

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3377
Staff	Amy Crum
Petitioner(s)	New Story Church
Owner(s)	Same
Subject Property	PIN # 6834-96-9104, 6844-06-0014, 6844-06-0134 and 6844-06-0242
Address	1024 Waughtown Street, 2200 Nissen Avenue, 2204 Nissen Avenue, and 2208 Nissen Avenue
Type of Request	Rezoning from RS9 and RM12-S to LO-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from Residential Multifamily – Special Use (RM12-S) and Residential Single-Family (RS9) to Limited Office – Limited Use (LO-L). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Church or Religious Institution, Neighborhood; Offices; Group Care Facility, A; and Residential Building, Single Family <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>
Neighborhood Contact/Meeting	<p>The following description was received on August 1, 2018 from the petitioner through email:</p> <p>“On Monday July 31 we held our community meeting as required. There were 43 people in attendance at the meeting. We went over the rezoning request as set forth in our application. A full explanation was given and we opened the floor to any questions. We asked all in attendance if they had any objection to our seeking the rezoning and there were no objections. All present expressed favor for the rezoning. We advertised the meeting for a week prior with signs in front of the property.”</p>
Zoning District Purpose Statement	<p>The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.</p>
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes. The site is relatively small site located along Waughtown Street, a major thoroughfare, and adjacent to residential properties. Furthermore, it will serve as a transition between the commercial properties to the</p>

	north and west and residential properties to the east and south.					
GENERAL SITE INFORMATION						
Location	Along the south side of Waughtown Street at the intersection with Nissen Avenue and along the west side of Nissen Avenue.					
Jurisdiction	Winston-Salem					
Ward(s)	Southeast					
Site Acreage	±1.59					
Current Land Use	Church and single-family residential					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	RS9 and HB			Single-family residential and commercial businesses	
	East	RSQ and RS9			Multifamily and single-family residential	
	South	RS9			Single-family residential	
	West	HB			Grocery store	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes. The site is surrounded by commercial uses to the north and west and residential uses to the east and south. The limited office zoning will act as a transition between to two use categories.					
Physical Characteristics	The site is relatively flat with three of the four properties developed. A church is located at 102 Waughtown Street and single-family residential structures are located at 2200 and 2208 Nissen Avenue. 2204 Nissen Avenue is vacant.					
Proximity to Water and Sewer	The site is serviced by public water and sewer.					
Stormwater/ Drainage	There are no known stormwater or drainage issues.					
Watershed and Overlay Districts	The site is not located in a watershed or overlay district.					
Historic, Natural Heritage and/or Farmland Inventories	This site is not located in a locally-zoned historic district and has not received local historic designation. The site is located in the Waughtown-Belview National Register Historic District.					
Analysis of General Site Information	The site contains four individual properties with three of the four developed. It is surrounded by commercial uses to the north and west and residential uses to the east and south. The site is located in the Waughtown-Belview National Register Historic District.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W2214	Special Use Rezoning	Approval 04/6/1998	Site	1.59	Approval	Approval

	from RS9 and RM12-S to RM12-S					
W1820	Special Use Rezoning from R4 and R2-S to R1-S	Approval 05/03/1993	Site	.86	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Waughtown Street	Major Thoroughfare	254.5'	10,000	13,800		
Nissen Avenue	Local Street	276.7'	n/a	n/a		
Proposed Access Point(s)	Two access points currently exist for the property: one on Waughtown Street and one on Nissen Avenue. As a site plan was not submitted as part of the request, staff is unable to provide information on any proposed changes to access.					
Planned Road Improvements	The <i>Comprehensive Transportation Plan (2012)</i> recommends a widening of Waughtown Street to allow for a cross-section that includes designated bike lanes and on-street parking on both sides.					
Trip Generation - Existing/Proposed	Staff is unable to provide an existing trip generation calculation as a standard trip generation number does not exist for the use Group Care Facility A. Staff does not anticipate a significant change in traffic with the rezoning request.					
Sidewalks	Sidewalks currently exist along the both sides of Waughtown Street.					
Transit	Transit routes 86 and 108 have a stop at the intersection of Martin Luther King Jr. Drive and Waughtown Street. Route 101 has a stop at Food Lion adjacent to the site.					
Analysis of Site Access and Transportation Information	The site currently has two access drives: one from Waughtown Street and one from Nissen Avenue. Sidewalks exist on both sides of Waughtown Street, as do bicycle shared-line markings. Furthermore, three transit routes service the area with stops within the vicinity of the project site.					
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy 2030 Growth Management Area	GMA 2 Urban Neighborhoods					
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area (p.141). • Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan (p. 54). 					
Relevant Area	<i>Southeast Winston-Salem Area Plan Update (2013)</i>					

Plan(s)	
Area Plan Recommendations	<p>The Proposed Land Use Map shows the subject property as an existing institutional land use (page 27).</p> <p>Institutional uses in the plan area are an important aspect of its character, vitality, and future. Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods. This plan makes the following general recommendations:</p> <ul style="list-style-type: none"> • Retain older single-family structures adjacent to institutional uses. • Maintain neighborhood character by buffering lots with street yards when converting parcels to parking lots for institutional uses in residential districts. • Encourage institutions owning single-family homes adjacent to their properties to maintain these structures in good condition (p. 27).
Site Located Along Growth Corridor?	Waughtown Street – Urban/Suburban Form-Residential (not developed through an area plan)
Site Located within Activity Center?	The site is located at the edge of the Waughtown/Thomasville Activity Center.
Greenway Plan Information	A greenway is not proposed in this area.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No.
	(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes.
Analysis of Conformity to Plans and Planning Issues	<p>The site is currently developed with a church and two single-family homes. The majority of the site is zoned Residential Multifamily – Special Use (RM12-S) with a small section of 2208 Nissen Avenue zoned Residential Single-family (RS9). With the 1998 rezoning case W2214, the site was zoned to RM12-S and the uses were limited to only Group Care facility A. Prior to the 1998, uses allowed on the site included Churches or Temples; Schools: Vocational or Professional; Offices; and Rooming Houses based on the 1993 rezoning case W1820. With the current rezoning request, the Church and Office uses approved with the 1993 rezoning would be restored to the site along with the use Residential Building, Single-family.</p> <p>The site meets the intent of the LO zoning classification as it will provide a transition between the commercial uses to the north and west and the residential property to the east and west. Furthermore, the rezoning would allow New Story Church to continue use of the existing church building and single-family homes on the site. Allowing the</p>

	church to grow and expand its ministry in a manner that is compatible with surrounding neighborhoods and maintains the existing character of the area per the recommendations of the <i>Southeast Winston-Salem Area Plan Update</i> . Therefore, staff is supportive of this request.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal	Negative Aspects of Proposal	
The site is currently developed with a church.	The request would place LO-L zoning beside existing single family homes.	
The request is in accordance with the recommendations of <i>Legacy 2030</i> and the <i>Southeast Winston-Salem Area Plan Update</i> .		
The request would restore uses that were previously approved for the site.		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.		
<ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS:</u> <ul style="list-style-type: none"> a. Electronic message board signs on the property shall be prohibited along the Nissen Avenue frontage. 		

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3377
AUGUST 9, 2018**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe,
Chris Leak, Johnny Sigers, Brenda Smith

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services