

December 19, 2001

Wake Forest University
c/o Reid Morgan, General Counsel
P. O. Box 7656
Winston-Salem, NC 27109

RE: ZONING TEXT AMENDMENT UDO-83

Dear Mr. Morgan:

The attached report of the Planning Board to the Forsyth County Board of Commissioners and City of Winston-Salem Board of Aldermen is sent to you at the request of the Commissioners and Aldermen.

When the text amendment is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners and Renee Rice, City Secretary, of the date on which the Commissioners and Aldermen will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office
Renee Rice, City Secretary

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

Request for Public Hearing on zoning text amendment proposed by Wake Forest University

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning text amendment proposed by Wake Forest University to amend Article 1 Chapter B Table 2.6 Permitted Uses Table and other applicable sections of the UDO to allow for Child Day Care Center in Campus Zoning Districts with Planning Board Review (UDO-83).

After consideration, the Planning Board recommended approval of the zoning text amendment.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

ACTION REQUEST FORM

DATE: December 19, 2001
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Zoning text amendment proposed by Wake Forest University

SUMMARY OF INFORMATION:

Zoning text amendment proposed by Wake Forest University to amend Article 1 Chapter B Table 2.6 Permitted Uses Table and other applicable sections of the UDO to allow for Child Day Care Center in Campus Zoning Districts with Planning Board Review. (UDO-83).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

STAFF REPORT

DOCKET #: UDO-83

STAFF: David Reed

REQUEST

Text amendment proposed by Wake Forest University to amend Chapter B Article 1 Table 2.6 Permitted Uses and other applicable sections of the UDO to allow for Child Day Care Center in Campus Zoning Districts with Planning Board Review.

BACKGROUND

The proposed Text Amendment was submitted by Wake Forest University to allow Child Day Care Centers in the C (Campus) zoning district with Planning Board Review of the site plan. At present, the use is allowed with either Planning Board Review or a Special Use Permit in all of the Office and Business districts as well as the IP (Institutional and Public) district. The use is also allowed as an accessory use in the GI and CI districts. The C district is the only nonresidential district that does not allow this use.

ANALYSIS

When the UDO was written, the intent was to allow Child Day Care Centers as an accessory use in the C district. Because other districts were specifically named as districts which allow this accessory use, the language implies the use is not allowed in any unnamed districts. Planning staff consulted with the Inspections Division staff to determine the best way to approach this issue. The options include allowing the use in the C district with Planning Board Review or allowing it as an accessory use. Staff recommends approval of the petitioner's request to permit Child Day Care Centers in the C district with Planning Board Review.

RECOMMENDATION

Staff recommends **APPROVAL**.

Glenn Simmons presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Kerry Avant moved approval of the zoning map amendment.

SECOND: Philip Doyle

VOTE:

FOR: Avant, Bost, Clark, Doyle, King, Norwood, Powell, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

UDO-83
AN ORDINANCE AMENDING
THE *UNIFIED DEVELOPMENT ORDINANCES*
REGARDING CHILD DAY CARE CENTERS
IN THE C DISTRICT

Be it resolved, by the Board of Commissioners of Forsyth County, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Chapter B, Section 2-4 Permitted Uses, Table 2.6 by adding a "P" (Planning Board Review) to the line "Child Day Care Center" under column "C" (Campus District).

Section 2. The ordinance shall be effective upon adoption.

UDO-83
AN ORDINANCE AMENDING
THE *UNIFIED DEVELOPMENT ORDINANCES*
REGARDING CHILD DAY CARE CENTERS
IN THE C DISTRICT

Be it resolved, by the Board of Aldermen of the City of Winston-Salem, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Chapter B, Section 2-4 Permitted Uses, Table 2.6 by adding a "P" (Planning Board Review) to the line "Child Day Care Center" under column "C" (Campus District).

Section 2. The ordinance shall be effective upon adoption.

UDO-83
AN ORDINANCE AMENDING
THE *UNIFIED DEVELOPMENT ORDINANCES*
REGARDING CHILD DAY CARE CENTERS
IN THE C DISTRICT

Be it resolved, by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Chapter B, Section 2-4 Permitted Uses, Table 2.6 by adding a "P" (Planning Board Review) to the line "Child Day Care Center" under column "C" (Campus District).

Section 2. The ordinance shall be effective upon adoption.

UDO-83
AN ORDINANCE AMENDING
THE *UNIFIED DEVELOPMENT ORDINANCES*
REGARDING CHILD DAY CARE CENTERS
IN THE C DISTRICT

Be it resolved, by the Village Council of the Village of Clemmons, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Chapter B, Section 2-4 Permitted Uses, Table 2.6 by adding a "P" (Planning Board Review) to the line "Child Day Care Center" under column "C" (Campus District).

Section 2. The ordinance shall be effective upon adoption.

UDO-83
AN ORDINANCE AMENDING
THE *UNIFIED DEVELOPMENT ORDINANCES*
REGARDING CHILD DAY CARE CENTERS
IN THE C DISTRICT

Be it resolved, by the Town Council of the Town of Lewisville, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Chapter B, Section 2-4 Permitted Uses, Table 2.6 by adding a "P" (Planning Board Review) to the line "Child Day Care Center" under column "C" (Campus District).

Section 2. The ordinance shall be effective upon adoption.