

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3476		
Staff	Samuel Hunter		
Petitioner(s)	Salem Congregation		
Owner(s)	Same		
Subject Property	PINs 6835-43-5721, 6835-43-5670, 6835-43-5581, 6835-43-5472, 6835-43-5397, and 6835-43-7590		
Address	503, 509, 515, and 601 East Salem Avenue		
Type of Request	Special Use Rezoning from C to IP		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from C (Campus) to IP (Institutional & Public).</p> <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. With a General Use request, all uses in the district must be considered.</p>		
Neighborhood Contact/Meeting	A neighborhood outreach summary is not required.		
Zoning District Purpose Statement	The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.		
Rezoning Consideration from Section 3.2.15 A 13	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes. The proposed district is suitable for less-intensive institutional uses in urban neighborhoods.		
GENERAL SITE INFORMATION			
Location	Southeast corner of East Salem Avenue and Rams Drive and the east side of City Yard Lane		
Jurisdiction	Winston-Salem		
Ward(s)	East Ward		
Site Acreage	± 3.90 acres		
Current Land Use	Residential Building, Single Family and Industrial		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	CI	College or University
	East	LI & GI	Industrial
	South	C	Single Family Residential
	West	C	College or University

Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The uses allowed in the proposed IP district are compatible with the uses permitted on the adjacent C, LI, CI, and GI properties.					
Physical Characteristics	The subject property is generally flat with a slight slope towards the southeast.					
Proximity to Water and Sewer	Public water and sewer lines exist in the right-of-way of East Salem Avenue and are available to serve the site.					
Stormwater/ Drainage	Staff is unaware of any stormwater/drainage issues affecting the subject property.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	Some of the parcels included in this request have existing Residential, Single Family structures that will be demolished. The parcels have adequate access to water and sewer service and are not located within a watershed.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2791	RSQ to C	Approved 10/3/2005	On site	2.48	Approval	Approval
W-3292	RSQ, LI, and GI to C	Approved 5/2/2016	On site	2.29	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
City Yard Lane	Local Street	250 ft	-	13,800		
Rams Drive	Minor Thoroughfare	368 ft	5,700	13,500		
East Salem Avenue	Minor Thoroughfare	636 ft	3,200	13,800		
Proposed Access Point(s)	Because this is a General Use request without a site plan, proposed access points are unknown.					
Planned Road Improvements	This request does not propose any road improvements. Recommendations from the <i>Comprehensive Transportation Plan</i> are outlined below.					
Trip Generation - Existing/Proposed	Because this is a General Use request, without a site plan and/or specific uses, existing and proposed trip generation is unknown.					
Sidewalks	Sidewalks exist along Rams Drive, East Salem Avenue, and City Yard Drive.					
Transit	WSTA Route 100 travels along Rams Drive and includes a stop on the east side of Rams Drive at East Salem Avenue.					

Analysis of Site Access and Transportation Information	The site has adequate access to East Salem Avenue and City Yard Lane and is served by transit. Sidewalks already exists along the perimeter of the site.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 1 – City or Town Center Growth Management Area 2 – Urban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Promote compatible infill development that fits within the context of its surroundings. • Value and preserve the unique elements of our community, including its natural features and built environment. • The Center City includes some of the older urban neighborhoods of Growth Management Area (GMA) 2, including Old Salem. The integrity of these existing neighborhoods has been kept intact through many neighborhood revitalization and historic preservation efforts. • Promote standards requiring high-quality design for infill development that is compatible with the surrounding neighborhood.
Relevant Area Plan(s)	<i>South Central Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The plan recommends the area west of City Yard Lane for institutional use and the area east of City Yard Lane for mixed-use development.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Comprehensive Transportation Plan Information	The <i>Comprehensive Transportation Plan</i> recommends a two-lane cross section with wide outside lanes, curb and gutter and sidewalk on both sides of the street for this section of E. Salem Avenue.
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with Legacy 2030?
	Yes

Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone 3.9 acres of semi-developed land from C to IP. The surrounding area and development are compatible with this proposal.</p> <p><i>Legacy 2030</i> recommends preservation and revitalization of older neighborhoods in GMAs 1 and 2. The proposed request would allow new institutional development to be constructed in this neighborhood, which could lead to further revitalization of the area.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
<p>The proposal is consistent with the <i>South Central Area Plan Update</i> and <i>Legacy 2030</i>.</p>	<p>The proposed development will remove existing residential structures that could provide more home ownership opportunities within GMA 1 & 2.</p>
<p>The site is adjacent to other institutional uses and new institutional development here provides an opportunity for further neighborhood revitalization.</p>	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **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-3476
JUNE 10, 2021**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services