



DOCKET #: W2417

PROPOSED ZONING:
LO-S (Offices,
Miscellaneous)

EXISTING ZONING:
LI and RS7

PETITIONER:
Sunnyside Ministry of the
Moravian Church of America,
Southern Province

SCALE: 1" represents 200'

STAFF: Simmons

GMA: 3

ACRE(S): 0.52

MAP(S): 630846

September 20, 2000

Ronna Combs
Sunnyside Ministry of the Moravian Church in America, Southern Province
319 Haled Street
Winston-Salem, N.C. 27127

RE: ZONING MAP AMENDMENT W-2417

Dear Mr. Sawyer:

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: September 20, 2000
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 Sunnyside Ministry of the Moravian Church of America, Southern Province.

SUMMARY OF INFORMATION:

Zoning map amendment of Sunnyside Ministry of the Moravian Church of America, Southern Province from LI and RS-7 to LO-S (Offices, Miscellaneous): property is located on the northeast corner of Lomond Street and Haled Street.

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: APPROVED

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Sunnyside Ministry of the Moravian Church of America, Southern Province,
Docket W-2417

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 LI and RS-7 to LO-S (Offices, Miscellaneous) the zoning classification of the following described property:

Beginning at a point, said point being in the northern right-of-way of Haled Street and the eastern right-of-way of Lomond street; thence North 12°59'00" East, 100.00 feet to a point; thence South 77°35'00" East, 150.32 feet to a point; thence North 12°59'00" East, 70.10 feet to a point; thence South 57°32'33" East 46.30 feet to a point; thence South 10°37'34" West, 154.30 feet to a point; thence North 77°35'00" West, 200.32 feet to a point, the BEGINNING.

Being Lot 206, Tax Block 784 and containing 22,599 square feet or 0.519 acres more or less. The above description was taken from Deed Book 2003, Page 230.

Section 2. This Ordinance is adopted after approval of the site plan entitled Labyrinth Garden at Trinity Corner and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Sunnyside Ministry of the Moravian Church of America, Southern Province.

Section 3. The Board of Aldermen 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 Labyrinth Garden at Trinity Center. 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 Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen 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 Sunnyside Ministry of the Moravian Church of America, Southern Province, (Zoning Docket W-2417). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription:

"Attachment A, Special Use District Permit for LO-S (Offices, Miscellaneous), approved by the Winston-Salem Board of Aldermen the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LO-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:

1. OTHER REQUIREMENTS

- a. Developer shall install a concrete sidewalk to City of Winston-Salem standards as shown on the approved site plan.
- b. The site may have one monument-type sign with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.
- c. Developer agrees to remove existing barbed wire from the existing chain link fence in front of the Sunnyside Ministries offices on the north side of Haled Street, and for a distance of one hundred (100) feet northward from Haled Street along the eastern edge of the current site, prior to the completion of the labyrinth garden.

ZONING STAFF REPORT

DOCKET # W-2417

STAFF: Glenn Simmons

Petitioner(s): Sunnyside Ministry of the Moravian Church of America, Southern Province
Ownership: Same

REQUEST

From: LI Light Industrial District and RS-7 Residential Single Family District, minimum lot size 7,000 sf
To: LO-S Limited Office District (Offices, Miscellaneous)

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

Acreage: 0.52 acre

LOCATION

Street: Northeast corner of Lomond Street and Haled Street.
Jurisdiction: City of Winston-Salem.
Ward: Southeast

SITE PLAN

Proposed Use: Passive outdoor recreation (accessory to adjacent office use)
Square Footage: N/A
Building Height: N/A
Density: N/A
Parking: Required: None; Proposed: None
Bufferyard Requirements: Type II Bufferyard required adjacent to RS-7 zoned properties north of the current site.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Vacant.

Adjacent Uses:

- North - Single family homes zoned RS-7.
- East - Sunnyside Ministries office building zoned RS-7.
- South - Several businesses including Lennox, Action Tool, and Famco, Inc. There is also a vacant industrial building. Properties are zoned LI and GI.
- West - Single family homes zoned RS-7.

GENERAL AREA

Character/Maintenance: Moderately well maintained commercial and residential properties in the area.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Vacant lot to be developed as labyrinth/outdoor recreation.

Topography: Site slopes downward slightly from north to south.

Streams: None

Vegetation/habitat: Open vacant lot.

Constraints: No major constraints.

Floodplains: None

TRANSPORTATION

Direct Access to Site: Lomond Street and Haled Street.

Street Classification: Both street are local streets.

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

Trip Generation/Existing Zoning: RS7 - 2 lots x 9.57 - 19 trips

LI - 154 x 46 - 7048/43560 x 51.8 - 8 trips

Total = 27 trips

Trip Generation/Proposed Zoning: As a proposed passive accessory use to the existing Sunnyside Ministry offices, staff anticipates very little additional traffic generation.

Planned Road Improvements: None.

Sight Distance: N/A

Interior Streets: N/A

HISTORY

Relevant Zoning Cases:

1. W-1338; R-4 (comparable to RS-9) to I-2 (comparable to LI); withdrawn May 5, 1986; current site at northeast corner of Haled and Lomond Streets; approximately 2.0 acres; Planning Board and staff recommended denial.
2. W-979; B-3 (comparable to LB) and R-4 (comparable to RS-9) to B-2-S (Wholesale Storage, Sale or Storage Services); denied October 4, 1982; two blocks north of current site near the corner of Waughtown Street and Lomond Street; 0.72 area; Planning Board and staff recommended denial.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban

Relevant Comprehensive Plan Recommendation(s): Preservation of stable neighborhood areas; coordination of residential development with the provision of an adequate level of services and facilities (including parks); and encourage location of nonresidential uses within residentially designated areas, when those uses are compatible.

Area Plan/Development Guide: The site does not lie within a development guide study area.

GREENWAY/RECREATION/OPEN SPACE REVIEW

Greenway Plan: None

HISTORIC RESOURCES REVIEW:

Known historic resources? No

Forsyth County Architectural Inventory Number/Name: N/A

Known Forsyth County Archaeological Site/Number: N/A

National Register of Historic Places? N/A

Local Historic Landmark? N/A

In Historic District? N/A

Comments: None

ANALYSIS

This proposal is a request to rezone 0.52 acre of land, currently zoned LI and RS-7, to LO-S. The request is somewhat unusual in that the proposed passive recreation garden is considered an accessory use to the existing Sunnyside Ministries offices which are located contiguous to the eastern boundary of the current site in LI zoning. The office use of the Sunnyside Ministries is a use allowed under the UDO in LI zoning.

The area is generally characterized by a mixture of heavy commercial/industrial uses along the south side of Haled Street and eastward toward Waughtown Street. Existing residential homes are located north of the site along Lomond Street and opposite the property on the west side of Lomond Street.

The proposed site plan consists of a labyrinth garden located in the southwest corner of the property adjacent to Lomond and Haled Streets and a 1,500 sf open air picnic shelter at the east end of the property nearer the Sunnyside Ministries offices. The site plan proposes a two-foot high stone-faced "seat wall" along the south side of the property along Haled Street and extending north along the east side of Lomond Street. This wall is designed to subtly separate the park from the street without obscuring it from view. The park will be accessed from an existing parking lot located east of the Sunnyside Ministries via a new sidewalk on the north side of Haled Street proposed as part of the site plan. Staff anticipated no significant increases in the area's vehicular traffic.

The official response to previous zoning requests in the area has been to keep commercial zoning south of Haled Street in an effort to preserve the viability of residential zoning in the area. In this context, staff believes that that objective can be achieved with approval of the proposed labyrinth garden and the associated LO-S zoning request. Staff believes that the design and use of the proposed labyrinth garden will create a welcome addition of green open space in this otherwise utilitarian landscape, and will generally support the residential character of the area north and west of the current site.

FINDINGS

1. The proposed LO-S zoning is to permit a labyrinth garden and passive recreation area as an accessory use to the adjacent Sunnyside Ministries.
2. The site plan proposes a meditative labyrinth garden on the west end of the property closest to existing residential uses and a 1,500 sf open air picnic shelter to the east.
3. Pedestrian access to the site will come from an existing parking lot (east of Sunnyside Ministries) accessed by a proposed new sidewalk on the north side of Haled Street.
4. The pedestrian scale and passive recreation character of the proposed garden should be a positive addition to the residential character of the area north and west of the site.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

- **OTHER REQUIREMENTS**
 - a. Developer shall install a concrete sidewalk to City of Winston-Salem standards as shown on the approved site plan.
 - b. The site may have one monument-type sign with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.
 - c. Developer agrees to remove existing barbed wire from the existing chain link fence in front of the Sunnyside Ministries offices on the north side of Haled Street, and for a distance of one hundred (100) feet northward from Haled Street along the eastern edge of the current site, prior to the completion of the labyrinth garden.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved approval of the zoning map amendment.

SECOND: James Rousseau

VOTE:

FOR: Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Steve Johnson moved approval of the site plan with staff recommendations.

SECOND: None

VOTE:

FOR: Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning