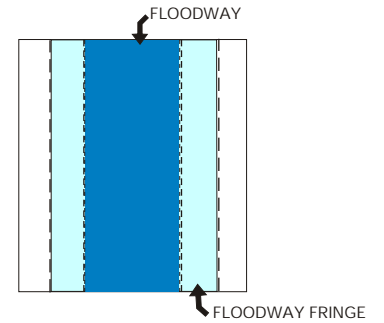


**DOCKET #:** W2548

**PROPOSED ZONING:**  
IP

**EXISTING ZONING:**  
GI-S

**PETITIONER:**  
Greater Church of  
Deliverance, Inc.



**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 2

**ACRE(S):** 1.78

**MAP(S):** 630858



June 18, 2002

Greater Church of Deliverance, Inc.  
C/O Bishop Freddie B. Marshall, Representative  
240 N. Dunleith Ave.  
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2548

Dear Bishop Marshall:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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:** June 18, 2002  
**TO:** The Honorable Mayor and Board of Aldermen  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on Zoning Petition of Greater Church of Deliverance, Inc.

**SUMMARY OF INFORMATION:**

Zoning Petition of Greater Church of Deliverance, Inc.

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** AVANT, BOST, CLARK, DOYLE, FOLAN, KING, POWELL,  
KENNEDY-SLOAN  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS

CITY ORDINANCE - GENERAL USE

Zoning Petition of Greater Church of Deliverance, Inc.  
Docket W-2548

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 Board of Aldermen 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 GI-S General Industrial District (Motor Vehicles, agricultural implements or heavy machinery, sale, repair, rental or storage) to IP (Institutional and Public District) the zoning classification of the following described property:

Tax Block 198, Tax Lots 105B, 112B, and 113

Section 2. This ordinance shall become effective upon adoption.

## **DRAFT ZONING STAFF REPORT**

**DOCKET #** W-2548  
**STAFF:** Gary Roberts

Petitioner(s): Greater Church of Deliverance, Inc.  
Ownership: Same

### **REQUEST**

From: GI-S General Industrial District (Motor Vehicles, agricultural implements or heavy machinery, sale, repair, rental or storage)  
To: IP Institutional and Public District

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

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 1.78 acres

### **LOCATION**

Street: Northwest corner of Northwest Boulevard and Chestnut Street.  
Jurisdiction: City of Winston-Salem.  
Ward: East.

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

Existing Structures on Site: 12,000 square foot metal building constructed in 1992.

Adjacent Uses:

North -	Multifamily residential zoned RM-18.
Northeast -	Multifamily residential zoned RM-18.
East -	DC Dodd and Son Automotive Service Center zoned GI and HB.
Southeast -	Thomasville Furniture zoned GI.
West -	Norfolk Southern Railroad and multifamily residential zoned RM-18.

### **GENERAL AREA**

Character/Maintenance: Mixture of well and moderately maintained multifamily residential, industrial and service uses.

Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: No specific impact determined with general use request.

Topography: Property slopes upward considerably from the south to the north.

Vegetation/habitat: None, site is developed.

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

## **TRANSPORTATION**

Direct Access to Site: Northwest Boulevard; Chestnut Street.

Street Classification: Northwest Boulevard - major thoroughfare; Chestnut Street - collector.

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

Northwest Boulevard between Main Street and Patterson Avenue = 7,500 /10,500.

Sidewalks: Both sides of Chestnut Street and Northwest Boulevard.

## **HISTORY**

Relevant Zoning Cases:

1. W-2365; RM-18 to LB; denied February 7, 2000; southwest corner of Patterson Avenue and 14<sup>th</sup> Street; 300 feet northeast of current site; 0.84 acre; Planning Board and staff recommended denial.
2. W-2239; GI and LI to LB; approved August 3, 1998; south side of Northwest Boulevard east of Trade Street, 500 feet southwest of current site; 0.42 acre; Planning Board and staff recommended approval.
3. W-1959; LB and GI to PB; approved May 15, 1995; southeast corner of Northwest Boulevard and Patterson Avenue, 600 feet southeast of current site; 0.61 acre; Planning Board and staff recommended approval.
4. W-1878; I-3 and R-2 to I-2-S (Motor Vehicles, agricultural implements or heavy machinery, sale, repair, rental or storage); approved March 7, 1994; northwest corner of Northwest Boulevard and Chestnut Street, current site; 1.78 acres; Planning Board and staff recommended approval.
5. W-1419; R-2 to I-3; approved March 9, 1987; west side of Chestnut Street between Northwest Boulevard and 14<sup>th</sup> Street, portion of current site; 0.35 acre; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): Encourage quality infill development, greater

residential densities where appropriate, neighborhood retail, and community services. Historic preservation, rehabilitation and reuse of existing structures are encouraged.

Area Plan/Development Guide: The site is not within the boundaries of an area plan or development guide.

## **COMMUNITY DEVELOPMENT**

Certified Area/Name: Liberty-Patterson Redevelopment Area.

Type of Certification: Non residential Redevelopment Area, certified January 2000.

Redevelopment Recommendation(s): Site is not identified for acquisition and no specific reuse or rezoning recommendation has been made for the site.

## **ANALYSIS**

The petitioner is requesting to rezone a 1.78 acre lot located on the northwest corner of Northwest Boulevard and Chestnut Street from GI-S to IP. Currently located on the site is a 12,000 square foot structure and associated parking area. The property was rezoned from R-2 and I-3 to I-2-S in 1994 in order to permit the sale, rental, repair and/or storage of motor vehicles and other heavy equipment.

The Norfolk Southern Railroad runs directly adjacent and parallel to the western property line. The surrounding mixture of land uses is fairly typical of many established, heavily urbanized sections of the city. Multifamily residential uses with RM-18 zoning are present on the opposite side of said railroad as well as to the north and northeast of the subject property. A motor vehicle repair facility and Thomasville Furniture zoned GI and HB are located to the east and southeast across Chestnut Street and Northwest Boulevard.

While the site does not lie within the boundaries of an area plan or development guide, it is within the Liberty-Patterson Redevelopment Area. The primary objective of certified redevelopment areas is to target various resources for community revitalization. However, no specific recommendations are included for the subject property.

In general terms, the request to rezone from GI-S to IP represents a decrease in potential land use intensity. The array of permitted uses within the requested IP district are generally more community oriented and compatible with the surrounding residential properties than the currently permitted motor vehicle related uses. Planning staff therefore supports the current request.

## **FINDINGS**

1. Legacy encourages community services in urban neighborhoods.
2. The site is not within the boundaries of an area plan or development guide.
3. Proposed IP district includes land uses which are more generally more supportive and compatible with the adjoining residential properties than the existing GI-S district.

**STAFF RECOMMENDATION**

Zoning: **APPROVAL**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Philip Doyle moved approval of the zoning map amendment.

SECOND: John Bost

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Kennedy-Sloan, King, Powell,

AGAINST: None

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A. Paul Norby, AICP  
Director of Planning