



**DOCKET #:** W2459

**PROPOSED ZONING:**  
C

**EXISTING ZONING:**  
RM5

**PETITIONER:**  
Winston-Salem State University

**SCALE:** 1" represents 200'

**STAFF:** Hughes

**GMA:** 3

**ACRE(S):** 3

**MAP(S):** 636854



March 15, 2001

Winston-Salem State University  
(State of North Carolina)  
c/o Phillip Gilley  
601 Martin Luther King, Jr. Drive  
Winston-Salem, NC 27110

RE: ZONING MAP AMENDMENT W-2459

Dear Mr. Gilley:

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:** March 15, 2001  
**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 map amendment of Winston-Salem State University (State of North Carolina)

**SUMMARY OF INFORMATION:**

Zoning map amendment of Winston-Salem State University (State of North Carolina) from RM-5 to C: property is located on the south side of Cromartie Street west of Martin Luther King, Jr. Drive (Zoning Docket W-2459).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Winston-Salem State University  
(State of North Carolina), Docket W-2459

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 RM-5 to C the zoning classification of the following described property:

Tax Block 550, Tax Lots 7, 8, 9, 103, 105, 106, 107, and 202

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2459

**STAFF:** Suzy Hughes

Petitioner(s): Winston-Salem State University

Ownership: Same

### **REQUEST**

From: RM-5 Residential Multifamily District; maximum density 5 units/acre

To: C Campus 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: 3.0 acres

### **LOCATION**

Street: South side of Cromartie Street west of Martin Luther King, Jr. Drive.

Jurisdiction: City of Winston-Salem.

Ward: East.

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

Existing Structures on Site: None. Site is currently vacant, covered mostly with grass.

Adjacent Uses:

- North - A historic home which is scheduled to be moved and a parking lot, both zoned RM-5.
- East - The F. L. Atkins nursing school building belonging to Winston-Salem State University and zoned C.
- South - Interchange between Stadium Drive and US 52.
- West - Vacant land between this site and US 52, zoned RM-5. There is a small strip of GI zoned land which separates this site from US 52 at the end of Cromartie Street.

### **GENERAL AREA**

Character/Maintenance: Well maintained as part of Winston-Salem State University campus.

Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: The majority of site is cleared.  
Topography: Topography maps show a fairly flat property.

## **TRANSPORTATION**

Direct Access to Site: Cromartie Street; MLK, Jr. Drive; Stadium Drive; US 52.  
Street Classification: Cromartie Street - local; MLK, Jr. Drive - minor thoroughfare; Stadium Drive - minor thoroughfare; US 52 - freeway.  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
MLK, Jr. Drive between Stadium Drive & Business 40 = 22,000/26,000  
Stadium Drive between US 52 & Vargrave Street = N/C  
US 52 between Stadium Drive & Business 40 = 64,000/54,000 (1995)  
Sidewalks: Both sides of MLK, Jr. Drive.  
Transit: Route #29 along MLK, Jr. Drive.  
Bike Route # 10 along MLK, Jr. Drive.

## **HISTORY**

Relevant Zoning Cases:

1. W-1513; I-3 to I-4; withdrawn July 5, 1988; south side of Lowery Street east of Martin Luther King, Jr. Drive; 6.08 acres; Planning Board and staff recommended approval.
2. W-774; B-3 to R-2; approved May 5, 1980; east and west sides of Claremont Avenue north of Cromartie Street; 1.17 acres; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 2: Central; existing WSSU/1-40 Industrial Park Activity Center  
Relevant Comprehensive Plan Recommendation(s): *Vision 2005* encourages additional development in existing activity centers. Recommendations for GMA 2 include preservation historic character and rehabilitation of existing housing.  
Area Plan/Development Guide: None.

## **ANALYSIS**

This petition is a request to rezone 3.0 acres from RM-5 to C. The property is owned by Winston-Salem State University. Rezoning of the property to C would allow for the expansion of campus uses. Such expansion of C zoning would benefit future development plans of Winston-Salem State University. Most of the surrounding property is zoned C, with additional RM-5 along Cromartie Street and Cleveland Avenue.

The proposed rezoning is consistent with the surrounding zoning and uses. This expansion of C zoning would present a positive impact on the area.

### **FINDINGS**

1. This petition is a request to rezone 3.0 acres from RM-5 to C.
2. Most of the surrounding property is zoned C, with additional RM-5 along Cromartie Street and Cleveland Avenue.
3. The proposed rezoning is consistent with the surrounding zoning and uses.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

*[For information purposes only:* The draft *Legacy* plan indicates the site is located in the Urban Neighborhoods area of *Legacy's* growth management plan. The area is near the job opportunities and cultural attractions of the Center City area. This is an area in which to encourage quality infill development, historic preservation and greater residential densities where appropriate. *Legacy* also recommends encouraging expansion of higher education institutions in a manner that meets the needs of the institution and is compatible with the surrounding community.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: John Bost moved approval of the zoning map amendment.

SECOND: Terry Powell.

VOTE:

FOR: Avant, Bost, King, Powell, Snelgrove, Williams

AGAINST: None

EXCUSED: None

SITE PLAN AMENDMENT: John Bost certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Terry Powell.

VOTE:

FOR: Avant, Bost, King, Powell, Snelgrove, Williams

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning