DOCKET #: W3094

PROPOSED ZONING: LO-S

EXISTING ZONING: RS9

PETITIONER:
Hope Presbyterian Church Inc. for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 1.43

NEAREST BLDG: 45' south

MAP(S): 612862
February 23, 2011

Hope Presbyterian Church, Inc.
c/o Clyde Godwin, Pastor
P. O. Box 26932
Winston-Salem, NC  27114

RE:  ZONING MAP AMENDMENT W-3094

Dear Pastor Godwin:

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
    Steve Causey, 4720 Kester Mill Road, Winston-Salem, NC  27103
    Paul Kostuchenko, 1345-B Westgate Center Drive, Winston-Salem, NC  27103
    Mike Sears, 4910 Century Oaks Ln, Winston-Salem, NC  27106
    Clyde Godwin, 3010 Prytania Rd, Winston-Salem, NC  27106
    Paul Ferencz, 3224 Polo Road, Winston-Salem, NC  27106
    Tim Klinger, 1270 Abingdon Way, Winston-Salem, NC  27106
    Susan McCarthy, 151 Greenvalley Road, Winston-Salem, NC  27106
    Heath Wind, 125 Greenvalley Road, Winston-Salem, NC  27106
    Forrest Galiean, 3236 Polo Road, Winston-Salem, NC  27106
**ACTION REQUEST FORM**

**DATE:** February 23, 2011  
**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 Hope Presbyterian Church, Inc.

**SUMMARY OF INFORMATION:**

Zoning map amendment of Hope Presbyterian Church, Inc. from RS-9 to LO-S (Offices): property is located on the west side of Peace Haven Road across from Whitaker Ridge Drive (Zoning Docket W-3094).

**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 Hope Presbyterian Church, Inc.,
Docket W-3094

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 RS-9 to LO-S (Offices)
the zoning classification of the following described property:

BEGINNING at a point lying in the western line of a public right-of-way known as Peace Haven
Road, said point being the northeast property corner of Tax Lot 001, Block 6278, Parcel ID No.
6816-24-2735, and also being the southeast corner of the subject property; running thence from
said beginning point, along the north boundary line of Tax Lot 001, Block 6278, Parcel ID No.
6816-24-2735, the next two calls N 87° 37' 33'' W 47.57'; thence S 88° 40' 13'' W 173.84' to a
point marking a new corner of Hope Presbyterian Church; running thence with a new line of
Hope Presbyterian Church N 00° 46' 36'' W 199.46' to a point marking a new corner of Hope
Presbyterian Church; continuing thence with a new line of Hope Presbyterian Church N 89° 13'
24'' E 220.68' to a point marking a new corner of Hope Presbyterian Church; continuing thence
with a new line of Hope Presbyterian Church N 00° 46' 36'' W 35.00' to a point marking a new
corner of Hope Presbyterian Church; continuing thence with a new line of Hope Presbyterian
Church N 89° 13' 24'' E 147.58' to a new corner lying in the western right-of-way of Peace
Haven Road and being the northeast corner of subject property; running thence with western
line of Peace Haven Road the next three calls S 28° 45' 41'' W 8.53'; thence S 28° 49' 50'' W
98.64'; thence S 28° 49' 50'' W 37.33'; continuing thence on a curve having a radius of 770.00'
an arc length of 133.41', and a chord bearing and distance of S 33° 45' 45'' W 133.24' to the
POINT AND PLACE OF BEGINNING, containing 1.43 acres, more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled Hope
Presbyterian Church, Inc. and identified as Attachment "A" of the Special Use District Permit
issued by the City Council the _____ day of ___________________, 20___ to Hope
Presbyterian Church, 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 Hope Presbyterian Church, 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 Hope Presbyterian Church, Inc., (Zoning Docket W-3094). 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 LO-S (Offices), approved by the Winston-Salem City Council the _____ day of ____________________, 20____" and signed, provided the property is developed in accordance with requirements of the LO-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. A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem. Relocation or installation or 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 a minimum, and may require a Site Plan Amendment.
  b. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
  c. Developer shall cordon off all areas shown on the site plan as stream buffer, tree protection or undisturbed 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.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall record a cross access easement to PIN # 6816-25-3131 as shown on the site plan.

- **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.
## CITY-COUNTY PLANNING BOARD
### STAFF REPORT

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3094</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff</strong></td>
<td>Gary Roberts, Jr., AICP</td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
<td>Hope Presbyterian Church, Inc.</td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
<td>Same</td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
<td>PIN #6816-24-5914 and a portion of 6816-25-3131</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>The subject property currently does not have an assigned address.</td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
<td>Special Use rezoning from RS-9 to LO-S</td>
</tr>
</tbody>
</table>

**Proposal**
The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 (Residential, Single Family District; 9,000 sf minimum lot size) to LO-S (Limited Office District). The petitioner is requesting the following uses:
- Offices

**Neighborhood Contact/Meeting**
According to an email received from the petitioner: “We met at Spease Elementary School. Sunday January 30, 1:00 pm. This is where Hope Presbyterian holds their worship services. 20 attendees from the “Neighborhood” signed the guest registry. There were approximately 50 people in attendance. Presentations were made by Clyde Godwin, Pastor for Hope Presbyterian and Dr. Paul Kostuchenko, the dermatologist who wants to build his practice on the site in question. Clyde Godwin gave his personal commitment to the construction of the Church campus and a master plan was shown to the audience. Dr. Kostuchenko provided a rendering of his building and spoke of his commitment to the neighborhood and his desire to occupy his new building for many years to come. Questions were taken from the audience. Primary concern seemed to be the timeline for the churches construction plans and the perceived “creep” of business zoning further along Peacehaven. Some concern about increased traffic. Church gave an optimistic timeline of construction beginning a soon as Fall 2011 with completion and occupancy in Fall 2012. Tone of the meeting was pleasant and all questions and answers were well received. Meeting adjourned approximately 2:45 pm.”

**Zoning District Purpose Statement**
The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs (Growth Management Areas) 2 (Urban Neighborhoods) and 3 (Suburban Neighborhoods).
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 site is located along a minor thoroughfare and the LO-S district would serve as a transitional area between adjacent residential and commercial areas.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Peace Haven Road across from Whitaker Ridge Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 1.43 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</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></td>
<td>North</td>
<td>RS-9</td>
<td>Undeveloped property</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>LO-S</td>
<td>Piedmont Federal S&amp;L</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>HB-S</td>
<td>Aegis Family Health Center</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>RS-9</td>
<td>Undeveloped property and single family homes</td>
</tr>
</tbody>
</table>

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) (R)(2) - Is the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity? The proposed small scale office use is compatible with the adjacent commercial, office, and more distant residential uses to the west.

Physical Characteristics: The site has recently been graded and is relatively flat with a moderate slope downward along the eastern and southern edges.

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

Stormwater/Drainage: The site will utilize a stormwater pond located directly off-site to the west. A stormwater study will be required.

Watershed and Overlay Districts: The site is not 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 LO 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>Peace Haven Road</td>
<td>Minor Thoroughfare</td>
<td>278'</td>
<td>16,000 (West of Robinhood Road)</td>
<td>11,100</td>
</tr>
</tbody>
</table>

Proposed Access Point(s): One full access point onto Peace Haven Road.
### Trip Generation - Existing/Proposed

**Existing Zoning:** RS-9  
1.43 acres × 43,560 / 9,000 = 6 units × 9.57 (SFR Trip Rate) = 57 Trips per Day

**Proposed Zoning:** LO-S  
8,100 / 1,000 × 36.13 (Medical-Dental Office Building Trip Rate) = 293 Trips per Day

### Sidewalks

Sidewalks are currently located along Peace Haven Road. The site plan includes two lateral connections.

### Transit

Route 21 runs along Peace Haven Road.

### Connectivity

The proposed driveway will serve the remainder of the undeveloped site to the north owned by the petitioner.

### Traffic Impact Study (TIS)

A TIS was not required.

### Analysis of Site Access and Transportation Information

Staff does not anticipate any negative transportation impacts from this request.

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### CONFORMITY TO PLANS AND PLANNING ISSUES

#### Legacy GMA

Growth Management Area 3 - Suburban Neighborhoods

#### Relevant Legacy Recommendations

- *Legacy* recommends compact, walkable and mixed use commercial activity centers.
- Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings.

#### Relevant Area Plan(s)

Robinhood Road Area Plan (1986)  
The site is also in the *West Suburban Area Plan*, which is presently underway, for which no proposed land use recommendations have been made.

#### Area Plan Recommendations

- The *Robinhood Road Area Plan* identifies the subject property as being part of the Whitaker Road Mixed Use, Planned Unit Development. The Mixed Use area is recommended for residential uses with various densities, office, and commercial development. Further, according to the documentation in the *Robinhood Road Area Plan* file, the Elected Board requested a study by planning staff to define further how “Mixed-Use, Planned Unit Development” (term used in the plan for the subject area) should be implemented in the area. In response to this request, staff developed a general land use map indicating the intended mixture and location of uses.
Although not formally adopted by the Planning Board or the Elected Board, this was intended by the Elected Board to be a guide in advising future applicants concerning future land use decisions. On this map, the subject property is shown for low-density office or multi-family (8du/acre) uses. In March, 1994, the area just south of the subject property (Whitaker Square Shopping Center) was approved as a retail area (instead of the recommended mix of commercial/ office/residential for that site), with a relocated Whitaker Road defining its northern edge.

### Addressing

If the access easement shown on this site plan serves more than 2 structures in the future it will be required to have a street name and any existing buildings at that time will be required to change their address to the new street name.

### 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?

Yes, an RS-9 to LO-S rezoning request for a financial institution, was approved directly east from the subject property across Peace Haven Road.

(R)(4) - Is the requested action in conformance with Legacy?

Yes, the building placement is consistent with Legacy which recommends positioning retail and office buildings near the street and sidewalk.

### Analysis of Conformity to Plans and Planning Issues

The subject property is currently undeveloped and is located beyond the northern edge of the commercial area serving Robinhood and Peace Haven Roads. This area, which includes the Whitaker Square Shopping Center and the Aegis Health Center, serves a number of surrounding neighborhoods and would be considered an Activity Center as per Legacy. At maturity, Activity Centers are intended to essentially develop into compact mixed-use ‘small town or village’ centers. This recommended development pattern serves as an alternative to linear single-use, strip commercial areas along major roadway corridors. Currently this center is exclusively commercial and therefore lacks any true mixture of uses and the associated pedestrian orientation.

In 1994 as part of the Whitaker Square Shopping Center project (W-1887) the Aegis office use, located directly south of the subject property, was set up to end commercial to the north and was a strong consideration for staff approval of that request case. Low-density office or multi-family (8 dwelling units/acre) uses were recommended for the subject property.

In 2006, an RS-9 to GO-S request on the subject property was denied. The proposal was for a three story, 26,692 square foot building that would have added a considerable traffic load to the area and would not
have served as a good transitional use. Staff also saw this request as opening the door for other commercial and office rezonings along this portion of Peace Haven Road.

However, the subject LO-S request for a one story, 8,100 square foot office building is more consistent with the previous “low-density office” vision for this area.

It should be noted that, in regard to any future rezoning requests for the undeveloped property to the north along Peace Haven Road, staff would remain very supportive of moderate density residential use. This would in turn result in a more sustainable and diverse development pattern for the area.

**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-2862</td>
<td>RS-9 to GO-S</td>
<td>Denied 10-2-06</td>
<td>Included current site</td>
<td>2.09</td>
<td>Denial</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Denial</td>
</tr>
<tr>
<td>W-2732</td>
<td>RS-9 to LO-S</td>
<td>Approved 12-6-04</td>
<td>Directly east</td>
<td>2.78</td>
<td>Denial</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Approval</td>
</tr>
<tr>
<td>W-1887</td>
<td>R4 to B3-S (HB-S TWO PHASE)</td>
<td>Approved 4-4-94</td>
<td>Directly south</td>
<td>29.97</td>
<td>Approval</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8,100 sf</td>
<td>Fronting on Peace Haven Road</td>
<td></td>
<td>27 spaces</td>
<td>55 spaces</td>
<td>To the side and rear of proposed building</td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum</td>
<td>Proposed</td>
<td></td>
<td>40'</td>
<td>One story</td>
<td></td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
<td></td>
<td>75%</td>
<td>53.95%</td>
<td></td>
</tr>
<tr>
<td>UDO Sections Relevant to Subject Request</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Chapter B, Article II, Section 2-1.3 (B) Limited Office District</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Complies with Chapter B, Article VII, Section 7-5.3</td>
<td>(A) Legacy policies:</td>
<td>Yes</td>
<td></td>
<td>(B) Environmental Ord.</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations</td>
<td>NA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The site plan meets 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>Request is consistent with the recommendations of <em>Legacy</em> and the <em>Robinhood Road Area Plan.</em></td>
<td>Request will generate approximately 5 times additional traffic over the current zoning.</td>
</tr>
<tr>
<td>The request is consistent with the purpose statement of the proposed LO District.</td>
<td>Approval of the request may encourage office rezoning further north along Peace Haven Road.</td>
</tr>
<tr>
<td>The proposed small scale office use serves as a good transitional use between the adjacent commercial and residential areas.</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. A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem. 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 a minimum, and may require a Site Plan Amendment.
  b. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
  c. Developer shall cordon off all areas shown on the site plan as stream buffer, tree protection or undisturbed 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.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall record a cross access easement to PIN # 6816-25-3131 as shown on the site plan.

- **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.
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-3094
FEBRUARY 10, 2011

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Steve Causey, 4720 Kester Mill Road, Winston-Salem, NC  27103
  • We’ve worked with the petitioner and staff over the past several years.
  • We worked through and were able to resolve the usual issues - driveway connections, pedestrian issues, etc.
  • The stormwater management system will serve both properties.
  • We have rough-graded the site under an active grading permit.
  • The petitioners conducted a neighborhood meeting. There were a couple of questions related to the site plan in regards to driveway connections, traffic volumes and trip generation.

Paul Kostuchenko, 1345-B Westgate Center Drive, Winston-Salem, NC  27103
  • I’m the owner of Westgate Dermatology and Laser Center.
  • We are the ones proposing to build a new office building on this site.
  • We are currently in a facility of approximately 6,000 sf and are proposing this building to be approximately 8,000 sf which would allow us to hire one more provider in the future.
  • Our practice is very much committed to providing dermatology access to all patients in the Winston-Salem area regardless of socio-economic status.
  • You may know that getting in to see a dermatologist can sometimes be a complicated matter, but we are committed to providing access to all patients.
  • Through that, when I purchased the practice two years ago from Dr. Suthert, we have had a commitment through the Community Care Center to provide dermatology care for folks who cannot afford to pay for their dermatology services. I’ve continued that.
  • We have been with them for decades.
  • We also participate with Novant Health through their Novant Financial Assistance Program so patients who don’t have the financial ability to see a dermatologist can come to see us for free.
So, over the years we've shown a commitment to the community. This is a situation where we would like to expand somewhat and we have to ask back from the community to allow us the ability to build a larger building.

Mike Sears, 4910 Century Oaks Ln, Winston-Salem, NC 27106
- I'm speaking on behalf of Hope Presbyterian Church.
- I've been very involved in the planning of our master plan for the church.
- One of the things we learned about the concerns was that Hope didn't really plan to build there and that we were going to flip the land and basically sell off one piece at a time.
- I just wanted to demonstrate to you Hope Church's commitment to build and the reason why we're interested in selling this portion of the property.
- We have procured and gone through a master planning process.
- Displayed layout of current master plan.
- As you can see, that still left additional property. We didn't actually need all the property.
- This land sale makes it a catalyst and gives us the ability to get moving a lot sooner with this process.
- There were concerns of the unknown. There are a lot of unknowns at this point. What happens if the church doesn't build or if the doctor sells the property.
- We have already spent a couple thousand dollars just grading this property and we've graded it for this plan.
- I just wanted to demonstrate our desire and intent to move forward.

Clyde Godwin, 3010 Prytania Rd, Winston-Salem, NC 27106
- I am the pastor of Hope Presbyterian Church.
- Distributed petition from members of the church who live in this area requesting that you act in our favor and endorse our plan.
- Asked those in support of this request to stand.
- We have excitement over the potential to build on this property. We've been in existence for almost 10 years. We presently meet at Speas Elementary School. We're a growing congregation with a real desire to be a partner with the City, to serve our neighborhood and to be good neighbors.
- We have tried to hear the concerns of our neighbors and answer their questions.
- We will do everything we can to be the best neighbors we can be.

AGAINST:

Paul Ferencz, 3224 Polo Road, Winston-Salem, NC 27106
- I represent many of the residents in the Fox Hall, Polo Road, Peace Haven area and Greenvalley neighborhood.
- We want to thank Hope Church, truly from the bottom of our hearts and Dr. Kostuchenko for the presentation they gave us. It was great. It was very informational and we appreciate their willingness to work with the neighborhood. They answered our questions and we had a very open discussion.
• We also thank you for this opportunity to address our concerns and consider our request to recommend denial.
• I’ve been here two other times regarding rezoning this land. The neighbor’s concerns continue to be an already overburdened roadway and the safety considerations along with that.
• One of the pictures you saw earlier was at the site where one of the entryways would be. If you saw as the road was coming down it was coming down over a dip and it makes it kind of a sight challenge regarding safety.
• We already have an established transition zone. Gary had mentioned that earlier.
• We’re asking with the development of Whitaker Square and Aegis that that was the end of the transition and we’re asking again for the board to uphold that.
• Further commercial expansion into the neighborhood just promotes neighborhood deterioration.
• Maybe most importantly at this juncture is the execution of incremental development further encouraging commercial real estate speculation, possibly (and I recognize this is speculation) of the remaining church’s property. We hope that they build come this fall, but beyond that as well, into our established residential neighborhood.
• Everyone already recognizes the Peace Haven extension and particularly this location is challenged with competing access for an already over-burdened roadway. Commercial vehicles which have been encouraged based on all the growth that’s happened in the last couple of years, cars, cyclists and pedestrian activity which we want to encourage into this activity center already make this a challenging portion of roadway especially at peak times with Mt. Tabor High School nearby.
• Introduction of the new entry-way with limited sight vision will present a safety challenge.
• Traffic impact would be approximately a five-fold increase over the residential development on the same piece of property as cited in the staff report.
• Maybe most importantly, the additional impact of the pediatric care facility wasn’t mentioned earlier but is under construction on Whitaker Ridge Road behind the Harris Teeter along with the consideration of currently available commercial development zoned LO-S has not taken into consideration when we talk about the impact to our neighborhood.
• In that respect, we look at this as incremental and we’re isolating this not looking at the overall view.
• With approval of this request we are moving this transitional development line north on Peace Haven Road making resistance to further rezoning and commercial creep nearly impossible. The bordering neighborhoods have consistently shared their concern with every previous request.
• We look forward to Hope Church executing their plan to build but with no actual guarantee, this rezoning request only encourages further potential requests and encroachment into our stable residential neighborhood.
• As the staff report cites, if the church building was under way or in place, this concern of course would be minimized.
• Regarding neighborhood deterioration, we believe further commercial development will erode the residential integrity of our neighborhood.
• As you saw in pictures, you can see now Greenvally Road which you could not see before.
• This property development certainly has an impact to the Polo Road, Peace Haven Road, Whitaker Road, Whitaker Court, and Whitaker Ridge areas.
• The question to be voted on today is whether this is responsible development and whether it adds or subtracts to the surrounding community.
• It is possible that a residential neighborhood flanked closer by commercial development could see significant decrease in residential property values.
• It’s predictable that it would only lower our quality of life.
• We should not look at this request in an incremental development fashion.
• We need to consider the surrounding area and look at this request as it plays into existing construction and projected development based on available commercially zoned spaces.
• Isolating this request does not support an overall community vision or boast a good plan.
• A vibrant and sustainable community cannot be realized if we continue to move commercial zoning boundaries.
• We support responsible land development and appreciate the vibrant, accessible activity center that is well designed and enhances our quality of life.
• We look for the real estate industry, the neighborhoods, and City-County authorities to work in concert to create vibrant sustainable communities.
• We look forward again to Hope Church joining our neighborhood. We have been looking forward to that for more than five years and we appreciate the staff report but feels it falls short in accurately depicting the full impact this neighborhood will realize within the next two to five years if this request is approved.
• We ask that we look at this area holistically and plan for our future ensuring that we have all the proper infrastructure. When I talk about those things, we have already developed Whitaker Square and Mt. Tabor shopping area and Fresh Foods but the connections aren’t complete. Promises made to our neighborhood around the sidewalk connections and crosswalk connections making this an accessible area have not seen fruition yet.
• Before we move further to burden the established neighborhood with additional development, we ask that we look into that infrastructure plan.
• For all of these reasons we ask that you support our request for denial of docket W-3094.

Tim Klinger, 1270 Abingdon Way, Winston-Salem, NC 27106
• I’ve lived in the Foxhall neighborhood for 24 years.
• I’m here today to ask that you deny this zoning request because it’s my feeling that this will cause an unacceptable increase in traffic congestion along North Peace Haven Road.
• I further believe it will not serve as a good transitional use between the commercial uses to the south and the residential uses to the north but will accelerate pressure on rezoning and non-residential development.
• Planning staff says no Traffic Impact Study has been completed and the staff does not anticipate any negative transportation impacts. I disagree with that.
• The draft report estimates that the requested rezoning could generate as much as five times the traffic as the current RS-9 zoning.
• The Westgate Dermatology Clinic has outgrown its current clinic space and it wishes to expand its services above the 50 or 60 patients that they currently serve, possibly adding another doctor and expanding their medical treatment and day spa services.
• Traffic volume to this new dermatology clinic will be increased, possibly doubled, and will shift from its current location on Westgate Center Drive which is an office and institutional district to an already congested area bordering on a single family residential district.

• Now if we assume that the church is going to construct their 400-500 seat sanctuary and adjacent educational building we can expect traffic congestion along North Peace Haven Road to markedly increase by all of the Sunday and non-Sunday activities that modern churches typically promote and encourage, such as preschool programs, after-school programs, afternoon and evening youth groups such as boy scouts, day and evening women’s fellowship meetings, day-time senior programs, choir and music practices, mid-week religious services, athletic practices and games, and prayer breakfasts.

• I believe that this rezoning request is predicated on the erroneous assumption that there will be little effect on existing traffic flow.

• The church and the doctor are asking the surrounding residents to accept ingress and egress to the clinic, ingress and egress to a new church campus, ingress and egress to the existing Piedmont Federal Saving and Loan facility, ingress and egress to a future office development at the 1.6 acre tract north of Piedmont Federal all within a few hundred feet of the intersections of Whitaker Ridge Drive, Whitaker Ridge Road with North Peace Haven Road.

• I grew up in Sherwood Forest and I remember when the only thing out there was the Robinhood drive-in and the Mount Tabor Food Market.

• The other day I took a 15 minute walk from my house. Within 15 minutes walking distance there are four shopping centers, four dry cleaners, six hair salons, five clothing stores, two nail salons, 13 banks or investment firms, 11 restaurants, four grocery or specialty food stores, 13 specialty stores, two martial arts schools, one tanning salon, one hardware store, three drug stores, 10 take-out or fast food restaurants, four video or sweepstakes stores, four gas stations, three insurance agencies, three office buildings, two public school campuses, one YMCA, one firehouse, four churches, and seven medical offices.

• We are well beyond the idyllic Legacy plan of a tree-lined street with an interesting walking environment, where pedestrians feel a sense of activity, enclosure and safety.

• The only sense of activity I found when I was walking around was the sense of trying to get out of the way of speeding cars.

• I’m asking that you deny this request.

• Enough is enough.

• I encourage you to stand firm and let’s keep the Hope Church property RS-9 and let them build their church.

Susan McCarthy, 151 Greenvale Road, Winston-Salem, NC 27106

• I am a resident of the area.

• As we know, Hope Church wants to sell off a section of their property on North Peace Haven Road and they have submitted a request for rezoning from RS-9 residential to LO-S limited office use for this parcel of land.

• This request if approved by the City would allow Hope Church to sell a 1.43 acre section of land to Dr. Paul Kostuchenko who has stated that he would like to construct a medical facility there.
• Hope Church has said they intend to build a 500 seat sanctuary and other facilities on their remaining land. These are plans that Hope Church has had for over five years, but thus far all that has happened has been the grading of the property, the first several years ago and the most recent last year.
• As a long-term resident of Greenvalley Road, I view this rezoning request with great concern because if it is granted it will most likely set a precedent for more commercial development along North Peace Haven Road.
• I’m also concerned that Hope Church may experience a change in their plans and choose not to build on their property.
• Should the City-County Planning Board grant this request, again the precedent would be set for more commercial development along North Peace Haven Road.
• The business district and the surrounding area of the Robinhood Road/Peace Haven Road intersection is already over-saturated and I fear the quality of life in the adjacent neighborhoods will continue to suffer.
• As anyone who lives in this area can attest, the current traffic volume in this area and most especially on North Peace Haven Road is already quite heavy especially at particular times of the day.
• Due to commercial growth in this area our beautiful peaceful neighborhood has been robbed of the serenity we all once enjoyed and habitat for birds and wildlife has been severely disrupted or destroyed.
• Many of us have lived in this area for years.
• I reside in a house my great-grandfather built in 1929.
• Quite a few other homes on Greenvalley and Polo Road were built or constructed around the same time or shortly afterwards.
• That’s enough with corporate development, commercial development in that area.

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. Allan Younger asked Mike Sears what the anticipated time plan is for this church. Mr. Sears responded that if this is approved they anticipate getting started in the fall or possibly as early as late summer.

2. In response to a question from Chairman King, Paul Norby reminded everyone of the procedure anytime someone shows a rendering. This particular plan which the church has shown for development of its own facilities is not part of the requested rezoning site. It is zoned RS-9 General Use so while I applaud the church for having a plan, since this is general use zoned property there is no legal obligation that it actually be built in that way from a zoning standpoint. It is helpful information but you can’t rely on that when you’re making a decision from a legal standpoint.

3. Paul Mullican: I wonder how many people will be employed here, as far as traffic or whatever. There was no Traffic Impact Study. Paul Norby: The UDO sets thresholds where you have to prepare a Traffic Impact Study. This did not rise to the threshold. Also in some cases the Transportation Department will ask for one anyway. In this case they didn’t feel like one was warranted.
4. Lynne Mitchell: Gary, where Piedmont Federal is currently located, that is all zoned LO-S. What could they build next to the existing Piedmont Federal and how would that impact traffic? Gary Roberts: I wouldn’t want to speculate on traffic, but it’s already zoned for another bank which would probably be the most intense use allowed on that site. There is a connection there so they could share parking lots. Lynne Mitchell: They could build that right now if they wanted to? Paul Norby: It’s a two-phase zoning so they didn’t submit a site plan for that portion which remains undeveloped. They would have to bring in a Final Development Plan for public hearing and approval by the Planning Board.

5. Lynne Mitchell: This is an interesting request for me because I live in the neighborhood but I try to view all cases as if I lived in the neighborhood. What’s interesting is I walk a lot so I know all about walking here. One of the things I love about my neighborhood is I can walk to all those things that were mentioned. I do love that because I would rather walk than get in a car which is important. A comment to the church. I saw your drawing which I know is nothing we can take but be sure you have a pedestrian connection when you have your final rendering because you want people from the neighborhood to be able to walk there. I noticed they did that for the dermatology clinic. So that’s one thing I love. The other thing that is a problem is traffic. I will not deny that. I really didn’t think about it until the public hearing just now is when you look at where Piedmont Federal is and there is a curve and a hill there and it’s tough as a pedestrian to walk across, if, I guess it would come before Planning Board, if that bank were there and then you had this, it could create a traffic problem. However, if that comes before Planning Board I hope that would be taken into consideration. Personally I like the idea of having places you can walk to. I walk to my doctor’s office. My children, we’ve taken them walking to the pediatrician up there so I’m a little bit on the fence still and this is a tough one because I think a lot of it is the traffic in the long run yet the things that are there now, so I’m kind of struggling with it. I’ll be honest with you.

6. Clarence Lambe: What is Level of Service out there right now? Connie Curtis, Winston-Salem Department of Transportation, responded that the Level of Service at Peace Haven and Robinhood really marks the area in terms of the traffic issues. We’ve studied this intersection before. A lot of it does depend on peak hour. It is “D” at best and is probably bordering closer to “E”. A lot of people are trying to access Robinhood Road and Silas Creek Parkway. There are a lot of turning movements at this intersection. We have looked at adding exclusive turn lanes for several of the legs but with the development as close as it is to the roadway, there really isn’t opportunity without taking businesses.
7. Lynne Mitchell: Can you explain what “D” and “E” ratings are? Connie Curtis: Those ratings track the delay that a person experiences and it’s counted in seconds and Level of Service A, just like in school, is the best grade you can get. It grades down to a Level F.

8. Wesley Curtis: Connie, have you looked at the entry coming to the proposed site? Are there any issues with safety regarding that drive location along Peace Haven Road? Connie Curtis: I personally have not looked at that driveway for sight distance, however with the way that it’s graded that might change a little bit for where they would put a driveway in. It is on the inside of a curve and that would be one thing that they would need to be sure with the way the bank’s graded back.

9. Allan Younger: I have a question about something that was shared twice about the five-fold increase in traffic. Is that something you can speak to or somebody can speak to? I’m not sure how that was determined. Connie Curtis: I’m not sure what the reference was into the five-fold increase of traffic. Arnold King: The claim was that RS-9 would generate about 57 trips per day and LO-S, 293. That’s what’s in our report so that’s just the difference in those. Connie Curtis: And if you look at the 293, even saying 300 trips per day and we usually estimate about 10%. Allan Younger: Those would be averages for that type of zoning. I wonder if those averages would be more or less with a dermatology clinic. Connie Curtis: I guess they would have to speak to what their patient load would be.

10. Allan Younger: Also with regard to traffic, many of the thoughts that were shared about the increased traffic had to do with church activity not the medical office. Zoning for the church is not in question. So I wonder if we really should have some better understanding of what type of increased traffic there may be because of the medical office, not because of the church. Connie Curtis: The number in the staff report for trip gen is 300 so that’s a very low traffic volume. If you scatter that out, if they’re open for eight or nine hours during the day, that’s, you can do the math and see that there may be times when staff arrives in the morning and after everyone leaves and staff’s departing where it may not be distributed equally throughout the day. Allan Younger: I know Dr. K’s plan is to increase, but I’d love to see what traffic you’re seeing today. In response to the question, Dr. Kostuchenko stated that currently by staff’s assessments that we would have 293 trips for this space per day, but that’s assuming that we would see, what, 200 patients per day? That’s not what we do. We see 50 patients a day. If I get a provider, I’m able to see 60, 70 patients per day. Maybe 80 tops. That would be where we would, and our plan, while we are planning to build 8,000 sf, our plan is to finish 6,000 sf because we don’t have another dermatologist sitting in the wings waiting to come in and work with us. This is a long recruitment process that it takes to bring somebody into the area. This is not something that is, certainly we would like to have another provider in the future, and I don’t profess to be one.
who knows how to estimate traffic impacts and things like that, but we’re talking our impact I imagine would be very similar to Aegis’ impact next door to us because they’re a very similar clinic to ours. Gary Roberts: Just for clarification, if someone drives into the site and then leaves the site, that’s two trips.

11. Clarence Lambe: Regardless, it’s 1% or 1.5% of the capacity of the road.

12. Arnold King: These numbers are based on the 8,100 sf. I know he said he’s only building 6,100 sf, but we have to consider the 8,100, the full potential of it. Paul Norby: And it’s also being zoned for a medical office building, so unless they were going to put a condition saying this is specifically for a dermatologist’s office, you know we’ve got to consider the range of traffic generation for that.

13. Lynne Mitchell: I’m going to say, you know the way we have to look at this is what’s presented before us today and when I look at this, when I look at an office being put here I don’t necessarily think it’s a bad thing. When I look at the whole picture especially across the street, that concerns me. But that will be another day and another case that we have to take at that time. The other thing I want to mention is the importance of area plans and I know the area plan is in progress right now and the old area plan is quite old and I do hope that in the future not speaking for today that as we continue to keep our area plans updated that there are maybe even more focus on communities and neighborhoods so that we could have even more detailed neighborhood plans. I look at this again as I like to walk places and for me, this is again how I look at all issues in our community is that’s one of the reasons I like to live there. When I think of moving anywhere else, you have to get in your car to go someplace. To me and I know it has to stop somewhere because the quality of life is impacted by that but that’s a balance. With that being said I’m leaning towards approval and I guess at this point I’m going to make a motion to approve.

14. Wesley Curtis: I will say one thing. I’m not as concerned about the traffic flow about the traffic. I think what it’s zoned, that’s what it is. I think we do need, it’s not a bad thing to have a good transition between the highway business and the residential. That doesn’t bother me as much. I guess my biggest concern really is the access and safety potentially and how that comes on not just with this property but whatever’s developed in the area so if there’s anything that can be done, this is the plan but I think that the developer in this as well as in future just needs to be very careful about how that safety issue is thought about when we talk about access to this. Lynne Mitchell: With that being said, is there anything about a right-turn only exit where you don’t have to cross over the traffic?

15. Arnold King: Well this is going to be the entrance for the church as well in the future so I don’t think that’s going to be possible to do that.
16. Paul Mullican: Not only that, but before you get a permit you gonna have to get a driveway permit and believe me they look at this strong so that will have to be looked at in detail. Blind spots and all that’s taken into consideration when they look at driveway cuts believe me. I know. And about the traffic, this is really a low impact. I can think of things that could be a lot worse to have and I think it’s a good plan and I think it’s workable and I will be supporting this.

17. Arnold King: I think the line was moved when Piedmont Federal was approved so this is right directly across the street from that. The church can still build on their property or develop it as RS-9. One or the other. They cannot come back with more commercial without approval from this board and elected body. So I think that line of demarcation has been moved slightly north by what happened with Piedmont Federal so I tend to support this as well.

MOTION: Lynne Mitchell 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, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
AGAINST: None
EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

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-3094   PROJECT TITLE: Hope Presbyterian Church
DATE: January 26, 2011

PROJECT DESCRIPTION: West side of Peace Haven Road across from Whitaker Ridge Drive (Northwest Ward)

NCDOT- Phone # - 336.703.6600 Email: jphyn@ncdot.gov
"NSR, No Comment"
(per email from John Rhyne)

John Rhyne
Signature

WSDOT- Phone # - 336.747.6872 Email: conniec@cityofws.org
"Peace Haven Road is a minor thoroughfare considered adequate with sidewalk where needed. There is no 2009 ADT however Polo Road at Peace Haven is 12,000 vpd and Peace Haven west of Robinhood is 16,000 vpd and Polo beyond Peace Haven is 4,900 vpd. WSTA Route 21 uses Peace Haven Road in an out bound loop. Good to see the sidewalk between the building and public sidewalk and adjacent to the access road."
(per email from Connie Curtis)

Connie Curtis
Signature

City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org
"Driveway permit req’d.”
(per email from Al Gaskill)

Al Gaskill
Signature

City Streets Division- Phone # - 336.734.1550 Email: robbys@cityofws.org
"Repair any damage to the sidewalk, curb and gutter and Peacehaven Road that occurs from construction. Close any unused curb cuts.”
(per email from Robby Stone)

Robby Stone
Signature

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org
"Label loading/unloading space “Will accommodate any size delivery vehicle”.
(per email from Jeff Vaugn)

Jeff Vaugn
Signature

Inspections (Erosion Control)- Phone # - 336.727.2388 Email: jeffk@cityofws.org
“Land Disturbing Permit req’d. City Stormwater approval”
(per email from Jeff Kopf)

Jeff Kopf
Signature
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

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

Fire (City)- Phone # - 336.747.7359 Email: jonc@cityofwsfire.org
“No comments.”
(per email from Jon Canupp)

Utilities- Phone # - 336.747.7499 Email: billjs@cityofws.org
“City/County Utilities does not assume responsibility for due diligence on behalf of the owner, developer, or consulting engineer. A sewer capacity analysis fee of $200 applies to all public or private sewer connections that require a DWQ FTSE form. Provide anticipated SS average daily flow for FTSE analysis. A construction drawing plan review fee applies to all public water and/or sewer extensions and all private water services required to be permitted through NCDENR. Water services larger than 2-inch and all fire services are required to be permitted by NCDENR. Subject to Utilities plan review for Building Permit Application and/or Authorization to Construct Water or Sanitary Sewer Systems. Contact Bob Kitchens, Utilities, 336-734-1332, for meter, backflow preventer, and grease interceptor requirements. Contact Charles Hendrick, Records Center, 336-747-6850, for applicable impact fees or rates, and record drawings. Contact CityLink, 727-8000 for Utility locates of water and sewer mains and or service laterals. Existing water and/or sewer connections may require evaluation for serviceability and/or termination at the main. Structures, Retaining Walls, Trees, Heavy Plantings, Cut, Fill, or other significant disturbance shall not be permitted within water and/or sanitary sewer easements. The City of Winston-Salem shall not be held responsible for the replacement of damaged or missing improvements made within the easement area.”
(per email from Bill Shookman)

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
“We need to talk about how the sidewalk on the north side of the entrance drive is constructed; Label FFE and building dimensions; Staff recommends removing the 4 parking spaces in front of the building.”
(per email from Aaron King)

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Street Names/Addresses -336.747.7048 Email: bensfs@cityofws.org
“If the access easement shown on this site plan serves more than 2 structures in the future it will be required to have a street name and the existing buildings will be required to change their address to the new street name.”
(per email from Ben Stamey)
The proposed special use zoning map amendment from RS-9 (Residential-Single Family District; 9000 sf minimum lot size) to LO-S (Limited Office District) with its added conditions is consistent with the Legacy Comprehensive Plan and the Robinhood Road Area Plan and is reasonable and in the public interest because:

1. The site has no apparent constraints and it appears suitable for development within the proposed LO-S District;

2. The proposed small scale office use serves as a good transitional use between the adjacent commercial and residential areas; and

3. The request is consistent with the purpose statement of the proposed LO-S District.
STATEMENT REGARDING CONSISTENCY WITH COMPREHENSIVE PLAN
W-3094
(HOPE PRESBYTERIAN CHURCH, INC.)

The proposed special use zoning map amendment from RS-9 (Residential-Single Family District; 9000 sf minimum lot size) to LO-S (Limited Office District) with its added conditions is consistent with the Legacy Comprehensive Plan and the Robinhood Road Area Plan. However, rejection of the proposed amendment may be reasonable and in the public interest because:

1. The request will generate five (5) times additional traffic over the current zoning; and

2. Approval of the request may encourage office rezoning further north of Peace Haven Road.
From: Clyde Godwin <cgodwin@hopepresws.com>
To: <shellys@cityofws.org>
Date: 2/10/11 1:15 PM
Subject: Petition for Re-zoning for Hope Church Property on Peace Haven
Attachments: Petition Page 1 001.tif; Petition Page 2 001.tif; Petition Page 3 001.tif; Petition Page 4 001.tif; Petition Page 5 001.tif

Attached are five pages containing 64 signatures as Petition of Hope Presbyterian Church in support of rezoning 1.43 acres on the West side of Peace Haven Road across from Whitaker Ridge Drive from RS 9 to LO-S (Case # W-3094).

Thank you,
Clyde Godwin
Pastor
Hope Presbyterian Church

--
You shall know the truth and the truth will make you odd. Flannery O'Connor

Hope Presbyterian Church
P.O. Box 25932
Winston-Salem, NC 27114-6932
336.768-8883 (o)
336.575.4469 (c)
PETITION IN SUPPORT OF REZONING

The undersigned hereby express their support for, and respectfully request the
City-County Planning Board and the Winston-Salem Board of Aldermen to approve, the
Petition of Hope Presbyterian Church to rezone 1.43 acres on the West side of Peace
Haven Road across from Whitaker Ridge Drive from RS 9 to LO-S (Case # W-3094).

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<td>1. Nilla Childs</td>
<td>Nilla Childs</td>
<td>1833 S. Susie Ln WS NC 27104</td>
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<td>2. Sue Case</td>
<td>Sue Case</td>
<td>2804 Hickey Rd, Mt. Airy 27030</td>
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<td>3. Stewart Snyder</td>
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<td>5. Kathy Helms</td>
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<td>3340 York Rd WS 27106</td>
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<td>6. Valera Morton</td>
<td>Valera Morton</td>
<td>3010 Ashtabula Rd WS 27106</td>
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<td>7. Mike Scarr</td>
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<td>4910 Central Oaks Ln WS 27106</td>
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<td>8. Grace Siddoway</td>
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<td>1908 Crawford Ave 27106</td>
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<td>9. Ann &amp; Ken Lee</td>
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<td>380 Stevenson Rd WS 27104</td>
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<td>10. NES Bungard</td>
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<td>381 Dover Drive WS 27104</td>
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<td>11. Lauren Braun</td>
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<td>826 Wellington Rd WS 27104</td>
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<td>12. Jim Wink</td>
<td>Jim Wink</td>
<td>1704 William Rd 27106</td>
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<td>13. Ruth Chen</td>
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<td>815 Benjamin Drew WS 27104</td>
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<td>14. Frank Chen</td>
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<td>815 Benjamin Dr WS 27104</td>
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<td>15. Susan Rehak</td>
<td>Susan Rehak</td>
<td>321 Springwater Cr WS 27106</td>
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<td>16. Peter Mitchell</td>
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PETITION IN SUPPORT OF REZONING

The undersigned hereby express their support for, and respectfully request the City-County Planning Board and the Winston-Salem Board of Aldermen to approve, the Petition of Hope Presbyterian Church to rezone 1.43 acres on the West side of Peace Haven Road across from Whitaker Ridge Drive from RS 9 to LO-S (Case # W-3094).

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<td>3210 High Crk Rd 27040</td>
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<tr>
<td>20.</td>
<td>115 Pebble Ridge 27104</td>
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<tr>
<td>21.</td>
<td>2837 St. George Rd. W-S, NC 27106</td>
</tr>
<tr>
<td>22.</td>
<td>4057 Greenview Rd. W-S, NC 27106</td>
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<tr>
<td>23.</td>
<td>344 Burke Mkt Rd. W-S 27103</td>
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<td>24.</td>
<td>820 Wellington Rd. W-S 27106</td>
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<tr>
<td>25.</td>
<td>2608 Fairline Dr. 27106</td>
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<tr>
<td>26.</td>
<td>675 Main St. Apt 305 27101</td>
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<td>27.</td>
<td>675 Main St. Apt 305, W-S, NC 27101</td>
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<td>28.</td>
<td>2831 St. George Rd 27106</td>
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<td>29.</td>
<td>625 Terryboro Dr 27106</td>
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<td>30.</td>
<td>3112 Bunkerline 27106</td>
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<tr>
<td>31.</td>
<td>3112 Bunkerline 27106</td>
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<tr>
<td>32.</td>
<td>123 S. Summit 27101</td>
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</tbody>
</table>
PETITION IN SUPPORT OF REZONING

The undersigned hereby express their support for, and respectfully request the City-County Planning Board and the Winston-Salem Board of Aldermen to approve, the Petition of Hope Presbyterian Church to rezone 1.43 acres on the West side of Peace Haven Road across from Whitaker Ridge Drive from RS 9 to LO-S (Case # W-3094).

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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</thead>
<tbody>
<tr>
<td>33. Roper, Melanie McLeod</td>
<td>2585 Arrow Lane, WS, NC 27106</td>
</tr>
<tr>
<td>34. Davis, Linda Klesel</td>
<td>3791 Meadow Dr, WS 27105</td>
</tr>
<tr>
<td>35. Allen Harrison</td>
<td>123 S. Summit Dr, WS 27107</td>
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<tr>
<td>36. Thomas J. Roth</td>
<td>601 Summer Trail, WS 27104</td>
</tr>
<tr>
<td>37. Joseph Christenson</td>
<td>3921 S. Valley Ct, WS 27106</td>
</tr>
<tr>
<td>38. Mary Billings</td>
<td>3851 HOLLYCreek dr, WS 27109</td>
</tr>
<tr>
<td>39. Elizabeth Pichler</td>
<td>601 Summer Trail, WS 27105</td>
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<tr>
<td>40. Frederick Roth</td>
<td>601 Summer Trail, WS 27105</td>
</tr>
<tr>
<td>41. Betty Smith</td>
<td>5490 Heritage Ck, WS 27104</td>
</tr>
<tr>
<td>42. Guide Stafford</td>
<td>823 Vandem Dr, WS 27100</td>
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<tr>
<td>43. Jerry Oates</td>
<td>644 N. Spring Ave, WS 27101</td>
</tr>
<tr>
<td>44. Sara Lee, Davis</td>
<td>2153 Hilltop Dr, WS NC 27705</td>
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<tr>
<td>45. William C. Malone</td>
<td>4131 Branchfile Rd, WS NC 27705</td>
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<tr>
<td>46. Amanda C. Macek</td>
<td>230 Nampton Ck, WS NC 27023</td>
</tr>
<tr>
<td>47. Rebecca M. Taylor</td>
<td>105 Texas St, WS 27104</td>
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<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Michelle C. Hart</td>
<td>310 Flynt Valley Ct, W-S, NC 27704</td>
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<td></td>
<td>30 Flynt Valley Ct, W-S, NC 27704</td>
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<tr>
<td></td>
<td>3340 York Rd, W-S, NC 27706</td>
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<tr>
<td>Mary &amp; Allen</td>
<td>213 Timberline Ridge Ct, W-S, NC 27704</td>
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<td>213 Timberline Ridge Ct, W-S, NC 27706</td>
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<tr>
<td>Dister Allen</td>
<td>1166 Strathmore Cir, W-S, NC 27704</td>
</tr>
<tr>
<td>D. R. Allen (child)</td>
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</tr>
<tr>
<td>Carl Miller</td>
<td>2851 Honeoye Pl, W-S, NC 27706</td>
</tr>
<tr>
<td></td>
<td>220 Winnetta Way, Lewisville</td>
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<tr>
<td>L. M. Miller</td>
<td>705 Chippewah Ln, W-S, NC 27704</td>
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<tr>
<td>Barry Diakos</td>
<td>2823 Falmouth Dr, W-S, NC 27706</td>
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<td>2656 Belwood Dr, W-S, NC 27706</td>
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<tr>
<td>Mark D. Jones</td>
<td>2790 Birchwood Dr, W-S, NC 27703</td>
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<td>155 Lenbrook Dr, W-S, NC 27706</td>
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<tr>
<td>Craig P. Jenkins</td>
<td>3010 Peppermint Ct, W-S, NC 27706</td>
</tr>
</tbody>
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<tbody>
<tr>
<td>64. Jake Coachman</td>
<td>1325 Polo Road W-5, NC 27106</td>
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