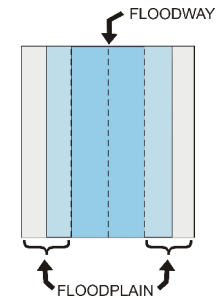


**DOCKET #:** W2993

**PROPOSED ZONING:**  
IP

**EXISTING ZONING:**  
RM18 & RS9

**PETITIONER:**  
The Salvation Army for  
property owned by Same



**SCALE:** 1" represents 600'

**STAFF:** Reed

**GMA:** 2

**ACRES:** 13.15

**NEAREST  
BLDG:** 120' east

**MAP(S):** 642862, 636862

**F**

August 20, 2008

The Salvation Army  
c/o Travis H. Israel  
2850 New Walkertown Road  
P. O. Box 1205  
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2993

Dear Mr. Israel:

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

**ACTION REQUEST FORM**

**DATE:** August 20, 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 The Salvation Army

**SUMMARY OF INFORMATION:**

Zoning map amendment of The Salvation Army from RM-18 and RS-9 to IP: property is located on the west side of New Walkertown Road, across from Waterworks Road (Zoning Docket W-2993).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of The Salvation Army, Docket W-2993

AN ORDINANCE AMENDING THE WINSTON-SALEM  
CITY ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF THE CITY OF  
WINSTON-SALEM, N.C.

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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-18 and RS-9 to IP the zoning classification of the following described property:

PIN# 6846-23-6403.00

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-2993		
<b>Staff</b>	<a href="#">David Reed</a>		
<b>Petitioner(s)</b>	The Salvation Army		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN# 6846-23-6403		
<b>Type of Request</b>	General Use Zoning request		
<b>Proposal</b>	<ul style="list-style-type: none"> <li>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RM18 (Residential Multifamily 18 Units per Acre) and RS9 (Residential Single Family 9,000 Square Foot Minimum Lot Size) <b>to</b> IP (Institutional and Public).</li> </ul> <p><b>NOTE:</b> 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.</p>		
<b>Zoning District Purpose Statement</b>	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.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	West side of New Walkertown Road, across from Waterworks Road		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	East		
<b>Site Acreage</b>	Approximately ± 13.15 acres		
<b>Current Land Use</b>	Salvation Army facility		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	GI	Vacant land
	East	RM18	Apartments
	South	LB and IP	Business and Recreational uses
	West	RS9	Vacant land

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes, the site is located in an area that contains a mixture of residential, institutional, and commercial uses.			
<b>Physical Characteristics</b>	Site slopes down to the west towards Brushy Fork Creek which forms the western boundary of the petition site. A significant portion of the site is in floodplain or floodway.			
<b>Proximity to Water and Sewer</b>	The site has access to public water and public sanitary sewer.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	Site is not located in a regulated water supply watershed.			
<b>Analysis of General Site Information</b>	The subject property is suitable for development under the IP zoning classification.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
New Walkertown Road	Major Thoroughfare	688 feet	14,000	34,600
Bowen Boulevard	Minor Thoroughfare	733 feet	2,000	16,100
<b>Proposed Access Point(s)</b>	New Walkertown Road			
<b>Planned Road Improvements</b>	The Thoroughfare Plan recommends a four lane divided cross section with raised median - curb and gutter, wide outside lanes, and sidewalks for New Walkertown Road.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RM18</u> No trip generation numbers available for general use RM18 zoning.  <u>Proposed Zoning: IP</u> No trip generation numbers available for general use IP zoning.			
<b>Sidewalks</b>	Sidewalks exist along New Walkertown Road.			
<b>Transit</b>	A bus shelter and pullout lane are located in front of the site.			
<b>Traffic Impact Study (TIS)</b>	TIS is not required.			
<b>Analysis of Site Access and Transportation Information</b>	The site is located along a major thoroughfare and has access to an existing sidewalk network. A bus shelter is located directly in front of the site on New Walkertown Road.			

CONFORMITY TO PLANS AND PLANNING ISSUES						
<b>Legacy GMA</b>	Growth Management Area 2, Urban Neighborhoods					
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>Legacy recommends managing growth by making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities.</li> </ul>					
<b>Relevant Area Plan(s)</b>	<i>East/Northeast Winston-Salem Area Plan, 2008</i>					
<b>Area Plan Recommendations</b>	<i>East/Northeast Winston-Salem Area Plan</i> does not recommend any changes to the existing land use at this site.					
<b>Greenway Plan Information</b>	Existing Bowen Branch Trail has its southern terminus on the petition site at New Walkertown Road.					
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>					
	Yes					
<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject request is consistent with <i>Legacy</i> and the <i>East/Northeast Winston-Salem Area Plan</i> .					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2826	RS9 and HB to HB	Withdrawn 2/6/06	North	0.84 acres	Approval	Denial
W-2825	RM-12-S to RM-12-S	Approved 4/3/06	South	1.43 acres	Approval	Approval
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>			Yes		
	<b>(B) Environmental Ord.</b>			N/A		
	<b>(C) Subdivision Regulations</b>			N/A		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
This rezoning would allow the expansion of an existing neighborhood serving use on the site.						
The site has good vehicular and pedestrian access.						
The request is consistent with <i>Legacy</i> and the <i>East/Northeast Winston-Salem Area Plan</i> .						

**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: Wesley Curtis moved approval of the zoning map amendment.

SECOND: Lynne Mitchell

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning