DOCKET #: W3012

PROPOSED ZONING: RS9

EXISTING ZONING: RM8-S

PETITIONER: Morningstar Fellowship Church for property owned by Same

SCALE: 1" represents 500'

STAFF: King

GMA: 3

ACRES: 8.47

NEAREST BLDG: 475' east

MAP(S): 636834
December 19, 2008

Morningstar Fellowship Church
c/o Steve Thompson
375 Star Light Drive
Fort Mill, SC  29715

RE:  ZONING MAP AMENDMENT W-3012

Dear Mr. Thompson:

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
Doug Stimmel, 601 North Trade Street, Suite 200, Winston-Salem, NC  27101
Matt Peterson, 3812-A Littlebrook Drive, Clemmons, NC  27012
## ACTION REQUEST FORM

<table>
<thead>
<tr>
<th>DATE:</th>
<th>December 19, 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM:</td>
<td>A. Paul Norby, FAICP, Director of Planning</td>
</tr>
</tbody>
</table>

### COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning map amendment of Morningstar Fellowship Church

### SUMMARY OF INFORMATION:

Zoning map amendment of Morningstar Fellowship Church from RM-8-S (Residential Building, Multifamily) to RS-9: property is located on the southeast corner of Rosann Drive and Cassa Vista Lane (Zoning Docket W-3012).

### PLANNING BOARD ACTION:

- **MOTION ON PETITION:** APPROVAL
- **FOR:** UNANIMOUS
- **AGAINST:** NONE
- **SITE PLAN ACTION:** NOT REQUIRED
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-8-S (Residential Building, Multifamily) to RS-9 the zoning classification of the following described property:

PIN # 6843-15-3224

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-3012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Morningstar Fellowship Church</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN# 6843-15-3224</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General use rezoning</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property <strong>from</strong> RM-8-S (Residential Multifamily; up to 8 du/ac) <strong>to</strong> RS-9 (Residential Single Family; 9,000 sf lot size).</td>
</tr>
</tbody>
</table>

**NOTE:** Both general 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.

### Zoning District Purpose Statement

The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable in activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

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

- Yes, the site is located within GMA 3 and has access to public water and sewer.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southeast corner of Rosann Drive and Cassa Vista Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 8.47 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Undeveloped land</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>Undeveloped land and scattered single family homes</td>
</tr>
<tr>
<td>East</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>RM-8-S &amp; RS-9</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>West</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

- Yes, the site is located in an area that contains a significant amount of residential zoning.
**Physical Characteristics**
The site contains a challenging topography that slopes down from north to south. The National Wetlands Inventory map (Winston-Salem East) identifies the stream on the petition site as a wetland PSS1A (Palustrine, Schrub-Shrub, Broad-leaved Deciduous, Temporarily Flooded) wetland and a pond as a PUBHh (Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded) wetland.

**Proximity to Water and Sewer**
The site is able to be served by public water and sewer.

**Stormwater/Drainage**
No known issues

**Watershed and Overlay Districts**
The subject property is not located within the boundaries of a water supply watershed.

**Analysis of General Site Information**
Other than a challenging topography, the site appears to be suitable for development.

### 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>Rosann Drive</td>
<td>Local Road</td>
<td>+/- 100 feet</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Cassa Vista Lane</td>
<td>Collector Street</td>
<td>+/- 50 feet</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
Since this is a general use rezoning request, the exact location of access points is unknown; however, the site does have public road frontage.

**Planned Road Improvements**
None noted

**Trip Generation - Existing/Proposed**
Existing Zoning: RM-8-S
36 MF Units (as approved) x 6.59 (MFR Trip Rate) = 237 Trips per Day

Proposed Zoning: RS-9
8.47 x 43,560/9,000 = 40 units x 9.57 (SFR Trip Rate) = 383 Trips per Day

**Sidewalks**
None existing

**Transit**
No

**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**
GMA 3 (Suburban Neighborhoods)

**Relevant Area Plan(s)**
The subject property is not located within the boundaries of an area plan or development guide.

**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
The subject request is compatible with the surrounding zoning and land use pattern.

### 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>R-5 to R-2-S</td>
<td>Approved 9/3/85</td>
<td>Includes subject property</td>
<td>14.38</td>
<td>Approval &amp; Approval</td>
</tr>
</tbody>
</table>

#### UDO Sections Relevant to Subject Request
- Section 2-1.2(H) RS-9 District

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

<table>
<thead>
<tr>
<th>Legacy policies:</th>
<th>Environmental Ord.</th>
<th>Subdivision Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>NA</td>
<td>NA</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>The request is consistent with the RS-9 purpose statement.</td>
<td>The request would split the existing RM-8-S zoned site into two pieces.</td>
</tr>
<tr>
<td>The site is located within an area composed of residential single family zoning.</td>
<td></td>
</tr>
<tr>
<td>This request could be considered a down-zoning.</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.**

### Public Hearing

**For:** None

**Against:** None
WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment.
SECOND: Jerry Clark
VOTE:
   FOR: Jerry Clark, 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