



June 20, 2018

Pastor Joe Houser  
Disciples of Grace  
732 Oak Summit Road  
Winston-Salem, NC 27105

Re: Zoning Petition W-3371

Bryce A. Stuart Municipal Building  
100 E. First Street  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
Fax 336.748.3163  
[www.cityofws.org/planning](http://www.cityofws.org/planning)

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

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

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102



**City Council:** Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

**County Commissioners:** David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

**City-County Planning Board:** Arnold G. King, Chair, Chris Leak, Vice-Chair; George M. Bryan, Jr.; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Johnny Sigers; Brenda J. Smith

**ACTION REQUEST FORM**

**DATE:** June 20, 2018  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning and Development Services

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Petition of Disciples of Grace

**SUMMARY OF INFORMATION:**

- A. Public hearing on zoning petition of Disciples of Grace (Zoning Docket W-3371).
- B. Ordinance amending the *Unified Development Ordinances* of Winston-Salem/Forsyth County and the Official Zoning Map.
- C. Approval of Special Use Limited District Permit.

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Disciples of Grace, Docket W-3371

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 City Council 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 RS9 to IP-L (Cemetery; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Funeral Home; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; 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; Urban Agriculture; Utilities; 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; Family Group Home B; Park and Shuttle Lot; Planned Residential Development; School, Private; School, Public; School, Vocational or Professional; College or University; Family Group Home C; Recreation Services, Indoor; Recreation Services, Outdoor; and Access Easement, Private Off-Site) the zoning classification of the following described property:

PIN# 6838-40-7763

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to Disciples of Grace.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be located on the property described in section one above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council  
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Disciples of Grace, (Zoning Docket W-3371). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Cemetery; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Funeral Home; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; 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; Urban Agriculture; Utilities; 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; Family Group Home B; Park and Shuttle Lot; Planned Residential Development; School, Private; School, Public; School, Vocational or Professional; College or University; Family Group Home C; Recreation Services, Indoor; Recreation Services, Outdoor; and Access Easement, Private Off-Site, approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the IP-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws.

**CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3371
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Disciples of Grace
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN# 6838-40-7763
<b>Address</b>	732 Oak Summit Road
<b>Type of Request</b>	Special use limited rezoning from RS9 to IP-L
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS9 (Residential, Single Family – 9,000 sf minimum lot size) <b>to</b> IP-L (Institutional and Public – special use limited).</p> <p>Cemetery; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Funeral Home; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; 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; Urban Agriculture; Utilities; 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; Family Group Home B; Park and Shuttle Lot; Planned Residential Development; School, Private; School, Public; School, Vocational or Professional; College or University; Family Group Home C; Recreation Services, Indoor; Recreation Services, Outdoor; and Access Easement, Private Off-Site</p> <p><b>NOTE:</b> General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>
<b>Neighborhood Contact/Meeting</b>	See Attachment B for a summary of the petitioner’s neighborhood outreach.
<b>Zoning District Purpose Statement</b>	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.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>
	Yes, many of the uses included in this request are currently allowed in the underlying RS9 zoning district.

GENERAL SITE INFORMATION						
<b>Location</b>	Southwest corner of Oak Summit Road and Ogburn Avenue					
<b>Jurisdiction</b>	Winston-Salem					
<b>Ward(s)</b>	Northeast					
<b>Site Acreage</b>	±3.57					
<b>Current Land Use</b>	The Disciples of Grace Ministries which is a neighborhood scale church, is currently located on the site along with a single family home which would have typically served as a parsonage.					
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>		<b>Use</b>		
	North	RS9 & LB		Cemetery and undeveloped property		
	East	RS9		Single family homes		
	South	RS9		Undeveloped property		
	West	RS9		Single family homes		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Yes, many of the uses are the same uses which are allowed in the current RS9 zoning.					
<b>Physical Characteristics</b>	The site is partially developed and has a several large hardwood trees located along the western and southwestern areas of the site. The property has a gentle slope downward toward the southwest.					
<b>Proximity to Water and Sewer</b>	The site is serviced by water and sewer.					
<b>Stormwater/ Drainage</b>	There are no known stormwater or drainage issues.					
<b>Watershed and Overlay Districts</b>	The site is not located in a watershed or overlay district.					
<b>Analysis of General Site Information</b>	The majority of the site is developed with a church and its associated parking. The is not located within a watershed or floodplain and it is served with public water and sewer.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3010	RS9 to PB	Approved 12-1-08	±600' west	.7	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Oak Summit Road	Minor Thoroughfare	461'	5,500	13,800		
Ogburn Avenue	Minor Thoroughfare	327'	1,400	13,800		
Dawson Street	Local Street	464'	NA	NA		

<b>Proposed Access Point(s)</b>	Because this is a special use limited request with no site plan or access conditions, the exact location of access points is unknown. Currently the site is accessed from Oak Summit Road and Dawson Street.
<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> (2012) recommends a three lane section with widened outside lanes, curb and gutter, and sidewalks for both Oak Summit Road and Ogburn Avenue.
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS9</u> 3.57 acres / 9,000 sf = 17 units x 9.57 (SFR Trip Rate) = 163 Trips per Day  <u>Proposed Zoning: IP-L</u> Staff is unable to provide an accurate trip generation for the proposed special use limited zoning because there is no site plan.
<b>Sidewalks</b>	There are no sidewalks located in the general area.
<b>Transit</b>	Route 92 serves the intersection of Ogburn Avenue and Oak Summit Road.
<b>Analysis of Site Access and Transportation Information</b>	The site has frontage on two minor thoroughfares which have ample capacity and frontage on a local street. Additionally, the site is served with public transit. Staff does not foresee any negative transportation related issues associated with this request.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Encourage the revitalization of institutional and commercial uses that are integral parts of neighborhoods.</li> <li>• Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Northeast Suburban Area Plan Update</i> (2017)
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The western two thirds of the subject property (which is developed with a church) is recommended for institutional use. The eastern third of the site (which is currently undeveloped) is recommended for low density residential use.</li> <li>• Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods.</li> <li>• New construction or additions to institutional uses can have a negative impact on adjacent single-family residences because institutional uses typically have a larger building footprint and massing.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an activity center.



<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The request is to rezone a 3.57 acre lot which is currently developed with a neighborhood scale church (seating capacity of 600 persons or less) from RS9 to IP-L. The recently adopted <i>Northeast Suburban Area Plan Update</i> recommends institutional use for the majority of the site. The site meets the intent of the IP zoning classification and the IP district is a common zoning classification for institutional uses such as schools and churches. The site is located at the intersection of two minor thoroughfares.</p> <p>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.</p>
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The site is currently developed with a neighborhood scale church which is an appropriate use for the IP zoning district.	The IP-L zoning will allow an electronic message board sign.
The request is generally consistent with the recommendations of the <i>Northeast Suburban Area Plan Update</i> .	
The request is consistent with the purpose statement of the IP district.	

**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-3371  
JUNE 14, 2018**

Aaron King presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

A question was raised in regards to electronic message board signs and their amortization period. Aaron King conveyed to the Board that if the church wanted to put up an electronic message board sign, they would need to get a permit based on the size and square footage of the sign, and it would be noted on the permit that one message change per every two hours would be allowed. It would require no amortization.

George Bryan expressed a desire for an alternative method for approving electronic signs for institutions other than changing the whole property to institutional zoning, and the subsequent types of bufferyards that are required.

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Chris Leak

VOTE:

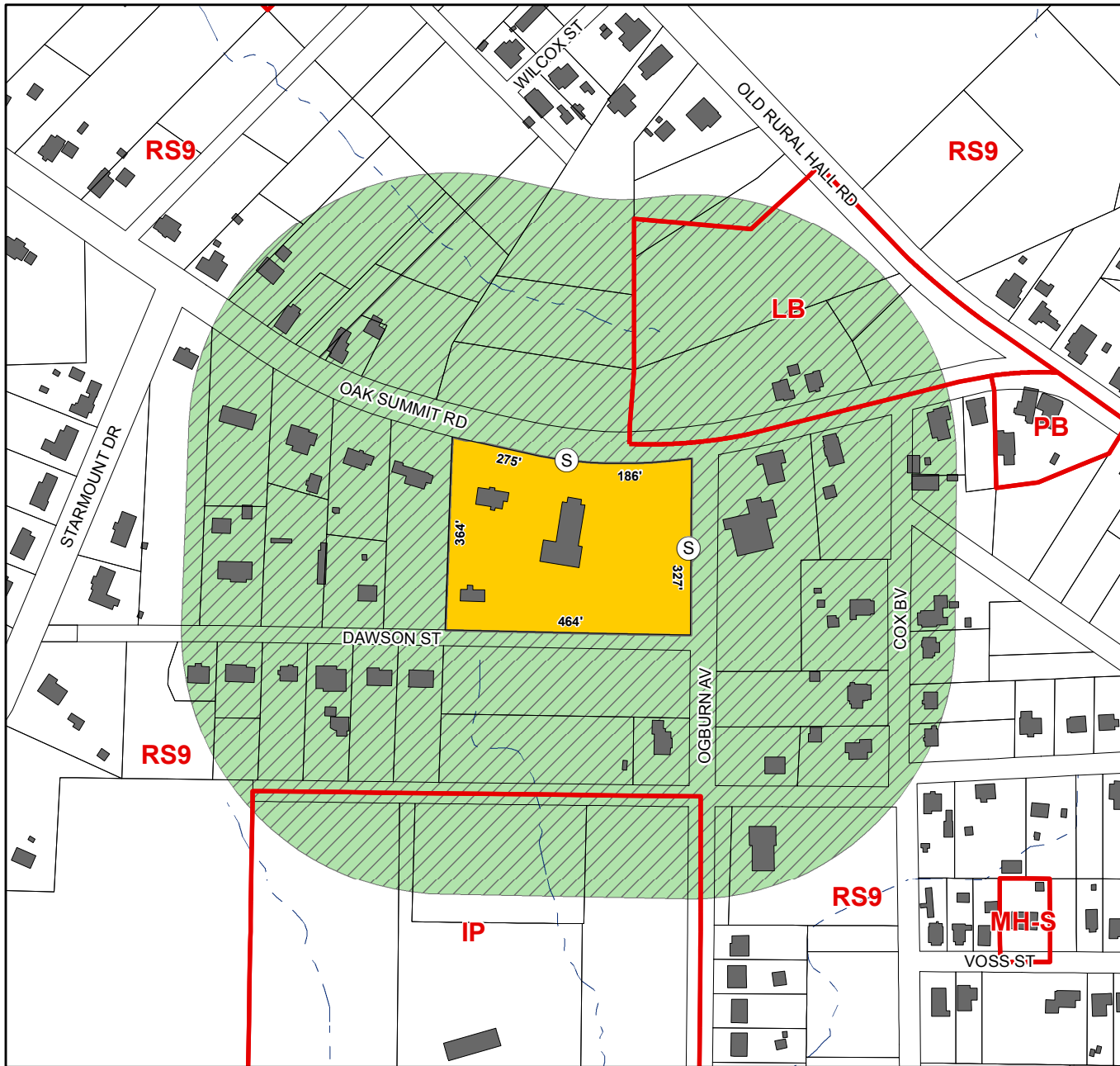
FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe,  
Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

---

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





**DOCKET #:** W3371

**PROPOSED ZONING:**  
IP-L

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Disciples of Grace

 Property included in zoning request.

 500' mail notification radius. Property not in zoning request.

**SCALE:** 1" represents 300'

**STAFF:** Roberts

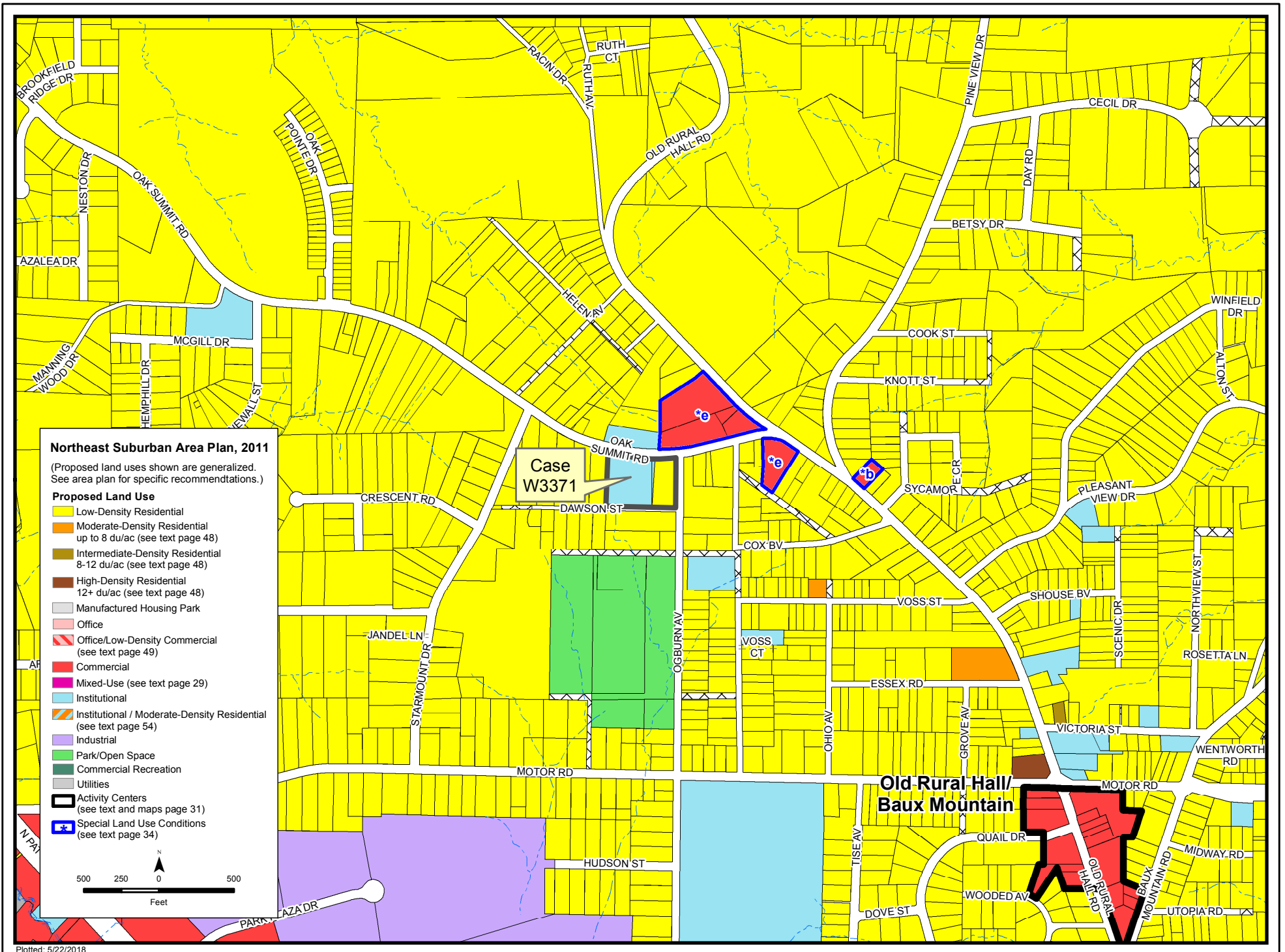
**GMA:** 3

**ACRES:** 3.57

**NEAREST BLDG:** 34' west

**MAP(S):** 6838.03, 6838.04



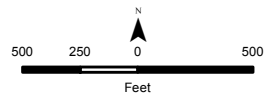


**Northeast Suburban Area Plan, 2011**

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

**Proposed Land Use**

- Low-Density Residential
- Moderate-Density Residential up to 8 du/ac (see text page 48)
- Intermediate-Density Residential 8-12 du/ac (see text page 48)
- High-Density Residential 12+ du/ac (see text page 48)
- Manufactured Housing Park
- Office
- Office/Low-Density Commercial (see text page 49)
- Commercial
- Mixed-Use (see text page 29)
- Institutional
- Institutional / Moderate-Density Residential (see text page 54)
- Industrial
- Park/Open Space
- Commercial Recreation
- Utilities
- Activity Centers (see text and maps page 31)
- Special Land Use Conditions (see text page 34)



Case  
W3371

**Old-Rural-Hall/  
Baux Mountain**

**W-3371 ATTACHMENT A**  
**EXISTING USES ALLOWED IN THE RS9 ZONING DISTRICT**  
**City of Winston-Salem Jurisdiction Only**

**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**

Adult Day Care Home  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private

**USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Church or Religious Institution, Community  
Golf Course  
Library, Public  
Limited Campus Uses  
Planned Residential Development  
School, Private  
School, Public  
Utilities

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Bed and Breakfast  
Child Day Care, Large Home  
Habilitation Facility A  
Manufactured Home, Class A  
Park and Shuttle Lot  
Urban Agriculture

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site<sup>5</sup>  
Parking, Off-Site, for Multifamily or Institutional Uses  
Transmission Tower

<sup>5</sup>SUP not required if requirements of Section [B.2-5.2\(A\)](#) are met



**DISCIPLES OF GRACE MINISTRIES**



**Church Address: 732 Oak Summit  
Rd. Winston Salem, NC 27105**

**Church Mailing Address:  
P. O. Box 71  
Germanton, NC 27019**

In regard to zoning request for Disciples of Grace on 04/05/2018, we spoke to neighbors within a 500 feet radius. We experienced no opposition. We had six people to sign a petition in support of rezoning. See attached B



Phone: 336-969-0516  
Fax: 336-642-4413  
E-mail: [disciplesofgrace@triad.rr.com](mailto:disciplesofgrace@triad.rr.com)  
Website: [www.dgministries.com](http://www.dgministries.com)

①

Attachment B

W-3371

## Petition to Rezone

<b>Petition summary and background</b>	Rezoning request to permit Disciples of Grace Ministries to erect a digital sign
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge our leaders to act now to Rezone from RS9 (residential single family) to IP - L (institutional and public, special use limited)

Printed Name	Signature	Address / E-mail / Phone Number	Comment	Date
Dorothy McCallum	<i>D.M</i>	804 Reeks Summit Rd WIS NC 27105 336-744-9944	I approve	4-5-18
✓ Jimel Wright	<i>Jimel Wright</i>	809 Oak Summit Rd W-S NC 27105	Yes I approve	Re 7-5-18
Stephanie Brown	<i>Stephanie Brown</i>	807 Oak Summit Rd. W.S. 997-2090	Yes I approve	4-5-18
Almabelia M	<i>Almabelia M</i>	336 918 756   126 Oak Summit Rd	SI (yes)	4-5-18
JB Cox	<i>JB Cox</i>	336-201-1070	Yes	4-5-18
CAROLYN HANCOCK	<i>Carolyn Hancock</i>	336-201-3369	YES I APPROVE	4-5-18

W-3371

②

Attachment B