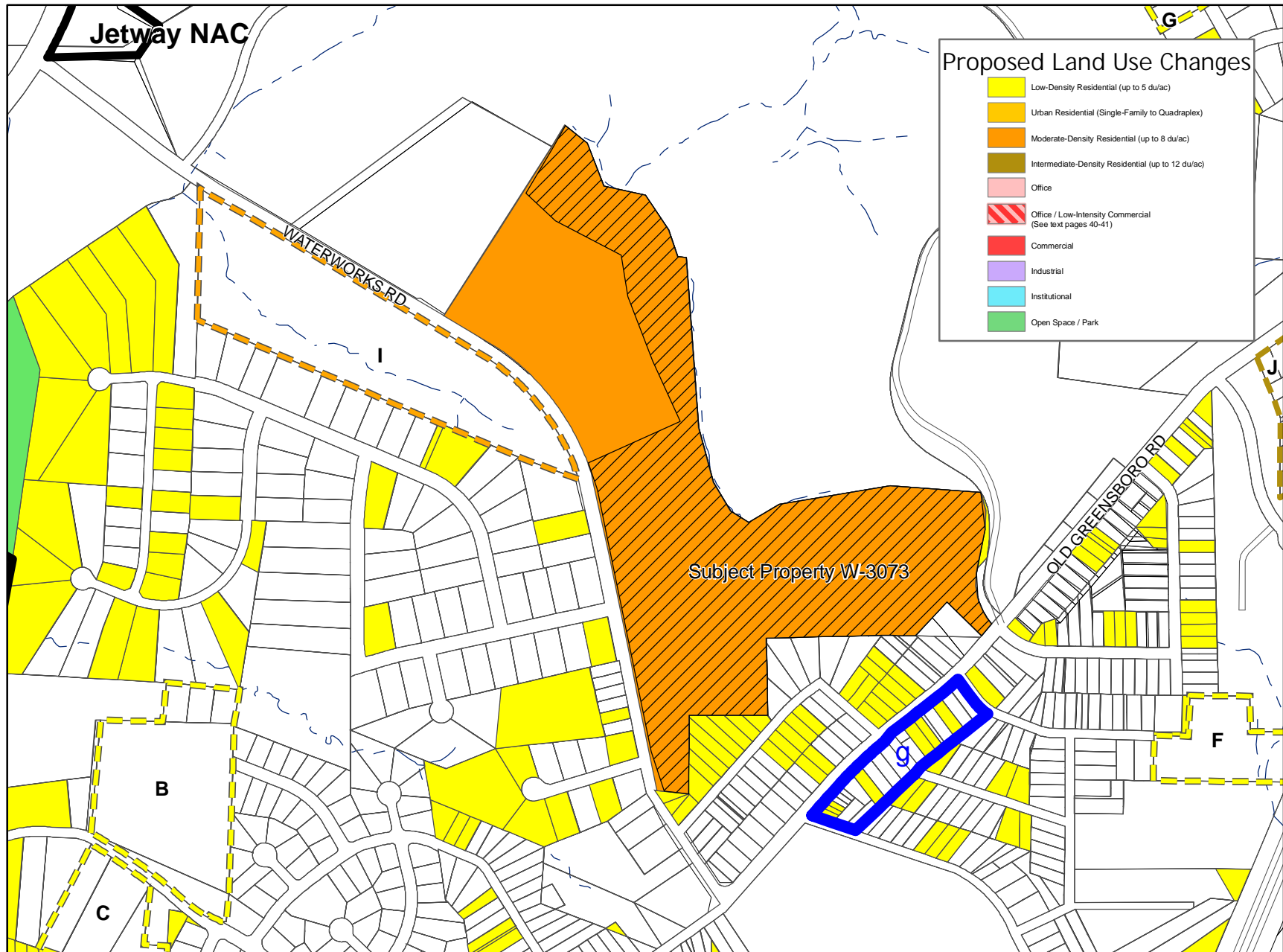
**ACRES:** 35.72

**NEAREST BLDG:** 10' east

**MAP(S):** 642858, 642862



# East Northeast Area Plan



August 25, 2010

City of Winston-Salem  
c/o Lee Garrity, Manager  
P. O. Box 2511  
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-3073

Dear Mr. Garrity:

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

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

**ACTION REQUEST FORM**

**DATE:** August 25, 2010  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of City of Winston-Salem

**SUMMARY OF INFORMATION:**

Zoning map amendment of City of Winston-Salem from RM-8-S (Life Care Community) to IP: property is located on the east side of Waterworks Road, northwest of Old Greensboro Road (Zoning Docket W-3073).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of the City of Winston-Salem, Docket W-3073

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

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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 RM-8-S (Life Care Community) to IP the zoning classification of the following described property:

PIN #6846-50-6560

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3073
<b>Staff</b>	<a href="#">Gary Roberts Jr. AICP</a>
<b>Petitioner(s)</b>	City of Winston-Salem
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN #6846-50-6560
<b>Address</b>	The site is southeast of 901 Waterworks Road.
<b>Type of Request</b>	General Use rezoning from RM-8-S to IP
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RM-8-S (Residential, Multifamily District; 8 units per acre maximum density) Life Care Community <b>to</b> IP (Institutional Public District).</p> <p><b>NOTE:</b> Both 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, all uses in the District must be considered.</p>
<b>Neighborhood Contact/Meeting</b>	No neighborhood meeting has been held. However four rezoning signs have been erected in the vicinity of the site.
<b>Zoning District Purpose Statement</b>	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.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the site is owned by the City of Winston-Salem and is adjacent to Winston Lake Park which is zoned IP.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	East side of Waterworks Road, northwest of Old Greensboro Road
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	East
<b>Site Acreage</b>	± 35.72 acres
<b>Current Land Use</b>	The site is currently undeveloped.

<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>		<b>Use</b>
	North	IP		Winston Lake Park
	East	IP		Winston Lake Park; Atkins High School
	South	RS-9		Single family homes
	West	IP-S, RM-8-S, RS-12 & RS-9		YMCA, undeveloped property and single family homes
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes, the uses permitted in the proposed IP district are compatible with the permitted uses in the adjacent IP zoning of Winston Lake Park and the recently approved Nursing Care Institution also adjacent to the site.			
<b>Physical Characteristics</b>	The site appears to be traversed by two small tributary streams. It is heavily wooded with a moderate to steep slope which generally falls downward to the north toward Winston Lake.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The site is not within a water supply watershed.			
<b>Analysis of General Site Information</b>	The site includes two natural attributes (small streams and steep slopes) which may pose some challenges in developing the property.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Waterworks Road	Minor Thoroughfare	1,418'	4,500	11,100
Old Greensboro Road	Minor Thoroughfare	65'	4,100	16,100
Winston Park Road	Private Road	576'	NA	NA
<b>Proposed Access Point(s)</b>	Because this is a General Use request with no site plan, the exact location of access points is unknown; however, the site does have public road frontage on Waterworks Road and Old Greensboro Road.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RM-8-S</u> No trip rates are available for the existing zoning as it is a portion of an approved site plan.  <u>Proposed Zoning: IP</u> No trip rates are available for the proposed General Use zoning.			
<b>Sidewalks</b>	Sidewalks are located along Waterworks Road and Old Greensboro Road.			

<b>Transit</b>	Bus Route 1 runs on New Walkertown Road +/- 3,000' to the northwest and Route 25 runs on Old Greensboro Road.					
<b>Analysis of Site Access and Transportation Information</b>	Waterworks Road has recently been improved to a three-lane cross section with curb and gutter and sidewalks. Staff does not anticipate any negative transportation impacts from this request.					
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>						
<b>Legacy GMA</b>	Growth Management Area 2, Urban Neighborhoods					
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>Commit to development of parks within all municipalities to meet the recreation needs of municipal residents. Continue the development, enhancement and maintenance of the City of Winston-Salem's system of parks.</li> </ul>					
<b>Relevant Area Plan(s)</b>	<i>East/Northeast Winston-Salem Area Plan, ENEAP (2008)</i>					
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The Plan (recognizing the existing zoning) designates the site for Moderate-Density Residential Use up to 8 du/acre.</li> </ul>					
<b>Greenway Plan Information</b>	The proposed Frazier Creek Trail (which borders the northern edge of the site) is shown in the <i>Walkertown Area Plan, 2006</i> and will be shown in the <i>Northeast Suburban Area Plan</i> . Considering the site is owned by the City of Winston-Salem, a greenway easement is not recommended.					
<b>Addressing</b>	No address number or street naming concerns.					
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
	<b>(R)(4) - Is the requested action in conformance with Legacy?</b>					
Yes						
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>Winston Lake was originally constructed as a water supply reservoir. The lake and the surrounding area, including the subject property, became a City Park in the mid-1950s.</p> <p>The subject property is part of a larger 48.14 acre site which was rezoned for a Life Care Community with multiple residential uses in 1997 (W-2147). Because said development never materialized, the ownership reverted back to the City. The current general use request would reestablish the IP zoning that existed prior to 1997.</p>					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3071	RM-8-S to RM-8-S	Pending City Council review	Directly northwest	12.10	Approval	Approval



W-2877	RM-8-S Site Plan Amendment	Approved 10-2-06	Included subject property	48.14	Approval	Approval
W-2147	IP to RM-8-S	Approved 6-16-97	Included subject property	48.14	Approval	Approval
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>		Yes			
	<b>(B) Environmental Ord.</b>		NA			
	<b>(C) Subdivision Regulations</b>		NA			
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>						
<b>Positive Aspects of Proposal</b>			<b>Negative Aspects of Proposal</b>			
The request will reestablish the IP zoning.			General Use zoning would allow development of the site for Public Recreation facilities without a public hearing.			
The request is consistent with the purpose statement of the IP district.						
The proposed IP district is compatible with much of the surrounding development pattern.						

**STAFF RECOMMENDATION: Approval**

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3073  
AUGUST 12, 2010**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Paul Mullican moved approval of the zoning map amendment.

SECOND: Wesley Curtis

VOTE:

FOR: Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning