DOCKET #: W3003

PROPOSED ZONING:
MU-S Two Phase

EXISTING ZONING:
MU-S Two Phase & RS9

PETITIONER:
Human Service Alliance, CW
Myers Trading Post, et al for property owned by Same

SCALE: 1" represents 600'

STAFF: Roberts

GMA: 2

ACRES: 16.75

NEAREST BLDG: 15' east

MAP(S): 648862
October 22, 2008

Human Service Alliance Inc. and others
c/o Susan Baggett
3983 H.S.A. Circle
Winston-Salem, NC  27101

RE:  ZONING MAP AMENDMENT W-3003

Dear Ms. Baggett:

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
     C. W. Myers Trading Post, Inc., 2718 N. Liberty Street, Winston-Salem, NC  27105
**ACTION REQUEST FORM**

**DATE:** October 22, 2008  
**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 Human Service Alliance Inc., and CW Myers Trading Post, and others

**SUMMARY OF INFORMATION:**

Zoning map amendment of Human Service Alliance Inc., and CW Myers Trading Post, and others from RS-9 and MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service) – TWO PHASE] to MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Life Care Community; Hospice and Palliative Care; Professional Office; Medical and Surgical Offices; Restaurant (without drive-through service); Services, Personal; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Offices, Miscellaneous; Services, Business, A; School, Private; Arts and Crafts Studio; ; Funeral Home; Childcare, Drop-In; Childcare, Sick Children; Childcare, Temporary Care; and Child Day Care Center – TWO PHASE]: property is located on the northwest side of Old Greensboro Road, east of Harvest Drive (Zoning Docket W-3003).

**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 Human Service Alliance Inc., and CW Myers Trading Post, and others.
Docket W-3003

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 and MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service) – TWO PHASE] to MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Life Care Community; Hospice and Palliative Care; Professional Office; Medical and Surgical Offices; Restaurant (without drive-through service); Services, Personal; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Offices, Miscellaneous; Services, Business, A; School, Private; Arts and Crafts Studio; Funeral Home; Childcare, Drop-In; Childcare, Sick Children; Childcare, Temporary Care; and Child Day Care Center – TWO PHASE] the zoning classification of the following described property:

PIN#’s 6846-83-(8371, 7223, 7132, 7127, 7124, 7039, 6100, 6008, 6005, 5195, 5193, 5188), 6846-82-(9850, 9831, 9824, 9806, 9758, 9738, 8970, 8898, 6650, 6635), 6846-92-2936, 6846-93-(2140, 3142, 1073)
Section 2. This Ordinance is adopted after approval of the site plan entitled Human Service Alliance, Inc. and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Human Service Alliance, Inc., and CW Myers Trading Post, and others.

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 Human Service Alliance, 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.
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 Human Service Alliance, Inc., and CW Myers Trading Post, and others, (Zoning Docket W-3003). 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 MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Life Care Community; Hospice and Palliative Care; Professional Office; Medical and Surgical Offices; Restaurant (without drive-through service); Services, Personal; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Offices, Miscellaneous; Services, Business, A; School, Private; Arts and Crafts Studio; Funeral Home; Childcare, Drop-In; Childcare, Sick Children; Childcare, Temporary Care; and Child Day Care Center – TWO PHASE], approved by the Winston-Salem City Council the _____ day of __________________, 20____" and signed, provided the property is developed in accordance with requirements of the MU-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 ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
  b. Developer shall obtain a grading permit if the disturbed area in all phases, (I & II), exceeds 10,000 sf.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. On-site fire hydrants shall be approved by the City Fire Department in writing to the Inspections Division.
b. The use restaurant without drive-through shall be further restricted to only permit a catering operation for on and off-site catering. There shall be no restaurant seating within the catering facility.

c. The use of Stadium, Coliseum, or Exhibition Building shall be limited to existing structures within Phase I.

• **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required fire hydrants shall be installed in accordance with the City Fire Department.
  b. Wheel stops shall be installed in locations of gravel parking.

• **OTHER REQUIREMENTS:**
  a. Sidewalks shall be required along the frontage of Reidsville Road (on either side of Joy Way) and along Harvest Drive when a Final Development Plan is approved within the remainder of Phase II.
## CITY-COUNTY PLANNING BOARD

### STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3003</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Human Service Alliance Inc., and CW Myers Trading Post, and others</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Multiple property owners</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN#'s 6846-83-(8371, 7223, 7132, 7127, 7124, 7039, 6100, 6008, 6005, 5195, 5193, 5188), 6846-82-(9850, 9831, 9824, 9806, 9758, 9738, 8970, 8898, 6650, 6635), 6846-92-2936, 6846-93-(2140, 3142, 1073)</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning to add multiple uses</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 and MU-S Mixed Use – TWO PHASE [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)] to MU-S TWO PHASE (Mixed Use – Special Use Zoning). The petitioner is requesting the following uses:

- [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Life Care Community; Hospice and Palliative Care; Professional Office; Medical and Surgical Offices; Restaurant (without drive-through service); Services, Personal; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Offices, Miscellaneous; Services, Business, A; Services, Business B; School, Private; Arts and Crafts Studio; Retail Store, Specialty or Miscellaneous; Funeral Home; Childcare, Drop-In; Childcare, Sick Children; Childcare, Temporary Care; Child Daycare Center – Two Phase] |

| Zoning District Purpose Statement | The MU-S District is intended to accommodate and positively integrate a balanced mixture of residential, commercial, and in some cases light industrial uses within the district and the surrounded area. Depending upon the existing land use context in which the MU-S district is proposed, at least three distinctly different use component areas are expected for any MU-S zoning proposal. Building mass, rhythm, scale, and transition, as well as a cohesive and connected pedestrian and vehicular network are intended to be key elements of the overall design concept. This district encourages innovation by offering flexibility in design and layout requirements to achieve a greater choice of living and working environments. The development design should also be compatible with the natural terrain and surrounding uses, protect natural and/or historic resources, and provide useful open space. This district is only permitted through the special use district zoning process. This district is suitable in Growth Management Areas 1,2,3,4, and activity centers. |
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

<table>
<thead>
<tr>
<th>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, the majority of the site is already zoned MU-S.</td>
</tr>
</tbody>
</table>

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>Northwest side of Old Greensboro Road, east of Harvest Drive</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 ± 16.75 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Existing residential development with a mixture of condominium units along with other service uses.</td>
</tr>
</tbody>
</table>

**Surrounding Property Zoning and Use**

<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>Scattered single family homes and undeveloped land</td>
</tr>
<tr>
<td>East</td>
<td>RS-9</td>
<td>Scattered single family homes and undeveloped land</td>
</tr>
<tr>
<td>South</td>
<td>LO-S and RS-9</td>
<td>Undeveloped land and office use</td>
</tr>
<tr>
<td>West</td>
<td>RS-9</td>
<td>Scattered single family homes</td>
</tr>
</tbody>
</table>

**Physical Characteristics**

The portion of the subject property labeled as Phase II-B slopes moderately from east to west. The portion labeled as Phase II-A is relatively flat. An intermittent stream that feeds into Frazier Creek to the north is shown crossing the central section of the remaining property shown on the site plan. A portion of floodway fringe area from Frazier Creek is located approximately 500 feet to the northwest of the subject property.

**Proximity to Water and Sewer**

The property will be served with public water and public sanitary sewer.

**Watershed and Overlay Districts**

The Salem Lake Watershed, a protected water supply watershed is located south of this site.

**Analysis of General Site Information**

As currently shown, the proposed site plan should not create any significant impacts to the site’s existing environmental features.

**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>Old Greensboro Road</td>
<td>Minor Thoroughfare</td>
<td>323’</td>
<td>4,100</td>
<td>16,100</td>
</tr>
<tr>
<td>Reidsville Road</td>
<td>Major Thoroughfare</td>
<td>390’</td>
<td>18,000</td>
<td>17,700</td>
</tr>
<tr>
<td>Harvest Drive</td>
<td>Local Road</td>
<td>1,283’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

The existing access points will remain the same; two onto Old Greensboro Road; one onto Reidsville Road, and one onto Harvest Drive.
### Planned Road Improvements

TIP Project R-2577 proposes changes to the intersection of Reidsville Road and Old Greensboro Road. The Thoroughfare Plan recommends that Reidsville Road be built to a four lane divided cross section with bicycle and pedestrian accommodations. Harvest Drive is shown on the adopted Collector Street Plan to extend to Kittering Lane north of Frazier Creek.

### Trip Generation - Existing/Proposed

<table>
<thead>
<tr>
<th>Existing Zoning: MU-S</th>
<th>No trip generation numbers available.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning: MU-S</td>
<td>No trip generation numbers available.</td>
</tr>
</tbody>
</table>

### Sidewalks

Sidewalks are existing along the frontage of Old Greensboro Road and will be required along the eastern frontage of Reidsville Road near Joy Way.

### Transit

Route 25 runs along Old Greensboro Road.

### Analysis of Site Access and Transportation Information

The subject property is located at the intersection of two thoroughfares; Old Greensboro Road and Reidsville Road. In order to minimize future transportation impacts, staff recommends a square footage cap on the newly proposed use of Stadium, Coliseum, or Exhibition Building.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**

Growth Management 2, Urban Neighborhoods

**Relevant Legacy Recommendations**

- Encourage convenient commercial services to support neighborhood needs. Promote a mix of housing types and prices in infill development consistent with the market. (p. 40)
- *Growth Management*: Encourage higher development densities and mixed use development within the Municipal Services Area. (p. 35)

**Relevant Area Plan(s)**

*East Northeast Area Plan (2008)*

**Area Plan Recommendations**

- *Land Use*: The RS-9 area is shown on the adopted land use map to remain low-density residential. (Map 6; p.42) The remaining property on the east side of Harvest Drive is shown for Mixed-Use development. (Map 2; p. 10)
- *Institutional Expansion Design Guidelines*: Institutional uses include schools, churches, community health clubs and organizations, nonprofit agencies and governments. Because they are often integrated with existing neighborhoods, institutions seeking to expand their facilities should carefully examine how their plans impact nearby residences. Institutions are valued land uses and should be allowed to grow. However, a balance between existing neighborhoods and institutional uses, which now often serve a larger community, should be maintained. Institutions are a unique land use, able to be compatible with surrounding residential uses and often serving to support and stabilize neighborhoods in which they are located. The Unified Development Ordinance provides special zoning districts, uses and conditions to allow institutions to compatibly exist in and near neighborhoods. (Appendix D; p. 101)
Have changing conditions substantially affected the area in the petition?
The acquisition of the adjacent RS-9 property provides for a logical expansion of the MU-S site.

Is the requested action in conformance with Legacy?
Yes

The purpose of the subject request is to add several additional uses and to include two RS-9 zoned lots located at the southwestern corner of the site. Although the East Northeast Area Plan recommends said residential lots remain zoned RS-9, the plan also includes language to allow the expansion of institutional uses such as with the existing MU-S site.

The new uses are: Stadium, Coliseum, or Exhibition Building; Services, Business, A; Services, Business B; School, Private; Arts and Crafts Studio; Retail Store, Specialty or Miscellaneous; Funeral Home; Childcare, Drop-In; Childcare, Sick Children; Childcare, Temporary Care; Child Daycare Center. As noted above, in order to minimize future transportation and neighborhood impacts, staff recommends a square footage cap on the newly proposed use of Stadium, Coliseum, or Exhibition Building. Staff also recommends removing the uses of Services, Business B; and Retail Store, Specialty or Miscellaneous.

### 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>
<th>Staff</th>
<th>CCPB</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2915</td>
<td>MU-S to MU-S</td>
<td>Approved 4-2-07</td>
<td>Included majority of subject property</td>
<td>16.5 acres</td>
<td>Approval</td>
<td></td>
<td></td>
</tr>
<tr>
<td>W-2699</td>
<td>Final Development Plan</td>
<td>Approved August 11, 2005</td>
<td>Subject property</td>
<td>16.5 acres</td>
<td>Approval</td>
<td></td>
<td></td>
</tr>
<tr>
<td>W-2699</td>
<td>GO-S and RS-9</td>
<td>Approved June 7, 2004</td>
<td>Subject property</td>
<td>16.5 acres</td>
<td>Approval</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total of 32,866 sf for existing and proposed buildings + two duplexes and a single family residence</td>
<td>Multiple locations</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>88 spaces</td>
<td>102 spaces</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NA</td>
<td>2 story</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NA</td>
<td>Average total 35.7 % for entire site</td>
</tr>
</tbody>
</table>
UDO Sections Relevant to Subject Request

- Chapter B, Article II, Section 2-1.5 (C) MU-S District

Complies with Chapter B, Article VII, Section 7-5.3

<table>
<thead>
<tr>
<th>Policy Type</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Legacy policies:</td>
<td>Yes</td>
</tr>
<tr>
<td>(B) Environmental Ord.</td>
<td>Yes</td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
<td>NA</td>
</tr>
</tbody>
</table>

Analysis of Site Plan Compliance with UDO Requirements

The outstanding site plan issues are noted below. It is anticipated that a revised site plan will be submitted which complies with the requirements of the UDO.

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
  b. Developer shall obtain a grading permit if the disturbed area in all phases, (I & II), exceeds 10,000 sf.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. On-site fire hydrants shall be approved by the City Fire Department in writing to the Inspections Division.
  b. The use restaurant without drive-through shall be further restricted to only permit a catering operation for on and off-site catering. There shall be no restaurant seating within the catering facility.
  c. The use of Stadium, Coliseum, or Exhibition Building shall be limited to existing structures within Phase I.

- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required fire hydrants shall be installed in accordance with the City Fire Department.
  b. Wheel stops shall be installed in locations of gravel parking.

- **OTHER REQUIREMENTS:**
  a. Sidewalks shall be required along the frontage of Reidsville Road (on either side of Joy Way) and along Harvest Drive when a Final Development Plan is approved within the remainder of Phase II.

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
PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

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

__________________________
A. Paul Norby, FAICP
Director of Planning