

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3364
Staff	Amy Crum
Petitioner(s)	Seed in the Soil Inc.
Owner(s)	Same
Subject Property	PIN # 6847-35-8902 and 6847-45-1746
Address	5131 and 5151 Lansing Drive, Winston-Salem
Type of Request	Rezoning from RS-9 to IP-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from Residential Single-Family (RS-9) to Institutional Public – Limited Use (IP-L). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Cemetery; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Funeral Home; Golf Course; Government Offices, Neighborhood Organization, or Post Office; Hospice and Palliative Care; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; Recreation Facility, Public; Residential Building, Single Family; Swimming Pool, Private; Utilities; Academic Biomedical Research Facility; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Large Home; Church or Religious Institution, Community; Park and Shuttle Lot; Planned Residential Development; School, Private; School, Public; School, Vocational or Professional; Club or Lodge; College or University; Family Group Home C; Recreation Services, Indoor; Recreation Services, Outdoor; and Access Easement, Private Off-Site <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 March 20, 2018 from the petitioner’s representative:</p> <p>On February 22, 2018, we held a neighborhood meeting onsite located at 5151 Lansing Drive with 65 parents and property owners making them aware of the request for rezoning. At the meeting we discussed the proposed rezoning including creation of an electronic sign for use in making the community aware of events and important information about the school. We sent a flyer approximately 7 days before the meeting to 87 people. All attendees were in support of the rezoning request.</p>
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.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes. The property is currently used for a high school. Residential neighborhoods are located to the north, east and south of the property.		
GENERAL SITE INFORMATION			
Location	Along the south side of Lansing Drive at the intersection of Lansing Drive and Lasley Drive		
Jurisdiction	Winston-Salem		
Ward(s)	Northeast		
Site Acreage	±8.13		
Current Land Use	High School		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9 and IP	Single-family residential and church
	East	RS-9	Single-family residential
	South	RS-9	Single-family residential and vacant
	West	RM8-S	church
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 single-family residential property zoned RS-9 or two churches zoned RM8-S and IP.		
Physical Characteristics	The site is currently developed with a 10,586 sf high school built in 2007 and a 1,412 sf, single-family residence built in 1930. Parking for the high school is located in the front of the building. Both structures are located on the western half of the site. The eastern half is undeveloped and wooded with a slight upward slope.		
Proximity to Water and Sewer	The site is serviced by 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 designated as a historic property, either locally or nationally. It is not located in or near a Natural Heritage site and is not on the farmland inventory.		

Analysis of General Site Information		A high school and single-family residence are currently located on the western half of the site. A parking area is located in front of the high school. The eastern half of the property is undeveloped and wooded. There is a slight topography change on the eastern half of the property. The site does not have floodplain or other known stormwater issues.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W3329	Rezoning from RS-9 to LB-L	Approval 06/5/2017	West	1.36	Denial	Approval
W3046	Rezoning from RS-9 to RS-7	Approval 11/02/2009	Northwest	1.90	Approval	Approval
W2400	Rezoning from RS-9 to RM8-S	Approval 06/05/2000	West	5.31	Approval	Approval
W2201	Rezoning from RS-9 and RM12-S to IP	Approval 01/05/1998	North	15.73	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Lansing Drive	Collector Street	660 ft.	2100	n/a		
Proposed Access Point(s)	Two access points currently exist along Lansing Drive. As this is a limited use rezoning, a site plan indicating any change to the current access was not submitted as part of the application.					
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> (2012) recommends sidewalks along the north side of Lansing Drive.					
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS-9</u> 10,586 sf/1000 x 12.89(High School) = 136.5 trips per day 1 unit x 9.57 (single family detached house) = 9.57 trips per day As a site plan was not submitted as part of the request, staff is unable to provide a detailed trip generation for the proposed special use limited zoning.					
Sidewalks	A sidewalk currently exists along the south side of Lansing Drive.					
Transit	Transit routes 96 and 98 have stops along Lansing Drive in the vicinity of the project site.					
Analysis of Site Access and Transportation Information	The site currently has two access drives from Lansing Drive. A sidewalk exists on the south side of Lansing Drive along the site's frontage. Furthermore, two 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 3 Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage quality infill development on both vacant land and redeveloped sites with an emphasis on conforming to the neighborhood's existing character and scale (p. 176).
Relevant Area Plan(s)	<i>Northeast Suburban Update (2017)</i>
Area Plan Recommendations	<p>The property is shown for institutional use on Map 7-Proposed Land Use (p. 35).</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?	No
Site Located within Activity Center?	No
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 Legacy 2030?
	Yes.
Analysis of Conformity to Plans and Planning Issues	The site is currently developed and used for the Quality Education Academy High School. The <i>Northeast Suburban Area Plan Update</i> recommends institutional use for the property on the Future Land Use Map and states that existing institutional uses should be permitted to grow and expand. The site meets the intent of the IP zoning classification as it will accommodate a smaller institutional use that is located near residential neighborhoods. While the IP-L zoning

	classification will allow for an electronic message board sign to be installed, the UDO limits the message transitions to two-hour increments. 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 high school.	The IP zoning district will allow an electronic message board sign.
The request is in accordance with the recommendations of <i>Legacy 2030</i> and the <i>Northeast Suburban Area Plan Update</i> .	

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-3364
APRIL 12, 2018**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the rezoning petition.

SECOND: Tommy Hicks

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services