DOCKET #: W3037

PROPOSED ZONING: GO-L

EXISTING ZONING: RM12-S

PETITIONER: Shiloh Baptist Church for property owned by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRES: 5.17

NEAREST BLDG: 35' east

MAP(S): 636858
June 24, 2009

Shiloh Baptist Church
c/o Bill B. Rice, Treasurer
916 East 12th Street
Winston-Salem, NC  27101

RE:   ZONING MAP AMENDMENT W-3037

Dear Mr. Rice:

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
     John W. Sullivan, 4725 Sudsbee Lane, Walkertown, NC  27051
DATE: June 24, 2009
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 Shiloh Baptist Church

SUMMARY OF INFORMATION:

Zoning map amendment of Shiloh Baptist Church from RM-12-S to GO-L (Health Services, Miscellaneous; Professional Office; Offices, Miscellaneous; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Child Day Care Center; Adult Day Care Center; School, Vocational or Professional; Medical and Surgical Offices): property is located on the northeast and northwest corners of Highland Avenue and Eleventh Street (Zoning Docket W-3037).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL.
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED
CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Shiloh Baptist Church, Docket W-3037

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 RM-12-S to GO-L (Health Services, Miscellaneous; Professional Office; Offices, Miscellaneous; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Child Day Care Center; Adult Day Care Center; School, Vocational or Professional; Medical and Surgical Offices) the zoning classification of the following described property:

PIN #’s 6836-60-0703 and 6836-50-6667

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the ______ day of __________________, 20__ to Shiloh Baptist Church.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as Shiloh Baptist Church. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Shiloh Baptist Church, (Zoning Docket W-3037). The site shall be developed in accordance with the conditions approved by the Board and the following uses: (Health Services, Miscellaneous; Professional Office; Offices, Miscellaneous; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Child Day Care Center; Adult Day Care Center; School, Vocational or Professional; Medical and Surgical 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 GO-L 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:

There are no additional conditions.
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3037</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Shiloh Baptist Church</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN #'s 6836-60-0703 and 6836-50-6667</td>
</tr>
<tr>
<td>Address</td>
<td>916 East Twelfth Street</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use limited rezoning</td>
</tr>
</tbody>
</table>
| Proposal      | The petitioner is requesting to amend the Official Zoning Maps for the subject property from RM12-S (Residential, Multifamily District; maximum density 12 units per acre) [Day Care Center] to GO-L (General Office – Special Use Limited) The petitioner is requesting the following uses:  
  - Health Services, Miscellaneous; Professional Office; Offices, Miscellaneous; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Child Day Care Center; Adult Day Care Center; School, Vocational or Professional; Medical and Surgical Offices |

### 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 Growth Management Areas 1 and 2, Metro Activity Centers, and Growth Management Area 3 with access to thoroughfares.

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the site is located within GMA 2 along a bus route.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northeast and northwest corners of Highland Avenue and Eleventh 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>Approximately ± 5.17 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The facility is primarily unoccupied with the exception of a small church.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-9</td>
<td>Single family homes</td>
</tr>
<tr>
<td>East</td>
<td>RM-18</td>
<td>Multifamily residential</td>
</tr>
<tr>
<td>South</td>
<td>RM-18</td>
<td>Best Choice YWCA &amp; Multifamily residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-9 &amp; LI-S</td>
<td>Undeveloped property and Shiloh Baptist Church</td>
</tr>
</tbody>
</table>
(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

The proposed institutional and office uses are compatible with the adjacent institutional and multifamily uses.

Physical Characteristics

The site is predominately developed and relatively flat.

Proximity to Water and Sewer

Public water and sewer are available to the site.

Stormwater/Drainage

No known issues.

Watershed and Overlay Districts

The site is not within a water supply watershed.

Analysis of General Site Information

The site appears to possess no development constraints and is suitable for development within the proposed GO-L 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>Highland Avenue</td>
<td>Collector Street</td>
<td>754’ total</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Eleventh Street</td>
<td>Local Street</td>
<td>499’ total</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Twelfth Street</td>
<td>Collector Street</td>
<td>464’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)

While no site plan is associated with this Special Use Limited request, the site has public street access on three sides.

Trip Generation - Existing/Proposed

Existing zoning: RM12-S

42,165 sf / 1,000 = 42.17 x 79.26 (Day Care Center Trip Rate) = 3,342 Trips per Day

Proposed zoning: GO-L

No trip generation rate available for proposed GO-L zoning.

Sidewalks

Sidewalks are located along both sides of all adjacent streets.

Transit

Route 2 along Highland Avenue

Traffic Impact Study (TIS)

A TIS is not required.

Analysis of Site Access and Transportation Information

The site has public street access on three sides and it is not anticipated that the proposed request will have any adverse transportation impacts.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**

Growth Management Area 2, Urban Neighborhoods

**Relevant Legacy Recommendations**

- **Infill and Redevelopment**: Manage growth by making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities. Older urban and suburban neighborhoods should be reinforced as good places to live and do business. (p. 25)
**Relevant Area Plan(s)**

| East Northeast Winston-Salem Area Plan, 2008 |

**Area Plan Recommendations**

- **East Winston Metro Activity Center (MAC):** The subject property is within the East Winston MAC which recommends more intense mixed-use, pedestrian-friendly commercial areas, office/low-intensity commercial development and a variety of housing types (p. 58).
- **Proposed Land Use Changes (Map6):** The area is shown as part of the MLK Jr. Dr./Cleveland Ave./New Hope Lane Mixed-Use Area (pp.46-47).
- **MLK Jr. Dr./Cleveland Ave./New Hope Lane Mixed-Use Area:** The Housing Authority of Winston-Salem (HAWS) is interested in the redevelopment of a large portion of the Planning Area that includes a number of multifamily developments owned by them or privately-owned. The redevelopment of this area could take place through the creation of new public/private partnerships (p. 39).

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)**

| (S)(3) - Have changing conditions substantially affected the area in the petition? |
| No |

| (S)(4) - Is the requested action in conformance with Legacy? |
| Yes |

**Analysis of Conformity to Plans and Planning Issues**

Staff views this request as being consistent with the recommendations of Legacy in that it would encourage the reuse of land that has already been developed. This site is within the East Winston MAC where office use is recommended as per the *East Northeast Winston-Salem Area Plan*.

### 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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Staff</td>
</tr>
<tr>
<td>W-1867</td>
<td>R2-S to R2-S (RM12-S)</td>
<td>Approved 2-7-94</td>
<td>Current site</td>
<td>5.17</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1359</td>
<td>R2-S to R2-S</td>
<td>Approved 7-7-86</td>
<td>Current site</td>
<td>5.17</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1176</td>
<td>R-2 and R-4 to R2-S</td>
<td>Approved 7-2-84</td>
<td>Current site</td>
<td>5.17</td>
<td>Approval</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 is consistent with Legacy and the <em>East Northeast Winston-Salem Area Plan</em>.</td>
<td>The request could increase the development pressure on single family homes located directly across Twelfth Street.</td>
</tr>
<tr>
<td>Request will allow for additional uses and building intensity which may result in the reoccupancy and/or redevelopment of the site.</td>
<td></td>
</tr>
<tr>
<td>Change of use within the proposed GO district will trigger a bufferyard requirement between the adjacent RM-18 zoned property.</td>
<td></td>
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</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.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

VOTE:

FOR: Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith
AGAINST: None
EXCUSED: None

A. Paul Norby, FAICP
Director of Planning