DOCKET #: W3090

PROPOSED ZONING: IP

EXISTING ZONING: LI, LI-S

PETITIONER: Winston Salem Forsyth County Board of Education for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 4.42

NEAREST BLDG: 58' north

MAP(S): 630858
January 26, 2011

Winston-Salem/Forsyth County Board of Education
c/o Darrell Walker
P. O. Box 2513
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-3090

Dear Mr. Walker:

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
**ACTION REQUEST FORM**

<table>
<thead>
<tr>
<th>DATE:</th>
<th>January 26, 2011</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 Petition of Winston-Salem/Forsyth County Board of Education

**SUMMARY OF INFORMATION:**

Zoning map amendment of Winston-Salem/Forsyth County Board of Education from LI and LI-S (Manufacturing A; Manufacturing B; and Manufacturing C) to IP: property is located on the north side of Eleventh Street, west of Highland Avenue (Zoning Docket W-3090).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL

**FOR:** CLARENCE LAMBE, DARRYL LITTLE, LYNNE MITCHELL, PAUL MULLICAN, BRENDA SMITH, ALLAN YOUNGER

**AGAINST:** NONE

**EXCUSED:** WESLEY CURTIS, ARNOLD KING

**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - GENERAL USE

Zoning Petition of Winston-Salem/Forsyth County Board of Education, Docket W-3090

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 LI and LI-S (Manufacturing A; Manufacturing B; and Manufacturing C) to IP the zoning classification of the following described property:

PIN #6836-50-2676

Section 2. This ordinance shall become effective upon adoption.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3090</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Winston-Salem/Forsyth County Board of Education</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN #6836-50-2676</td>
</tr>
<tr>
<td>Address</td>
<td>1115 North Liberty Street</td>
</tr>
<tr>
<td>Type of Request Proposal</td>
<td>General Use rezoning from LI and LI-S to IP.</td>
</tr>
</tbody>
</table>

The petitioner is requesting to amend the Official Zoning Maps for the subject property from LI (Limited Industrial District) and LI-S (Limited Industrial District: Manufacturing A; Manufacturing B; and Manufacturing C) to IP (Institutional and Public District).

**NOTE:** General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.

<table>
<thead>
<tr>
<th>Neighborhood Contact/Meeting</th>
<th>As indicated on the Rezoning Application, no neighborhood/community meeting was held.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District Purpose Statement</td>
<td>The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
<th>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes, the site is adjacent to other IP zoning and is relatively close to residential areas.</td>
</tr>
</tbody>
</table>

GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>North side of Eleventh Street, west of Highland Avenue</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>± 4.42 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The eastern portion of the site is undeveloped. The western portion of the site includes a +/- 60,600 sf commercial building which was the former location of the Edwards Seat Cover business.</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>HB &amp; RS-9</td>
<td>Restaurant and church</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>GO-L</td>
<td>Parking lot and church</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>IP</td>
<td>Kennedy Learning Center</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>LI &amp; PB</td>
<td>US 52</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity? The uses permitted within the proposed IP District are compatible with the adjacent commercial and institutional uses.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>The site has a gentle slope downward to the southeast.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>Public water and sewer are available to the site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>No known issues.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not within a water supply watershed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The site has no apparent constraints and appears to be suitable for development within the proposed IP District.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eleventh Street</td>
<td>Local Street</td>
<td>689’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>US 52</td>
<td>Freeway</td>
<td>240’</td>
<td>80,000</td>
<td>63,600</td>
</tr>
<tr>
<td>North Liberty Street</td>
<td>Minor Thoroughfare</td>
<td>132’</td>
<td>5,800</td>
<td>26,900</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**: Because this is a General Use request with no site plan, the exact location of access points (other than the existing driveways) is unknown; however, the site does have access onto Eleventh Street and North Liberty Street.

**Trip Generation - Existing/Proposed**: No trip rate is available for a majority of the existing or proposed zonings which have no site plan.

**Sidewalks**: Sidewalks are located along Eleventh Street and North Liberty Street.

**Transit**: Route 2 runs along Highland Avenue located ±100’ to the east.

**Analysis of Site Access and Transportation Information**: Staff does not anticipate any negative transportation impacts from this request.

### CONFORMITY TO PLANS AND PLANNING ISSUES

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

**Relevant Legacy Recommendations**:
- Permit larger institutional facilities at appropriate locations. They can be transitional uses in neighborhoods and located at the edges of single family residential areas.
- Stimulate new development in slow growth areas within the Municipal Services Area.
- Encourage redevelopment and reuse of existing sites and buildings which are visually compatible with the surrounding area.

**Relevant Area Plan(s)**: East-Northeast Winston-Salem Area Plan, 2008
Area Plan Recommendations

- The *East-Northeast Winston-Salem Area Plan* identifies the western half of the subject site as commercial development and the eastern half as vacant land. No land use change is proposed in the area plan. The plan recognizes that it is not possible to indicate all properties that would be appropriate for institutional use and such requests should be considered on a case-by-case basis.

Addressing

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(R)(3) - Have changing conditions substantially affected the area in the petition?</td>
</tr>
<tr>
<td>Yes, the Career Center has located on the Kennedy Learning Center site located to the south across Eleventh Street. This was approved as a Planning Board Review item in 2009. Both this site and the subject property are in the same ownership.</td>
</tr>
<tr>
<td>(R)(4) - Is the requested action in conformance with <em>Legacy</em>?</td>
</tr>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

Analysis of Conformity to Plans and Planning Issues

The proposed General Use IP request is consistent with the recommendations of *Legacy* which encourage redevelopment and reuse of existing sites that are compatible with the surrounding area. The IP District is compatible with the surrounding zoning pattern and is less intense than the existing LI and LI-S zonings, and the previous commercial use, which is recognized in the *East-Northeast Winston-Salem Area Plan*.

<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-3037</td>
<td>RM-12-S to GO-L</td>
<td>Approved 7-6-09</td>
<td>Directly east</td>
<td>5.17</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1360</td>
<td>R2-S to I2-S (LI-S)</td>
<td>Approved 7-7-86</td>
<td>Includes eastern portion of site</td>
<td>1.52</td>
<td>Approval</td>
</tr>
</tbody>
</table>

**RELEVANT ZONING HISTORIES**

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is consistent with the recommendations of <em>Legacy</em> and the <em>East-Northeast Winston-Salem Area Plan</em>.</td>
<td>The proposed General Use request does not include a site plan.</td>
</tr>
<tr>
<td>The request is consistent with the purpose statement of the proposed IP District.</td>
<td></td>
</tr>
<tr>
<td>The proposed IP District is less intensive that the existing LI and LI-S Districts and compatible with the surrounding zoning pattern.</td>
<td></td>
</tr>
</tbody>
</table>
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-3090
JANUARY 13, 2011

PUBLIC HEARING
FOR: None
AGAINST: None

WORK SESSION

Lynne Mitchell asked about the limited space for this site and what has been done to promote pedestrian access. Darrell Walker from the Winston-Salem/Forsyth County School System explained that enough land has been purchased to build an elementary and a middle school in a future bond. Planning the layout of this property will have some challenges because of the topography. We hope this school will give enough relief to SE Middle where there are a lot of mobiles and pods that we can avoid future mobiles and pods in this area. Again, you never know how growth will happen in an area. Traffic control will be required for this area and we are trying to work that out with the Sherriff and Police Departments.

Paul Mullican asked if there was consideration of building schools up instead of out? Darrell Walker responded that the last couple of schools have been two-stories and this one will be also. This one will be the same sort of model as the new Moore Elementary building.

MOTION: Paul Mullican moved approval of the zoning map amendment.
SECOND: Lynne Mitchell
VOTE:
   FOR: Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
   AGAINST: None
   EXCUSED: Wesley Curtis, Arnold King

A. Paul Norby, FAICP
Director of Planning
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Academic Medical Center
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Broadcast Studio
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
College or University
Fish Hatchery
Fuel Dealer
Government Offices; Neighborhood Organization; or Post Office
Hospital or Health Center
Kennel, Indoor
Manufacturing A
Manufacturing B
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recycling Center
School, Vocational or Professional Services, A
Services, B
Signs, Off-Premises
Storage Services, Retail
Terminal, Bus or Taxi
Testing and Research Lab
Utilities
Warehousing
Wholesale Trade A
Wholesale Trade B

**USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**
- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
- Landfill, Construction and Demolition
- Landfill, Land Clearing/Inert Debris
- Transmission Tower

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**
- Borrow Site
- Dirt Storage
- Helistop
- Solid Waste Transfer Station

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**
- Access Easement, Private Off-Site
- Shelter for Homeless
PROPOSED IP USES
FOR THE CITY OF WINSTON-SALEM

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Animal Shelter, Public
Cemetery
Child Care, Drop-In
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
College or University
Funeral Home
Golf Course
Government Offices; Neighborhood Organization; or Post Office
Hospice and Palliative Care
Library, Public
Museum or Art Gallery
Nursing Care Institution
Park and Shuttle Lot
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Residential Building, Single Family
Swimming Pool, Private
Utilities

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Child Day Care, Large Home
Church or Religious Institution, Community
Club or Lodge
Family Group Home B
Family Group Home C
Habilitation Facility A
Habilitation Facility B
Planned Residential Development
School, Private
School, Public
School, Vocational or Professional
USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Helistop
Landfill, Land Clearing/Inert Debris
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
The proposed zoning map amendment from LI (Limited Industrial District) and LI-S (Limited Industrial District: Manufacturing A; Manufacturing B; and Manufacturing C - Special Use Zoning) to IP (Institutional and Public District) is consistent with the Legacy Comprehensive Plan, the East-Northeast Winston-Salem Area Plan (2008) and is reasonable and in the public interest because:

1. The site has no apparent constraints and it appears suitable for development;

2. The proposed IP District is less intensive than the existing LI and LI-S zonings and the previous commercial use;

3. The request is consistent with the purpose statement of the proposed IP District; and

4. The request is compatible with the surrounding zoning pattern.