DOCKET #: W3138

PROPOSED ZONING:
GB-S

EXISTING ZONING:
PB and GI

PETITIONER:
Samaritan Ministries Inc. and C W Myers Trading Post Inc. for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 2.60

NEAREST BLDG: 45' south

MAP(S): 630858
March 21, 2012

C W Myers Trading Post Inc.
c/o W. Steve Myers, Vice President
2718 North Liberty Street
Winston-Salem, NC 27105

Re: Zoning Map Amendment W-3138

Dear Mr. Myers:

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,

[Signature]

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Samaritan Ministries Inc., c/o Sonjia Kurosky, Executive Director, 1243 Patterson Avenue, Winston-Salem, NC 27101
# ACTION REQUEST FORM

**DATE:** March 21, 2012  
**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 Samaritan Ministries Inc. and C W Myers Trading Post Inc.

## SUMMARY OF INFORMATION:

Zoning map amendment of Samaritan Ministries Inc. and C W Myers Trading Post Inc. from PB & GI to GB-S [Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B; Family Group Home C; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Adult Daycare Center; Animal Shelter, Public; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Government Offices, Neighborhood Organization, Post Office; Group Care Facility A; Group Care Facility B; Group Care Facility C; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Shelter for the Homeless; Manufacturing A; Park and Shuttle Lot; Parking, Commercial; Transmission Tower; and Utilities]: property is located on the southwest corner of Patterson Avenue and Northwest Boulevard (Zoning Docket W-3138).

## PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Samaritan Ministries Inc. and C W Myers Trading Post Inc., Docket W-3138

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 PB & GI to GB-S
[Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming
House; Combined Use; Family Group Home B; Family Group Home C; Life Care Community;
Arts and Crafts Studio; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and
Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail;
Outdoor Display Retail; Restaurant (with drive-through service); Restaurant (without drive-
through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial
Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or
Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and
Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices;
Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services;
Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility,
Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility;
Adult Daycare Center; Animal Shelter, Public; Child Care, Drop-In; Child Care Institution;
Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Community;
Church or Religious Institution, Neighborhood; Club or Lodge; Government Offices,
Neighborhood Organization, Post Office; Group Care Facility A; Group Care Facility B; Group
Care Facility C; Institutional Vocational Training Facility; Library, Public; Museum or Art
Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Shelter for the Homeless; Manufacturing A; Park and Shuttle Lot; Parking, Commercial; Transmission Tower; and Utilities] the zoning classification of the following described property:

PIN #s 6836-31-4348, 4388, 5348, 5398, 6378, 7358, 8318, 8368, 8392, 2277, 3319, & 9328

Section 2. This Ordinance is adopted after approval of the site plan entitled Samaritan Ministries Inc. and C W Myers Trading Post Inc. and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of ________________, 20___ to Samaritan Ministries Inc. and C W Myers Trading Post Inc..

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as Samaritan Ministries Inc. and C W Myers Trading Post Inc.. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE 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 District Permit for the site shown on the site plan map included in this zoning petition of Samaritan Ministries Inc. and C W Myers Trading Post Inc., (Zoning Docket W-3138). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GB-S [Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B; Family Group Home C; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Adult Daycare Center; Animal Shelter, Public; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Government Offices, Neighborhood Organization, Post Office; Group Care Facility A; Group Care Facility B; Group Care Facility C; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private;
School, Public; School, Vocational or Professional; Shelter for the Homeless; Manufacturing A; Park and Shuttle Lot; Parking, Commercial; Transmission Tower; and Utilities], approved by the Winston-Salem City Council the _____ day of ______________________, 20____" and signed, provided the property is developed in accordance with requirements of the GB-S 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:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Improvements include the installation of sidewalk along Ivy Avenue.
  b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. 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.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All requirements of the City of Winston-Salem driveway permit shall be completed.
  b. Repair any damage to Northwest Boulevard and Ivy Avenue from construction, close any unused curb cuts, and install ADA domed mat at the intersection of Ivy Avenue and Northwest Boulevard and at the intersection of Northwest Boulevard and Patterson Avenue.

- **OTHER REQUIREMENTS:**
  a. There shall be no beds remaining within the existing Shelter for the Homeless facility after 90 days of the issuance of the Certificate of Occupancy for the new facility.
<table>
<thead>
<tr>
<th><strong>PETITION INFORMATION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
<tr>
<td><strong>Proposal</strong></td>
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<td></td>
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<tr>
<td><strong>Neighborhood Contact/Meeting</strong></td>
</tr>
<tr>
<td><strong>Zoning District Purpose Statement</strong></td>
</tr>
<tr>
<td><strong>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</strong></td>
</tr>
<tr>
<td><strong>GENERAL SITE INFORMATION</strong></td>
</tr>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td><strong>Jurisdiction</strong></td>
</tr>
<tr>
<td><strong>Ward(s)</strong></td>
</tr>
<tr>
<td><strong>Site Acreage</strong></td>
</tr>
<tr>
<td><strong>Current Land Use</strong></td>
</tr>
<tr>
<td><strong>Surrounding Property Zoning and Use</strong></td>
</tr>
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<td></td>
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<tr>
<td><strong>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</strong></td>
</tr>
<tr>
<td><strong>Physical Characteristics</strong></td>
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<tr>
<td><strong>Proximity to Water and Sewer</strong></td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
</tr>
<tr>
<td>---------------------</td>
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<tr>
<td>Watershed and Overlay Districts</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
</tr>
</tbody>
</table>

**SITE ACCESS AND TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patterson Avenue</td>
<td>Minor Thoroughfare</td>
<td>200’</td>
<td>4,900</td>
<td>16,100</td>
</tr>
<tr>
<td>Northwest Boulevard</td>
<td>Major Thoroughfare</td>
<td>748’</td>
<td>6,000</td>
<td>10,500</td>
</tr>
<tr>
<td>Ivy Avenue</td>
<td>Collector Street</td>
<td>135’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The proposed site plan includes the continued use of the existing driveways onto Patterson Avenue and Northwest Boulevard for the existing facility. Two new driveways are proposed for the new facility; one onto Northwest Boulevard and one onto Ivy Avenue.

**Trip Generation - Existing/Proposed**
Existing Zoning: PB & GI

No trip generation is available for the existing general use zonings which have no site plans.

Proposed Zoning: GB-S
There is no trip generation rate available for the proposed use of Shelter for the Homeless. It is anticipated that the majority of trips to/from the site would be from staff/volunteers.

**Sidewalks**
Sidewalks are currently located along both sides of Patterson Avenue and Northwest Boulevard. Sidewalks are required along the frontage of Ivy Avenue which is a collector street.

**Transit**
Routes 9 and 10 run along Patterson Avenue.

**Traffic Impact Study (TIS)**
A TIS is not required.

**Analysis of Site Access and Transportation Information**
The proposed use of Shelter for the Homeless would typically generate more pedestrian traffic than vehicular. Therefore, considering the degree of street connectivity, sidewalks, and available transit in the area, the request makes sense at this location, from a transportation standpoint.
## CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 2 – Urban Neighborhoods</th>
</tr>
</thead>
</table>
| Relevant Legacy Recommendations | • Legacy recommends quality infill development and greater residential densities where appropriate; neighborhood retail and community services; and, historic preservation, rehabilitation and reuse of existing structures.  
• Permit institutional facilities at appropriate locations. |
| Relevant Area Plan(s) | North Central Area Plan (2007) |
| Area Plan Recommendations | • The site is located in an area designated as the Northwest/Patterson Neighborhood Activity Center. The Plan recommends allowing re zoning for uses that will serve the surrounding neighborhoods. It also recommends requiring special use zoning to limit land uses and control site design. Uses which could have negative visual or neighborhood impacts, including auto-related uses, stores that sell alcohol, clubs and bars are discouraged. |
| Addressing | The new building would be assigned a separate address from the existing structure at 1243 North Patterson Avenue. |
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(3) - Have changing conditions substantially affected the area in the petition?  
No |
| | (R)(4) - Is the requested action in conformance with Legacy?  
Yes |
| Analysis of Conformity to Plans and Planning Issues | The request is to rezone the site from PB and GI to GB-S in order to accommodate the redevelopment of an existing Shelter for the Homeless. Currently, Samaritan Ministries is located on the northwestern portion of the site which is zoned PB. This request would allow for the construction of a new facility to the east of said building within the same block of Northwest Boulevard.  
Homeless shelters are intense land uses which can have significant impacts on the surrounding properties. In order to minimize the concentration of such facilities, the UDO requires a spacing of 2,500’ between shelters and a maximum bed count of 100 per location. In order to ensure the site would not evolve into two separate shelters in the future, a condition is proposed which would require the removal of any beds in the existing facility within 90 days after the issuance of the Certificate of Occupancy for the proposed new building.  
The site is within the North Central Area Plan’s Northwest/Patterson Neighborhood Activity Center. The Plan recommends special use rezonings in order to address land use and site design issues in an effort to serve the surrounding neighborhoods. Auto-related uses along with clubs and bars are discouraged. |
Considering that most of the subject property is now zoned GI, which is a very intense district, and a homeless shelter is currently located on the site, Planning staff is supportive of the request. Staff applauds the proposed pedestrian oriented building placement along Northwest Boulevard and understands that going a step further by placing the building at the corner of Northwest Boulevard and Ivy Avenue is not practical due to the existing location of the storm sewer.

### 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-2907</td>
<td>RM18 to NB-S</td>
<td>Approved 2-5-07</td>
<td>500’ northwest</td>
<td>.36</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1959</td>
<td>LB &amp; GI to PB</td>
<td>Approved 5-15-95</td>
<td>Included portion of current site</td>
<td>.61</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage (Proposed Building only)</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>20,000 sf + 9,000 sf future expansion</td>
<td>Fronting on Northwest Boulevard</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Building Height</th>
<th>Impervious Coverage (Includes existing and proposed built upon area)</th>
<th>UDO Sections Relevant to Subject Request</th>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required</td>
<td>Maximum</td>
<td>Maximum</td>
<td>Chapter B, Article II, Section 2-1.3 (J) General Business District</td>
<td>(A) Legacy policies: Yes</td>
<td>The revised site plan complies with the requirements of the UDO.</td>
</tr>
<tr>
<td>22 spaces</td>
<td>60’</td>
<td>NA</td>
<td>Chapter B, Article II, Section 2-5 Various Use Conditions including 2-5. 70.1 Shelter for the Homeless</td>
<td>(B) Environmental Ord. NA</td>
<td></td>
</tr>
<tr>
<td>40 spaces</td>
<td>30’+/- (2 stories)</td>
<td>52.3%</td>
<td>(C) Subdivision Regulations NA</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The revised site plan complies with the requirements of the UDO.
**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 recommendations of Legacy in regard to greater infill densities.</td>
<td>The proposed new building is not pulled up to Ivy Avenue.</td>
</tr>
<tr>
<td>The request is consistent in part with the North Central Area Plan recommendations.</td>
<td></td>
</tr>
<tr>
<td>The proposed request is consistent with the GB purpose statement.</td>
<td></td>
</tr>
<tr>
<td>Request will result in additional facilities for the homeless population.</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.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Improvements include the installation of sidewalk along Ivy Avenue.
  b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. 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.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All requirements of the City of Winston-Salem driveway permit shall be completed.
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- **OTHER REQUIREMENTS:**
  a. There shall be no beds remaining within the existing Shelter for the Homeless facility after 90 days of the issuance of the Certificate of Occupancy for the new facility.

**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.**
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3138
MARCH 8, 2012

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Clarence Lambe
VOTE:
FOR: Wesley Curtis, Arnold King, Clarence Lambe, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
AGAINST: None
EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
DOCKET #: W3138

PROPOSED ZONING:
GB-S

EXISTING ZONING:
PB and GI

PETITIONER:
Samaritan Ministries Inc.
and C W Myers Trading Post Inc.
for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 2.60

NEAREST BLDG: 45' south

MAP(S): 630858
EXISTING GI USES ALLOWED
City of Winston-Salem Jurisdiction Only

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

Academic Biomedical Research Facility
Adult Establishment
Animal Feeding Operation
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Bulk Storage of Petroleum Products
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Correctional Institution
Fish Hatchery
Fuel Dealer
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Kennel, Indoor
Manufacturing A
Manufacturing B
Manufacturing C
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recycling Center
Recycling Plant
Restaurant (with drive-through service)
Restaurant (without drive-through service)
School, Vocational or Professional
Services A
Services B
Signs, Off-Premises
Solid Waste Transfer Station
Storage and Salvage Yard
Storage Services, Retail

Uses Allowed in GI

Revised 3/17/2011
EXISTING GI USES ALLOWED
City of Winston-Salem Jurisdiction Only

Storage Trailer
Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Airport, Private
Heliport
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING
BOARD OF ADJUSTMENT (A)
Airport, Public
Borrow Site
Dirt Storage
Helistop

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED
BODY (E)
Access Easement, Private Off-Site
Asphalt and Concrete Plant
Hazardous Waste Management Facility
Landfill, Sanitary
Mining, Quarry, or Extractive Industry
Shelter for Homeless
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Academic Medical Center
Adult Day Care Home
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Car Wash
Child Care, Drop-In
Child Day Care, Small Home
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Combined Use
Convenience Store
Food or Drug Store
Fraternity or Sorority
Funeral Home
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Library, Public
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Nursing Care Institution
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
EXISTING PB USES ALLOWED
City of Winston-Salem Jurisdiction Only

Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional
Services A
Services B
Shopping Center
Stadium, Coliseum, or Exhibition Building
Swimming Pool, Private
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Indoor
Utilities
Warehousing

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Correctional Institution
Family Group Home B
Family Group Home C
Group Care Facility A
Group Care Facility B
Habilitation Facility C
Landfill, Land Clearing/Inert Debris
Life Care Community
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Transmission Tower
EXISTING PB USES ALLOWED
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING
BOARD OF ADJUSTMENT (A)
Borrow Site
Dirt Storage
Helistop

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED
BODY (CITY COUNCIL) (E)
Access Easement, Private Off-Site
Shelter for Homeless
Storage Services, Retail
## INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
**Project Case Number: W-3138**

### PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

### PROJECT CASE NUMBER: W-3138  PROJECT TITLE: Samaritan Ministries
**DATE:** February 22, 2012

### PROJECT DESCRIPTION: Southwest corner of Patterson Avenue and Northwest Boulevard

**NCDOT- Phone # - 336.703.6600 Email: jprhyne@ncdot.gov**

"No Comment, NSR"
(per email from Steven Jones)

_Signature_

**WSDOT- Phone # - 336.747.6872 Email: conniec@cityofws.org**

"Sidewalk is required along the frontage of Ivy Avenue. The parking spaces in the NW corner of the parking lot appear to be in conflict. Consider removing one of these spaces to accommodate backing out of the spaces."
(per email from Connie Curtis)

_Signature_

**City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org**

"Driveway permit req’d."
(per email from Al Gaskill)

_Signature_

**City Streets Division- Phone # - 336.734.1550 Email: robbys@cityofws.org**

"Repair any damages to Northwest Blvd. & Ivy Avenue that occurs during construction. Close any unused driveway cuts. Install an ADA domed matt at the intersection of Ivy and Northwest and the intersection of Northwest and Patterson. Close unused curb cuts."
(per email from Robby Stone)

_Signature_

**Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org**

"Label heated square foot per resident. What is existing building to be used for? Will it remain under one ownership? Condition - The existing building may not be used for the use "Shelter for the Homeless" after the construction of the new building is complete. Label type of trees to be used to meet tree save requirements."
(per email from Jeff Vaughn)

_Signature_

**Inspections (Erosion Control)- Phone # - 336.727.2388 Email: josepfl@cityofws.org**

"Land Disturbing Permit Required"
(per email from Joe Fogarty)

_Signature_
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3138

Stormwater Division - Phone #: 336.747.6961 Email: josephf@cityofws.org
“Stormwater Study Required”
(per email from Joe Fogarty)

[Signature]

Fire (City) - Phone #: 336.734.1290 Email: douglasc@cityofwsfire.org
“FDC shall be within 100’ of a public hydrant. Sprinkler system is required for this occupancy.”
(per email from Douglas Coble)

[Signature]

Utilities - Phone #: 336.747.7499 Email: courtneyd@cityofws.org
“Subject to Utilities plan review for permits and/or authorization to construct. Insufficient utilities design to comment further at this time”
(per email from Courtney Driver)

[Signature]

Sanitation - Phone #: 336.748.3080 Email: christc@cityofws.org

[Signature]

Planning - Phone #: 336.747.7043/747.7068 Email: aaronk@cityofws.org
“Potential for building to be pulled up to corner of Ivy and Northwest? What will the north side of the building look like? If 80 beds are included in the main building, how many will be included in the future expansion - clarify on plan.”
(per email from Aaron King)

[Aaron King]

[Signature]

Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc

[Signature]

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

[Signature]

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
“The new building will be assigned a separate address than the existing structure at 1243 N Patterson Ave.”
(per email from Ben Stamney)

[Signature]
The proposed special use zoning map amendment from PB (Pedestrian Business District) and GI (General Industrial District) to GB-S (General Business- Special Use District) with its added conditions is consistent with the Legacy Comprehensive Plan, and, in part, the North Central Area Plan and is reasonable and in the public interest because:

1. The request will result in additional facilities for the homeless population;
2. The site has no apparent constraints and appears to be suitable for development within the proposed GB-S District; and
3. The request is consistent with the purpose statement of the proposed GB-S District.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3138
(SAMARITAN MINISTRIES AND C.W. MYERS TRADING POST INC)

Although the proposed special use zoning map amendment from PB (Pedestrian Business District) and GI (General Industrial District) to GB-S (General Business- Special Use District) with its added conditions is consistent with the Legacy Comprehensive Plan, and, in part, the North Central Area Plan, approval of the request is not reasonable and in the public interest because the proposed new building is not close to Ivy Avenue.