DOCKET #: W3150

PROPOSED ZONING:
GO-S

EXISTING ZONING:
RS9 and GO-S

PETITIONER:
S.G. Atkins Development Corporation for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 2.56

NEAREST BLDG: 55' south

MAP(S): 636846
August 22, 2012

S.G. Atkins Community Development Corporation
c/o Carol Davis, Executive Director
1922 Martin Luther King, Jr. Dr.
Winston-Salem, NC 27110

Re: Zoning Map Amendment W-3150

Dear Ms. Davis:

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

<table>
<thead>
<tr>
<th>DATE:</th>
<th>August 22, 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM:</td>
<td>A. Paul Norby, FAICP, Director of Planning</td>
</tr>
</tbody>
</table>

### COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of S.G. Atkins Community Development Corporation

### SUMMARY OF INFORMATION:

Zoning map amendment of S.G. Atkins Community Development Corporation from RS9 & GO-S (Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Daycare Center; Arts & Crafts Studio; Police or Fire Station; and Services A) to GO-S (Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Daycare Center; Arts & Crafts Studio; Police or Fire Station; and Services A): property is located on the west side of Martin Luther King Jr Drive between Allen Street and Wilbur Street (Zoning Docket W-3150).

### PLANNING BOARD ACTION:

<table>
<thead>
<tr>
<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR:</td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST:</td>
<td>NONE</td>
</tr>
<tr>
<td>SITE PLAN ACTION:</td>
<td>CONFORMS TO THE REQUIREMENTS OF THE UDO</td>
</tr>
</tbody>
</table>
CITY ORDINANCE - SPECIAL USE

Zoning Petition of S.G. Atkins Community Development Corporation, Docket W-3150

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 RS9 & GO-S (Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Daycare Center; Arts & Crafts Studio; Police or Fire Station; and Services A) to GO-S (Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Daycare Center; Arts & Crafts Studio; Police or Fire Station; and Services A) the zoning classification of the following described property:

BEGINNING at a point marking the southwest corner of the intersection of Allen Street (50 foot, public right-of-way dedicated in PB 1, PG 48) and S. Martin Luther King Jr. Drive (western margin of new 10' additional right-of-way dedication in PB 58, PG 25) also being the northeast corner of S G Atkins Community Development Corporation tract, Forsyth County Property Identification Number 6834-97-1334; thence running with the western right-of-way of S. Martin Luther King Jr. Drive (35 feet from centerline of street) and the eastern boundary of the S G Atkins Community Development Corporation tract, S 02° 25' 24” W 360.03 feet to a point marking the northwest corner of S. Martin Luther King Jr. Drive and Wilbur Street (40' unplatted public right-of-way) also being the southeast corner of S G Atkins Community Development Corporation, Forsyth County Property Identification Number 6834-97-1334; thence leaving the western right-of-way line of S. Martin Luther King Jr. Drive and following the northern right-of-way of Wilbur Street and the southern boundary of the two S G Atkins Community Development Corporation tracts, N 87° 22' 36” W 309.99 feet to new corner with S G Atkins Community Development Corporation, Forsyth County Property Identification Number 6834-87-8420; thence leaving the northern right-of-way of Wilbur Street and following a new line with S G Atkins Community Development tract, Property Identification Number 6834-87-8420, N 02° 30' 21” E 360.15 feet to a new corner in the southern right-of-way of Allen Street with S G Atkins Community Development Corporation, Forsyth County Property Identification Number 6834-87-8420; thence following the southern right-of-way of Allen Street and the northern line of the two S G Atkins Community Development Corporation tracts, S 87° 20' 36” E 309.47 feet to the point and place of BEGINNING.
The above described tract containing PIN # 6834-97-1334 and a portion of PIN # 6834-87-8420 contains 2.56 +/- acres and the metes and bounds were taken from a survey by Evans Engineering, Inc. dated September 2, 2009.

Section 2. This Ordinance is adopted after approval of the site plan entitled Eastside Enterprise Center and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of ____________________, 20__ to S.G. Atkins Community Development Corporation.

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 Eastside Enterprise Center. 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 S.G. Atkins Community Development Corporation, (Zoning Docket W-3150). 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 GO-S (Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Daycare Center; Arts & Crafts Studio; Police or Fire Station; and Services A), approved by the Winston-Salem City Council the _____ day of ____________________, 20__" and signed, provided the property is developed in accordance with requirements of the GO-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 cordon off all areas shown on the site plan as tree save areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
  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.
  c. Developer shall obtain an updated driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
     - Install sidewalk along the remaining frontage of Allen Street.
     - Close all unused curb cuts.
     - Install ADA detectable dome mats at all public street intersections where they are not currently present.
• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
  b. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.

• OTHER REQUIREMENTS:
  a. The addition of any parking spaces beyond the ninety-nine (99) spaces shown on the site plan shall trigger a re-design of both access drives to demonstrate compliance with UDO requirements.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3150</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>S.G. Atkins Community Development Corporation</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6834-97-1334 and a portion of PIN # 6834-87-8420</td>
</tr>
<tr>
<td>Address</td>
<td>1922 South Martin Luther King Jr. Drive</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning from GO-S and RS9 to GO-S</td>
</tr>
</tbody>
</table>

#### Proposal
The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 Residential, Single Family District; 9,000 sf minimum lot size and GO-S General Office District – Special Use zoning (Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Daycare Center; Arts & Crafts Studio; Police or Fire Station; and Services A) to GO-S General Office District – Special Use zoning. The petitioner is requesting the following uses:

- Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Daycare Center; Arts & Crafts Studio; Police or Fire Station; and Services A

#### Neighborhood Contact/Meeting
Petitioner indicated on the application that no neighborhood/community meeting had been held as of that date.

#### Zoning District Purpose Statement
The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within GMAs (Growth Management Areas) 1 (City/Town Centers), 2 (Urban Neighborhoods), Metro Activity Centers, and 3 (Suburban Neighborhoods) with access to thoroughfares.

#### 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 which is located within GMA 2 and fronts on a major thoroughfare is presently zoned GO-S.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Martin Luther King Jr. Drive between Allen Street and Wilbur Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>East</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 2.56 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is the former location of the three story Salvation Army Boys and Girls Club and a church. More recently the site has been used as a business incubator which houses various educational, office, and institutional uses.</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td>North</td>
</tr>
<tr>
<td></td>
<td>East</td>
</tr>
<tr>
<td></td>
<td>South</td>
</tr>
<tr>
<td></td>
<td>West</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?

While some of the approved uses could be considered fairly intense, they take place within an existing institutional building. Public streets also provide some degree of separation from the subject property and the adjacent homes.

**Physical Characteristics**
The predominately developed site has a few mature canopy trees and has a gentle slope downward to the northwest.

**Proximity to Water and Sewer**
Public water and sewer are available to the site.

**Stormwater/Drainage**
The proposed site plan shows a water quality pond along the western edge of the site. A stormwater study is required.

**Watershed and Overlay Districts**
The site is not located within a water supply watershed.

**Analysis of General Site Information**
The site has no apparent constraints and appears to be suitable for development within the proposed GO-S district.

### 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>Martin Luther King Jr. Drive</td>
<td>Major Thoroughfare</td>
<td>352'</td>
<td>7,800</td>
<td>13,800</td>
</tr>
<tr>
<td>Allen Street</td>
<td>Local Street</td>
<td>310'</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Wilbur Street</td>
<td>Local Street</td>
<td>310'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The proposed site plan shows the continued use of the two existing driveways onto Allen Street and Wilbur Street.

**Trip Generation - Existing/Proposed**

Existing Zoning: RS9 and GO-S

.79 acre x 43,560 / 9,000 = 3 units x 9.57 (SFR Trip Rate) = 29 Trips per Day + (Based upon the approved uses and associated square footages as shown on the approved site plan for the existing GO-S portion of the site, the estimated trip generation is approximately 450 Trips per Day) = 479 Total Trips per Day.

Proposed Zoning: GO-S

Approximately 450 Trips per Day (see note above).

**Sidewalks**
Sidewalks are located along both sides of Martin Luther King Jr. Drive and along a portion of the subject property frontage on Allen Street. The site plan includes the extension of this sidewalk to the western edge of the site.
<table>
<thead>
<tr>
<th>Transit</th>
<th>Route 26 runs along Waughtown Street +/-800’ to the south.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>The site has good access and staff does not anticipate any negative transportation impacts from this request.</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**
Growth Management Area 2 – Urban Neighborhoods

**Relevant Legacy Recommendations**
- Manage growth by making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities.
- Encouraging infill, redevelopment, and reuse of vacant or underutilized parcels within developed areas increases densities. Infill and redevelopment also supports the efficient provision and use of transit and promotes walking.
- Permit services near where people live...and allow institutions to grow to meet their needs in a manner that is compatible with surrounding uses.
- Parking should be located to the rear and sides or under retail and office buildings.

**Relevant Area Plan(s)**
*Southeast Winston-Salem Area Plan (2002)*

**Area Plan Recommendations**
- The Plan identifies the site as being used for Institutional use and does not recommend any change.
- Under the Community Facilities Recommendations a proposed sidewalk is shown on the Proposed Community Facilities Improvements map along Allen Street (which borders the northern edge of the site).

**Addressing**
The internal tenant spaces need to have address suite numbers assigned based on Addressing Policies.

**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 majority of the subject property was rezoned from RS9 to GO-S in 2009 (W-3047). The request allowed for the conversion of the former 40,156 sf Salvation Army Boys and Girls Club into a multipurpose enterprise center. The current request would extend the GO-S zoning 106’ westward in order to accommodate 50 additional parking spaces.

Planning staff supported the initial request stating that it would allow the reuse of an underutilized institutional building and that the impacts to the nearby single family homes would be comparable to the impacts associated with the historical use of the building and less than what could be expected under a commercial redevelopment scenario.
However, staff also noted that it would probably not support the extension of GO zoning into the remaining western section of the original site and that urban residential would seem to be a more complimentary fit. For practical purposes, the remaining undeveloped RS9 property directly west of the subject property is limited to approximately four lots which would face onto the existing streets. Otherwise, perhaps the best use might be for community gardens or open space. Staff supports the current request, which would allow for additional parking, but again notes that any future requests, particularly which include building expansion, will require more scrutiny in regard to potential impacts to the neighborhood.

### 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 Staff</th>
<th>Recommendation CCPB</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3047</td>
<td>RS9 to GO-S</td>
<td>Approved 12-21-09</td>
<td>Included portion of current site</td>
<td>1.77</td>
<td>Approval</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40,156</td>
<td>Addresses Martin Luther King Jr. Drive</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>163 spaces are required and 99 spaces are proposed; however, parking is non-conforming as per UDO 160 (site is within GMA 2 and uses do not include restaurant).</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60’</td>
<td>+/- 50’ (Three stories existing)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>80%</td>
<td>55.15%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Chapter B, Article II, Section 2-1.3 (D) General Office District</td>
</tr>
<tr>
<td>• Chapter B, Article II, Section 2-5 Various Use Conditions</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Legacy policies: Yes</td>
</tr>
<tr>
<td>(B) Environmental Ord. NA</td>
</tr>
<tr>
<td>(C) Subdivision Regulations NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning staff commends the petitioner for reconfiguring the existing southern parking lot along Wilbur Street to facilitate better traffic flow. The site plan complies with the requirements of the UDO.</td>
</tr>
</tbody>
</table>

### 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>Request will facilitate further reinvestment in and usability of an existing institutional building.</td>
<td>The rezoning would extend GO-S zoning deeper into a single family residential neighborhood.</td>
</tr>
<tr>
<td>Request may spur reinvestment in other neighboring properties.</td>
<td></td>
</tr>
</tbody>
</table>
Request is consistent with *Legacy.*
No building expansion is proposed.

<table>
<thead>
<tr>
<th>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

a. Developer shall cordon off all areas shown on the site plan as tree save areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.

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.

c. Developer shall obtain an updated driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
   - Install sidewalk along the remaining frontage of Allen Street.
   - Close all unused curb cuts.
   - Install ADA detectable dome mats at all public street intersections where they are not currently present.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

a. All required improvements of the City of Winston-Salem driveway permit shall be completed.

b. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.

**OTHER REQUIREMENTS:**

a. The addition of any parking spaces beyond the ninety-nine (99) spaces shown on the site plan shall trigger a re-design of both access drives to demonstrate compliance with UDO requirements.

**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-3150
AUGUST 9, 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: Lynne Mitchell
VOTE:
   FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
   AGAINST: None
   EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
DOCKET #: W3150

PROPOSED ZONING:
GO-S

EXISTING ZONING:
RS9 and GO-S

PETITIONER:
S.G. Atkins Development Corporation for property owned by Same

---

Subject property
500' notification radius

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 2.56

NEAREST BLDG: 55' south

MAP(S): 636846
### INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

**Project Case Number:** W-3150  
**DATE:** July 27, 2012

**PROJECT DESCRIPTION:** West side of Martin Luther King Jr Drive between Allen Street and Wilbur St

<table>
<thead>
<tr>
<th>NCDOT</th>
<th>Phone # - 336.703.6600 Email: <a href="mailto:skjones@ncdot.gov">skjones@ncdot.gov</a></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No comments</td>
</tr>
</tbody>
</table>

**WSDOT**  
Phone # - 336.747.6872 Email: conniec@cityofws.org  
“Shift the driveway off of Wilbur Street to align with the drive aisle between the spaces. Extend the sidewalk on Allen Street to the edge of the parcel added to the development or to the edge of the rezoning.”  
(per email from Connie Curtis)

**City Engineer**  
Phone # - 336.747.6846 Email: alberteg@cityofws.org  
“Driveway permit req’d. concrete aprons req’d. close all unused curb cuts.”  
(per email from Al Gaskell)

**City Streets Division**  
Phone # - 336.734.1550 Email: robbys@cityofws.org  
“Repair any damages to the street and curb and gutter along Wilbur Street and Allen Street that occurs from construction. Repair any damages to the sidewalk along MLK that occurs from construction. Close any unused curb cuts. Install an ADA mat at the intersection of MLK and Wilbur Street and at MLK and Allen Street.”  
(per email from Robby Stone)

**Inspections (Zoning)**  
Phone # - 336.727.2626 Email: jeffv@cityofws.org  
“Clearly show how new parking will be accessed. Show and Label “15’ Type II Buffer Minimum” – in the event that buffer has to change for storm water requirements. Clearly show driveways and access points. Clarify trees saved and trees planted. Show all new trees. Existing trees @ parking areas cannot be used for tree save credit. Does not meet radius requirements (1’ per 1” diameter)”  
(per email from Jeff Vaughn)

**Erosion Control**  
Phone # - 336.727.2388 Email: williamv@cityofws.org  
“An Environmental Grading and Erosion Control permit will be required if more than 10,000 sq.ft of area is disturbed during construction. An Erosion and Sediment Control Plan should be submitted to this office for review at least 30 days prior to the intended construction start date and be approved. Upon approval the owner
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3150

will be notified that the erosion control plan has been approved and that the permit can be obtained. In the event the Erosion and Sediment Control Plan is disapproved, the owner will be notified of the reasons for disapproval so that a revised plan can be submitted for review.”

(per email from Toby Vinson)

Signature

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
“Sprinkler System will be required- FDC Shall be within 100’ of a public hydrant.”
(per email from Doug Coble)

Signature

Utilities- Phone # - 336.747.7499 Email: courtneyd@cityofws.org
“No Comment. Fire line already approved by Utilities”
(per email from Courtney Driver)

Signature

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

Signature

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
“Update uses on plan to reflect current UDO terminology; Make existing parking layout a little darker so that it’s easier to read; Staff recommends moving the streetyard plantings closer to the parking areas for a better screen; Staff recommends some small evergreen shrub plantings around the HVAC in front of the building to soften the appearance; All existing conditions of approval will be carried forward.”
(per email from Aaron King)

Signature

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

Signature

Street Names/Addresses -336.747.7048 Email: befs@cityofws.org
“The internal tenant spaces need to have address suite numbers assigned based on our Addressing Policies.”
(per email from Ben Stamey)

Signature
EXISTING RS9 USES ALLOWED
City of Winston-Salem Jurisdiction Only

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, Single Family
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
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
Landfill, Land Clearing/Inert Debris
Manufactured Home, Class A
Park and Shuttle Lot

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
The proposed zoning map amendment from GO-S (General Office District-Special Use Zoning) and RS9 (Residential, Single Family District; 9000 sf minimum lot size) to GO-S (General Office District-Special Use Zoning) with its added conditions is consistent with the Legacy Comprehensive Plan, and the Southeast Winston-Salem Area Plan (2002) and is reasonable and in the public interest because:

1. The request will facilitate further reinvestment in and usability of an existing institutional building;

2. The request may spur reinvestment in other neighboring properties;

3. The site has good access and staff does not anticipate any negative transportation impacts from this request; and

4. The site has no apparent constraints and appears to be suitable for development within the proposed GO-S District.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3150
(S.G. ATKINS COMMUNITY DEVELOPMENT CORPORATION)

Although the proposed zoning map amendment from GO-S (General Office District-Special Use Zoning) and RS9 (Residential, Single Family District; 9000 sf minimum lot size) to GO-S (General Office District-Special Use Zoning) is consistent with the Legacy Comprehensive Plan, and the Southeast Winston-Salem Area Plan (2002), approval of the same is not reasonable and in the public interest because the rezoning would extend GO-S zoning deeper into a single family residential neighborhood.