



DOCKET #: W2496

PROPOSED ZONING:
C

EXISTING ZONING:
RM5 and GI

PETITIONER:
Winston-Salem State University

SCALE: 1" represents 200'

STAFF: Hughes

GMA: 2

ACRE(S): 3.49

MAP(S): 636854



August 22, 2001

Winston-Salem State University
c/o Phillip Gilley, Vice-Chancellor
601 Martin Luther King, Jr., Drive
Winston-Salem, NC 27110

RE: ZONING MAP AMENDMENT W-2496

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: August 22, 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 for property owned by the State of North Carolina

SUMMARY OF INFORMATION:

Zoning map amendment of Winston-Salem State University for property owned by the State of North Carolina from RM-5 and GI to C: property is located on the north and south sides of Cromartie Street between US 52 and Atkins Street (Zoning Docket W-2496).

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
for property owned by the State of North Carolina,
Docket W-2496

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 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 and GI to C the zoning classification of the following described property:

Tax Block 545, Tax Lots 1A, 1B, 2A, 2B, 3, 4A, 4B, 5, 6, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 103, 104, 105, 106, 201, 204B, and 205B

Tax Block 550, Tax Lots 1B, 2, 3, 4, 5, and 6

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2496
STAFF: Suzy Hughes

Petitioner(s): Winston-Salem State University
Ownership: The State of North Carolina

REQUEST

From: RM-5 Residential Multifamily District; maximum density 5 units/acre and GI
General Industrial District
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: 3.49 acres

LOCATION

Street: North and south sides of Cromartie Street between US 52 and Atkins Street.
Jurisdiction: City of Winston-Salem.
Ward: East.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single Family home of historic nature to be moved.

Adjacent Uses:

- North - Across Norfolk Southern Railway are RM-5 zoned land and Davis Garage, zoned HB.
- East - Winston-Salem State University, zoned C.
- South - Winston-Salem State University, zoned C.
- West - US 52. Further west is W-S Southbound RR zoned GI.

GENERAL AREA

Character/Maintenance: Well maintained campus property.
Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site has been cleared of most structures and is park-like in nature with grass and scattered trees. Development is likely to cause the removal of most of such vegetation.

Topography: Property is fairly flat.

Vegetation/habitat: Grass and Scattered trees.

Constraints: Site will likely need to be cleared in order to be built upon.

Natural Heritage Sites: This site lies approximately a mile from the Salem Creek Wetland — a privately owned 10-acre wetland with county significance that is located on the southeast corner of the intersection of Reynolds Park Rd. and US 311, just south of the WSSU campus.

Watershed: The site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Cleveland Avenue; Atkins Street; Cromartie Street.

Street Classification: All are local streets.

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

Martin Luther King, Jr. Drive between Stadium Drive and Business 40 = 22,000/26,000.

US 52 between Stadium Drive and Business 40 = 64,000/54,000 (1995).

Transit: Route #3, along Martin Luther King, Jr. Drive; Route #28, WSSU, both routes are east of the site.

HISTORY

Relevant Zoning Cases:

1. W-2459; RM-5 to C; approved April 2, 2001; south side of Cromartie Street west of Martin Luther King, Jr. Drive; 3.0 acres; Planning Board and staff recommended approval.
2. 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.
3. W-774; B-3 to R-2; approved May 5, 1980; north side of Cromartie Street both east and west of Claremont Avenue; 1.17 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Urban Neighborhoods

Relevant Comprehensive Plan Recommendation(s): Encourage expansion of higher education institutions in a manner that meets the needs of the institution and is compatible with the surrounding community; encourage historic preservation, rehabilitation and reuse of existing structures; and encourage quality infill development.

Area Plan/Development Guide: This site is within the boundaries of the Southeast Area Plan, which is currently underway.

Relevant Development Guide Recommendation(s): None at this time.

ANALYSIS

Winston-Salem State University has submitted this petition to rezone 3.49 acres from RM-5 and GI to C. Winston-Salem State University is a rapidly growing institution with needs for rezoning to expand their services to students. The expansion of the University is a form of redevelopment. The area greatly needs investment in forms such as this. There was some concern among staff that the University may pursue the closure of Cromartie Street and Cleveland Avenue, and states that if such closure takes place the petitioner is advised that access arrangements must be made to the owners of the GI zoned property adjacent to this site.

The Southeast Area Plan is currently being written. As such, there are no specific area plan recommendations for the site at this time. *Legacy* calls for the expansion of higher educational institutions in the area.

Redevelopment of this site would positively impact the area. Expansion of the State's Universities positively impacts the entire population of the State as well as that of the immediate area. Therefore, staff recommends approval.

FINDINGS

1. *Legacy* calls for the expansion of higher educational institutions in the area.
2. There are no specific area plan recommendations for the site at this time.
3. Winston-Salem State University surrounds the site to the east and south, this request would be consistent with surrounding uses.
4. Redevelopment of this site would positively impact the area

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Arnold King moved approval of the zoning map amendment.

SECOND: Kerry Avant

VOTE:

FOR: Avant, Clark, King, Norwood, Powell, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning