



**DOCKET #:** W2603

**PROPOSED ZONING:**  
IP-S (Church or Religious Institution, Neighborhood)

**EXISTING ZONING:**  
RSQ

**PETITIONER:**  
City of Winston-Salem

**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 2

**ACRE(S):** 0.43

**MAP(S):** 636862



March 7, 2003

City of Winston-Salem  
c/o S. Kirk Bjorling  
P. O. Box 2511  
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2603

Dear Mr. Bjorling:

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 City Council will hear this petition.

Sincerely,

A. Paul Norby, AICP  
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

**ACTION REQUEST FORM**

**DATE:** March 7, 2003  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, AICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of City of Winston-Salem

**SUMMARY OF INFORMATION:**

Zoning map amendment of City of Winston-Salem from RSQ to IP-S (Church or Religious Institution, Neighborhood): property is located at the northwest corner of Cleveland Avenue and Bethlehem Lane (Zoning Docket W-2603).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** AVANT, BOST, CLARK, DOYLE, FOLAN, KING  
**AGAINST:** NORWOOD  
**SITE PLAN ACTION:** CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of City of Winston-Salem, Docket  
W-2603

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 RSQ to IP-S (Church or Religious Institution, Neighborhood) the zoning classification of the following described property:

Beginning at the northwest intersection of Cleveland Avenue, a forty foot right-of-way, and Bethlehem Lane, a forty foot right-of-way, and the southeast corner of Tax Lot 45, Block 333, said point being the POINT OF BEGINNING; thence, with the north right-of-way line of Bethlehem Lane and the south side of Tax Lots 45, 102, 101, 41, and part of Lot 39 north 88° 38' 42" west a distance of 160.00 feet to the east right-of-way line of Medder Lane (proposed) a forty foot right-of-way; thence with said right-of-way line a new line across Tax Lot 39, north 1° 14' 13" east, a distance of 118.50 feet to the southern right-of-way line of Twentieth Street, a forty foot right-of-way; thence with said right-of-way and the north line of Tax Lots 39, 41, 101, 102, and 45, south 88° 38' 42" east a distance of 160.00 to the western right-of-way line of Cleveland Avenue; thence with said right-of-way line and the east line of Tax Lot 45 south 1° 14' 13" west a distance of 118.50 feet to the POINT OF BEGINNING; said described tract containing 0.435 acre, more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled New Hope Missionary Church and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to City of Winston-Salem.

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 New Hope Missionary Church. 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.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

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 City of Winston-Salem, (Zoning Docket W-2603). The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A, Special Use District Permit for IP-S (Church or Religious Institution, Neighborhood), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the IP-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 THE ISSUANCE OF GRADING PERMITS**
  - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
  - b. Developer shall cordon off limits of proposed grading at the base of the existing trees shown on site plan to remain.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. All required storm water management devices shall be installed.
  - b. Developer shall install sidewalk along the north side of Bethlehem Lane. There shall be a pedestrian connection provided from the eastern portion of the proposed parking lot to the existing sidewalk along Cleveland Avenue. Streetyard and bufferyard trees shall be of a large variety as defined in UDO Section 3-4.10.

- **OTHER REQUIREMENTS**

- a. Signage shall be limited to only one (1) freestanding monument sign with a maximum height of three (3) feet and a maximum copy area of eight (8) square feet.
- b. No fencing or lighting shall be permitted.

## ZONING STAFF REPORT

**DOCKET #** W-2603  
**STAFF:** Gary Roberts

Petitioner(s): City of Winston-Salem  
Ownership: Same

### **REQUEST**

From: RSQ Residential Single Family Quadraplex  
To: IP-S Institutional Public (Church or Religious Institution, Neighborhood)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 0.43 acre

### **LOCATION:**

Street: Northwest corner of Cleveland Avenue and Bethlehem Lane.  
Jurisdiction: City of Winston-Salem.  
Ward: Northeast.

### **SITE PLAN**

Proposed Use: 32 space institutional parking lot.  
Parking: The parking lot will provide additional parking for the New Hope Missionary Church.  
Bufferyard Requirements: 15 foot type II.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Site has been cleared and is currently vacant.  
Adjacent Uses:

|             |   |
|-------------|---|
| North -     | Single family residences and an existing barbershop zoned RS-7. |
| Northeast - | Single family residences zoned RSQ.                             |
| East -      | Single family residences zoned RSQ.                             |
| Southeast - | Multifamily residences zoned RM-18.                             |
| South -     | Multifamily residences zoned RSQ.                               |
| West -      | Undeveloped property zoned RSQ.                                 |



## **GENERAL AREA**

Character/Maintenance: Urban neighborhood with a mixture of low to moderate density housing types moderately to well maintained.

Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Minor grading and removal some of the mature trees to accommodate improvements shown on site plan.

Topography: Gentle slope downward to the north.

Vegetation/habitat: Site is mowed grass with 3-4 mature trees.

Water Supply Watershed: Site is not within the boundaries of a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Cleveland Avenue; Bethlehem Lane; Twentieth Street.

Street Classification: Cleveland Avenue – Minor Thoroughfare; Bethlehem Lane – Local Road; Twentieth Street – Local Road.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Cleveland Avenue between 14<sup>th</sup> and 25<sup>th</sup> Streets = 5,200/13,100

Trip Generation/Existing Zoning: RSQ

Site is vacant; no trip generation rate available.

Trip Generation; Proposed Zoning: IP-S

No trip generation rate available for parking lots.

Sidewalks: Existing along both sides of Cleveland Avenue and south side of Bethlehem Lane.

Sidewalk recommended as a condition along the north side of Bethlehem Lane.

Transit: Route 17 along Cleveland Avenue.

Bicycle Route: None.

## **HISTORY**

Relevant Zoning Cases:

1. W-2422; Special Use Permit for Institutional Parking in RSQ; approved October 10, 2000; east side of Locust Avenue north of Fifteenth Street; 0.40 acre; Planning Board and staff recommended approval.
2. W-2196; RS-7 to RM-8-S (Child Day Care Center); denied March 2, 1998; north side of Twenty-Third Street east of Cleveland Avenue; 0.34 acre; Planning Board and staff recommended denial.

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Urban Neighborhoods (GMA 2).

Relevant Comprehensive Plan Recommendation(s): In Urban Neighborhoods, *Legacy* recommends quality infill development, greater residential densities where appropriate, neighborhood retail, and community services.

Area Plan/Development Guide: *East Winston Area Plan*.

Relevant Development Guide Recommendation(s): The site is recommended for low density residential use (0-5 du/ac.).

## **COMMUNITY DEVELOPMENT**

Certified Area/Name: *Northeast Winston #2 Redevelopment Area*.

Type of Certification: Certified as a blighted area in June, 1988.

Redevelopment Recommendation(s): Under the provisions of the *Northeast Winston #2 Redevelopment Plan*, the City acquired these properties, along with most other properties in the block bounded by 21<sup>st</sup> Street, Cleveland Avenue, Bethlehem Lane, and Fairview Park. The Plan proposes to redevelop most of the area, including this site, for single family homes under RS-7 zoning. Properties immediately north of the site are proposed for institutional and neighborhood business uses. At their meeting on February 17, 2003, the City Council, acting in their redevelopment capacity, will consider referring an amendment of the *Northeast Winston #2 Redevelopment Plan* to the City-County Planning Board for consideration at their February 27, 2003 work session. The amendment would change the recommended land use from single family residential to institutional/public use and the recommended zoning from RS7 to IP-S for this site.

## **ANALYSIS**

The subject request is to rezone 0.43 acre located on the west side of Cleveland Avenue between Bethlehem Lane and Twentieth Street from RSQ to IP-S. The site has been cleared and is currently undeveloped and adjacent to other recently cleared former house lots. Single family homes and a barbershop zoned RS-7 are located to the north and multiple apartment buildings, (Burke Village), zoned RSQ and RM-18 are located to the southeast, south and southwest.

The property is part of a larger block of parcels located within the *Northeast Winston #2 Redevelopment Plan* area and currently owned by the City of Winston-Salem. The formerly dilapidated housing stock has been removed in order to facilitate redevelopment. Although the listed use for the IP-S request is a church or religious institution, the site plan depicts a 32 space parking lot. It is anticipated that the parking will be used by the New Hope Missionary Church which is located across Cleveland Avenue and ±200 feet to the southeast.

Currently, the above mentioned redevelopment plan recommends that the subject property, along with the adjoining properties extending westward to Fairview Park, be rezoned to RS-7 and developed with single family residences. The City Council however, during their February 17, 2003 meeting, referred to the Planning Board an amendment to the plan which would change the recommended land use for the subject property from single family residential to institutional/public use and the recommended zoning from RS-7 to IP-S.

New Hope Missionary Church is currently in a high growth mode and has served as a stabilizing force to the surrounding neighborhood. Being situated within an established neighborhood, opportunities for expansion and vehicular parking are extremely limited. While staff would typically be concerned with replacing proposed infill housing with a remote parking lot, there are several factors which contribute to the proposed redevelopment plan change.

The subject rezoning request is consistent with the redevelopment plan amendment and staff therefore recommends approval based upon adoption of the amendment to the *Northeast Winston #2 Redevelopment Plan*.

### **FINDINGS**

1. *Legacy* recommends community services in Urban Neighborhoods.
2. *East Winston Area Plan* recommends low density residential use for the subject property.
3. The City Council will soon consider an amendment to the *Northeast Winston #2 Redevelopment Plan*, which would change the recommended land use for the subject property from single family residential to institutional/public use and the proposed zoning from RS-7 to IP-S.
4. The Planning Board recommended approval of the said proposed plan amendment at their March 6, 2003 work session.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

• **PRIOR TO THE ISSUANCE OF GRADING PERMITS**

- a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- b. Developer shall cordon off limits of proposed grading at the base of the existing trees shown on site plan to remain.

**C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**

- a. All required storm water management devices shall be installed.
- b. Developer shall install sidewalk along the north side of Bethlehem Lane. There shall be a pedestrian connection provided from the eastern portion of the proposed parking lot to the existing sidewalk along Cleveland Avenue. Streetyard and bufferyard trees shall be of a large variety as defined in UDO Section 3-4.10.

**C OTHER REQUIREMENTS**

- a. Signage shall be limited to only one (1) freestanding monument sign with a maximum height of three (3) feet and a maximum copy area of eight (8) square feet.
- b. No fencing or lighting shall be permitted.

**PUBLIC HEARING** - February 13, 2003

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Philip Doyle moved to continue the work session to the February 27, 2003 Planning Board meeting so this request may be considered after consideration of a Redevelopment Guide Amendment for this area.

SECOND: Jimmy Norwood

VOTE:

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

AGAINST: None

EXCUSED: None

NOTE: The February 27<sup>th</sup> meeting was postponed to March 6, 2003 due to inclement weather.

**WORK SESSION** - March 6, 2003

Jimmy Norwood expressed concern about not having lighting. He indicated he is not opposed to the plan, but would need to know more about the situation before supporting it.

It was noted that the surrounding streets have street lighting. With this site being so small, staff felt it was adequate coverage for a parking area.

**MOTION:** Philip Doyle moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

**SECOND:** John Bost

**VOTE:**

**FOR:** Avant, Bost, Clark, Doyle, Folan, King

**AGAINST:** Norwood

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A. Paul Norby, AICP  
Director of Planning