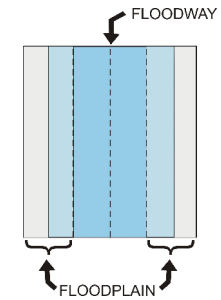


DOCKET #: W3012

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

F

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

DATE: December 19, 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 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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Morningstar Fellowship Church,
Docket W-3012

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-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			
Docket #	W-3012		
Staff	Aaron King		
Petitioner(s)	Morningstar Fellowship Church		
Owner(s)	Same		
Subject Property	PIN# 6843-15-3224		
Type of Request	General use rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RM-8-S (Residential Multifamily; up to 8 du/ac) to RS-9 (Residential Single Family; 9,000 sf lot size).</p> <p>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.</p>		
Zoning District Purpose Statement	<p>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.</p>		
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 3 and has access to public water and sewer.		
GENERAL SITE INFORMATION			
Location	Southeast corner of Rosann Drive and Cassa Vista Lane		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southeast		
Site Acreage	Approximately ± 8.47 acres		
Current Land Use	Undeveloped land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Undeveloped land and scattered single family homes
	East		
	South		
West	RM-8-S & RS-9	Undeveloped land	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	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, Shrub-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				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Rosann Drive	Local Road	+/- 100 feet	NA	NA
Cassa Vista Lane	Collector Street	+/- 50 feet	NA	NA
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	<p><u>Existing Zoning: RM-8-S</u> 36 MF Units (as approved) x 6.59 (MFR Trip Rate) = 237 Trips per Day</p> <p><u>Proposed Zoning: RS-9</u> 8.47 x 43,560/9,000 = 40 units x 9.57 (SFR Trip Rate) = 383 Trips per Day</p>			
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			

Analysis of Conformity to Plans and Planning Issues		The subject request is compatible with the surrounding zoning and land use pattern.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-1283	R-5 to R-2-S	Approved 9/3/85	Includes subject property	14.38	Approval	Approval
UDO Sections Relevant to Subject Request		<ul style="list-style-type: none"> Section 2-1.2(H) RS-9 District 				
Complies with Chapter B, Article VII, Section 7-5.3		(A) Legacy policies:		Yes		
		(B) Environmental Ord.		NA		
		(C) Subdivision Regulations		NA		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is consistent with the RS-9 purpose statement.			The request would split the existing RM-8-S zoned site into two pieces.			
The site is located within an area composed of residential single family zoning.						
This request could be considered a down-zoning.						

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