

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3395		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Union Cross Moravian Church		
Owner(s)	Same		
Subject Property	Portion of PIN # 6863-98-1887		
Address	1780 Union Cross Road		
Type of Request	General use rezoning from AG to NB		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from AG (Agricultural District – 40,000 sf minimum lot size) to NB (Neighborhood Business District).</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, all uses in the District must be considered.</p>		
Neighborhood Contact/Meeting	See Attachment C for a summary of the petitioner’s neighborhood outreach.		
Zoning District Purpose Statement	The NB District is primarily intended to accommodate low intensity office, retail, and personal service uses close to or within residential areas. The district is established to provide convenient locations for businesses which serve the everyday household needs of nearby residents without disrupting the character of the neighborhood. The district should demonstrate pedestrian oriented design through elements such as on-street parking, façade articulation, storefront display windows, awnings and building entrances facing the street. The district is not intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. This district is intended for application in GMAs 2, 3, 4 and 5.		
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 subject property is located along a four lane, median divided boulevard within an activity center. It is also located adjacent to several single family homes which are recommended for conversion to office or low intensity commercial uses.		
GENERAL SITE INFORMATION			
Location	West side of Union Cross Road, north of Pinewood Trail		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southeast		
Site Acreage	± .45 acre		
Current Land Use	The building is currently unoccupied but was most recently used as a center for before and after school care.		
Surrounding Property Zoning	Direction	Zoning District	Use
	North	AG	Single family homes

and Use	East	AG	Single family homes			
	South	AG	Union Cross Moravian Church			
	West	AG	Union Cross Moravian Church campus			
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?					
	Considering the modest scale of the subject property and the relatively intense agricultural uses which are permitted on the adjacent AG zoned properties, the nonresidential uses permitted in the proposed NB district are generally compatible with the uses permitted on the adjacent properties.					
Physical Characteristics	The developed site has a gentle slope downward toward the northeast.					
Proximity to Water and Sewer	The site has access to public water service but not public sewer service.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Historic, Natural Heritage and/or Farmland Inventories	The Union Cross Moravian Church campus is directly east of the Smith-Tucker Farms Rural Historic District (FY3409). This property was determined to be eligible for listing in the National Register of Historic Places in 2006.					
Analysis of General Site Information	The site is currently developed with a modest sized institutional building and its associated parking. The site does not appear to have any development constraints such as steep slopes, designated floodplains, or water supply watersheds.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1400	AG to RM8-S	Approved 4-12-2004	±600’ east	87.06	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Union Cross Road		Boulevard	226’	15,000	44,800	
Proposed Access Point(s)		Because this is a general use request with no site plan, the exact location of access points is unknown.				
Trip Generation - Existing/Proposed		<u>Existing Zoning: AG</u> While the subject property is less than the 40,000 sf minimum lot size of the existing AG zoning, if one single family home was to be constructed on the site, it would generate approximately 10 Trips per Day.				

	<p><u>Proposed Zoning: NB</u></p> <p>Staff is unable to provide an accurate trip generation for the proposed general use zoning because there is no site plan. However, based upon some of the uses permitted within the proposed NB district, an increase in traffic associated with the request may occur.</p>
Sidewalks	Sidewalks are located along the frontage of the subject property on Union Cross Road.
Transit	Route 108 serves the intersection of Union Cross Road and Willard Road located approximately 3.5 miles to the west.
Analysis of Site Access and Transportation Information	The site fronts on a four lane median divided boulevard which has sidewalks and excess capacity. Staff does not anticipate any negative transportation impacts from this request.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
Relevant Area Plan(s)	<i>Southeast Forsyth County Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The site is located within the Union Cross Road/High Point Road Activity Center. The recommended land use is Institutional. • The area plan supports the conversion of the existing homes facing Union Cross Road located directly north of the subject property to office or low intensity commercial uses. • Office and low intensity commercial uses provide services to area residents, often with minimal negative impacts on adjacent residential uses.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is located within the Union Cross Road/High Point Road Activity Center.
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 request is to rezone a .45 acre site which contains a modest sized institutional building and parking area from AG to NB. The building was built in the 1950's by the Union Cross Moravian Church for use as a volunteer fire department. It was later used for Boy Scouts, seasonal fundraising for the church, storage, and child care.</p> <p>The site is located within the Union Cross Road/High Point Road Activity Center as identified in the <i>Southeast Forsyth County Area Plan Update</i>. The recommended land use is institutional (due to the association with the church). However, the seven single family homes located directly north of the subject property are also within this activity center and are recommended for conversion to office or low intensity commercial uses. The NB district would therefore be an appropriate district for these adjacent properties.</p> <p>The NB district has many inherent design requirements which are intended to minimize off site impacts while providing for small scale commercial needs within a neighborhood setting. These include limitations on signage, lighting, landscaping, building size, and location of parking. The subject property has a history of nonresidential/institutional use. Staff sees the request as reasonably consistent with the area plan given the specific location of the site and its historical use along with limited nature of the requested NB district. Staff recommends approval.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The site is located within an activity center and fronts on a boulevard with ample capacity.	The area plan recommends institutional land use for the subject property.
The site is developed with a building which has a long history of institutional related uses.	
The area plan supports the conversion of the existing homes located directly north of the site along Union Cross Road to office or low intensity commercial uses.	
The request is consistent with the purpose statement of the NB district which has requirements designed to allow convenient commercial services close to and within residential areas.	
The request should generate little additional traffic.	

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-3395
FEBRUARY 14, 2019**

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe,
Brenda Smith

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services