

DOCKET #: W3038
(continued from 6/11/2009)

PROPOSED ZONING:
RM8-S

EXISTING ZONING:
C-S

PETITIONER:
Galilee Missionary Baptist
Church for property owned
by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 28.32

**NEAREST
BLDG:** 35' north

MAP(S): 642874



July 22, 2009

Galilee Missionary Baptist Church
c/o Fannie H. Henderson
575 N. Martin Luther King, Jr. Drive
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-3038

Dear Ms. Henderson:

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

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Frankie Jones, 300 North Greene Street, Suite 1400, Greensboro, NC 27401
Nathan Scovens, 575 N. Martin Luther King, Jr. Drive, Winston-Salem, NC 27101
Frank Ameyna, John Davenport Engineering, 7105 Brandemere Lane, Winston-Salem,
NC 27106
Jeff Swartz, PE, 401 4th St., SW, Suite 201, Hickory, NC 28602

ACTION REQUEST FORM

DATE: July 22, 2009
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Galilee Missionary Baptist Church (Zoning Docket W-3038).

SUMMARY OF INFORMATION:

Zoning map amendment of Galilee Missionary Baptist Church from C-S to RM-8-S (Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Residential Building, Urban): property is located on the east side of Northampton Drive, across from Oak Ridge Drive (Zoning Docket W-3038).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: WESLEY CURTIS, ARNOLD KING, ARTHUR KING,
CLARENCE LAMBE, DARRYL LITTLE, PAUL MULLICAN
AGAINST: LYNNE MITCHELL, BRENDA SMITH
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Galilee Missionary Baptist Church, Docket W-3038

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 C-S to RM-8-S (Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Residential Building, Urban) the zoning classification of the following described property:

PIN#'s 6847-74-6468 and 6847-85-2253

Section 2. This Ordinance is adopted after approval of the site plan entitled Galilee Missionary Baptist Church and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20___ to Galilee Missionary Baptist Church.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Galilee Missionary Baptist Church. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

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

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE 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 District Permit for the site shown on the site plan map included in this zoning petition of Galilee Missionary Baptist Church, (Zoning Docket W-3038). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RM-8-S (Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Residential Building, Urban), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the RM-8-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from the City of Winston-Salem Public Works Department. Required improvements include, but are not limited to:
 - Provide right turn lane on Northampton Drive and sidewalks along PIN 6847-85-2253. At such time additional improvements are proposed for the site that merit either a Site Plan Amendment or Rezoning, additional road improvements will be required as specified by the City of Winston-Salem Public Works Department.
 - b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department.
 - c. Developer shall cordon off all areas shown on the site plan as “undisturbed areas” or “existing vegetation/trees to remain.” These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
 - b. Developer shall repair any damage to city streets caused by construction.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3038		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Galilee Missionary Baptist Church		
Owner(s)	Multiple property owners		
Subject Property	PIN#'s 6847-74-6468 and 6847-85-2253		
Type of Request	Special use rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from C-S (Campus District– TWO PHASE) [College or University] to RM-8-S (Residential, Multifamily District; 8 units per acre maximum density). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Residential Building, Urban 		
Continuance History	The request was continued from the June 11, 2009 Planning Board meeting to the July 9 Planning Board meeting. During this time the requested district was changed from MU-S TWO PHASE to RM8-S.		
Zoning District Purpose Statement	The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for Growth Management Areas 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the site is located within GMA 3 along a minor thoroughfare. In addition, the site is currently zoned C-S for institutional and residential uses.		
GENERAL SITE INFORMATION			
Location	East side of Northampton Drive, across from Oak Ridge Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northeast		
Site Acreage	Approximately ± 28.32 acres		
Current Land Use	Existing residential development with a mixture of condominium units along with other service uses.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Single family homes and undeveloped land
	East	RS-9	Undeveloped land

	South	RS-9	Scattered single family homes and undeveloped land	
	West	RS-9	Single family homes	
Physical Characteristics	The majority of the site is heavily wooded and has a gentle to steep slope downward to the southeast.			
Proximity to Water and Sewer	The property will be served with public water and public sanitary sewer.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	The site appears to possess no development constraints and is suitable for the proposed improvements.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Northampton Drive	Minor Thoroughfare	1,215'	3,900	16,100
Proposed Access Point(s)	The site plan proposes two access points onto Northampton Drive for the church and retention of the existing driveway on the southern portion of the site which serves a single family home.			
Planned Road Improvements	The Thoroughfare Plan recommends a 3 lane curb and gutter section with bicycle accommodation and sidewalks for Northampton Drive.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: C-S</u> No trip generation numbers available for the existing TWO PHASE approval.</p> <p><u>Proposed Zoning: RM8-S</u> As per the submitted TIS the anticipated trip generation for the 900 seat church and 5 residential units would be 1,256 Trips per Day on Saturday and 2,038 Trips per Day on Sunday.</p>			
Sidewalks	There are no sidewalks located in the general area; however, the Collector Street Plan & Sidewalk and Pedestrian Facilities Plan requires sidewalks along Northampton Drive.			
Transit	Not available			
Traffic Impact Study (TIS)	The submitted TIS recommends the construction of a right turn lane with 100' of storage at the driveway onto Northampton Drive.			
Analysis of Site Access and Transportation Information	Due to the large size of proposed church and the overall site, a condition for a second access is recommended when future development in the form of a Site Plan Amendment or Rezoning occurs. The revised site plan includes the recommended second access.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 3, Suburban Neighborhoods			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Permit services near where people live including places of worship and other institutions in a manner that is compatible with surrounding uses, and provide retail and service uses within walking and bicycling distance of neighborhoods. 			

Relevant Area Plan(s)	The site is not within the boundaries of an area plan or development guide.					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	<p>The approved plan for the subject property is for a Bible college with multiple buildings totaling 45,220 square feet. To date, many of the residential and institutional buildings have not been constructed.</p> <p>The subject request is for a community scale church of 900 seats. Five existing multifamily residential units would also be retained. The total building square footage would be approximately 36,207. In order to minimize the visual impact to the existing single family homes located across the street, staff recommends an additional streetyard berm width of 5' for a total width of 15'. The revised site plan includes this additional berm width. This additional width will allow for a gentler slope on the sides of the berm which will in turn be easier to maintain and plant with vegetation for enhanced screening of the parking lots.</p>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2321	RS-9 to C-S TWO PHASE	Approved 7-6-99	Current site	28.36	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage			Placement on Site		
	31,651 sf for church + 4,556 for five dwelling units = 36,207 total square feet			Central portion of site		
Parking	Required			Proposed		
	235 spaces			235 spaces		
Building Height	Maximum			Proposed		
	45'			45'		
Impervious Coverage	Maximum			Proposed		
	70%			15.2%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Chapter B, Article II, Section 2-1.2 (L) RM8-S District • Chapter B, Article II, Section, 2-5.21 Church or Religious Institution, Neighborhood; Church or Religious Institution, Community • Chapter B, Article II, Section, 2-5.64 Residential Building, Multifamily Use Conditions • Chapter B, Article II, Section, 2-5.68 School, Private 					

Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>	Yes
	(B) <i>Environmental Ord.</i>	NA
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan complies with the requirements of the UDO.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
Request will allow for the redevelopment of an underused site with a community scale church.		
Request is consistent with the RM-8 purpose statement.		
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>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall obtain a driveway permit from the City of Winston-Salem Public Works Department. Required improvements include, but are not limited to: <ul style="list-style-type: none"> • Provide right turn lane on Northampton Drive and sidewalks along PIN 6847-85-2253. At such time additional improvements are proposed for the site that merit either a Site Plan Amendment or Rezoning, additional road improvements will be required as specified by the City of Winston-Salem Public Works Department. b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. c. Developer shall cordon off all areas shown on the site plan as “undisturbed areas” or “existing vegetation/trees to remain.” These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. All required improvements of the City of Winston-Salem driveway permit shall be completed. b. Developer shall repair any damage to city streets caused by construction. 		

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**

Gary Roberts presented the staff report. Connie Curtis, WSDOT, explained the City's requirements for the transportation improvements under consideration today.

PUBLIC HEARING

FOR:

Frankie Jones, 4203 Cypress Grove Lane, Greensboro, NC 27455

- Work address is 300 North Greene Street, Suite 1400, Greensboro, NC 2740
- Galilee Baptist Church is one of Winston-Salem's great churches. It was founded in 1954. It's a very active church. It's a very stable church with Pastor Scovens being only the fifth pastor in it's 55 year history.
- There have been two changes since what was approved earlier. One was to remove the use "School, Private" and the other was to have two access points.
- The only outstanding issue we have is the condition regarding the widening of Northhampton Drive.
- We thank Gary Roberts and Connie Curtis for meeting with us and talking with us many times over the past four months.
- The Planning Board has the authority to modify these requirements.
- The TIS does not require this widening.
- The church is not operating during peak hours.
- The church is doing things to ameliorate any impact the traffic may have.
- We are putting in the right turn lane.
- We are putting in a second access point.
- There's a constitutional question about this type of condition.
- Our estimated cost for this condition are a little bit higher than staff's estimate. This is a significant portion of the cost of the project, to the point at which the project may not occur if this condition is required.
- If we think of putting anything else on this property, we would have to come back before you for approval. If we start talking about uses which will impact traffic during peak hours, we could talk then about the appropriateness of this condition.
- This is a church.
- The church is glad to provide the easement.
- This comes down to a technical requirement versus an individualized capacity requirement.

Nathan Scovens, 575 N. Martin Luther King, Jr. Drive, Winston-Salem, NC 27101

- I am the pastor of Galilee Missionary Baptist Church.
- Thank you for your time and commitment.

- My initial vision was to build on-site on MLK, Jr. Drive.
- We ended up seeking another site where our ministry can grow.

Frank Amenya, John Davenport Engineering, 7105 Brandemere Lane, Winston-Salem, NC 27106

- I am the traffic engineer for this project.
- Our analysis showed that the site would need a right-turn lane.
- This condition for widening seems unnecessary. Based on the traffic that will be generated by this development and the traffic that we already have, I confidently say that North Hampton will be adequate to handle the traffic.
- When the church considers other development on this site, the widening may be necessary, but at this time it is not.

AGAINST: None

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. The total cost of construction for the project is around 3.8 million dollars. The cost of the turn-lane is right around \$100,000-\$150,000. The difference in cost between the turn-lane and the widening is approximately \$200,000 on the conservative side.
2. Clarence Lambe: We need to use science to determine whether we need the extra lane or not. Connie Curtis explained how determinations of needs are made. If a road is on our Thoroughfare Plan, WSDOT has occasionally determined that a proposed width is greater than necessary based on development in the area and recommended a lower width for widening.
3. Clarence Lambe: My bias is always going to be to keep the cost of development as reasonable as possible. If our ordinance says we "may", then we shouldn't do it unless there's really compelling evidence that says we need to do it rather than that we should do it unless there is compelling evidence that we should not do it.
4. Arnold King: Most of that area is already developed as residential. The traffic count shows a much lower use than the road can handle so we shouldn't require a wider road.
5. Wesley Curtis: Given the fact that we don't know if the road will be widened in the foreseeable future, it doesn't seem right to require widening of this petitioner.
6. Brenda Smith: Is the fact that it is a thoroughfare significant in the decision to widen it? Connie Curtis responded that being a thoroughfare is a significant part of the decision since it is a major road connecting two major roads.

7. Clarence Lambe: This does not appear to be high on Winston-Salem's priority list, since widening of Northhampton is not on any funding list.
8. Lynne Mitchell: I worry about consistency. We have to look to the future and plan for that. Part of passing the plan is to stick to the plan. If this is part of the Thoroughfare Plan, we should adhere to the plan.
9. Wesley Curtis: If the developer has a particular issue with a road widening, I'm open to listening to their arguments.
10. Arnold King: If plans for this property change, it may be appropriate for the road to be widened.
11. The use Day Care Center would have to be added through a Planning Board Review.
12. Brenda Smith: The peak hours of use is not restricted.
13. Lynne Mitchell: Some of these ministries require people to come at all times during the week. Sidewalks are welcoming to people and I feel even though this is a small strip, it is important.
14. The discussion with the petitioner indicated the petitioner's willingness to drop the uses Child Day Care Center and School, Private. (Note: The Child Day Care Center use had previously been deleted.)
15. The petitioner is also dedicating the easement for widening the road.
16. Right now the church just wants to put their church here. If they want to do more, they will come back before the Board.
17. Clarence Lambe: We shouldn't require the TIS and then disregard the results.
18. The site plan allows them to build only a 900 seat sanctuary.
19. Lynne Mitchell: I'm going to vote against a motion to delete the widening because of the consistency issue and because if they bring back some change it could have either a small or significant impact.

MOTION: Wesley Curtis moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions without the condition requiring road widening and with the conditions requiring the sidewalks and the turn-lane. The use "School, Private" was deleted.

SECOND: Clarence Lambe

VOTE:

FOR: Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Darryl Little, Paul Mullican

AGAINST: Lynne Mitchell, Brenda Smith

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

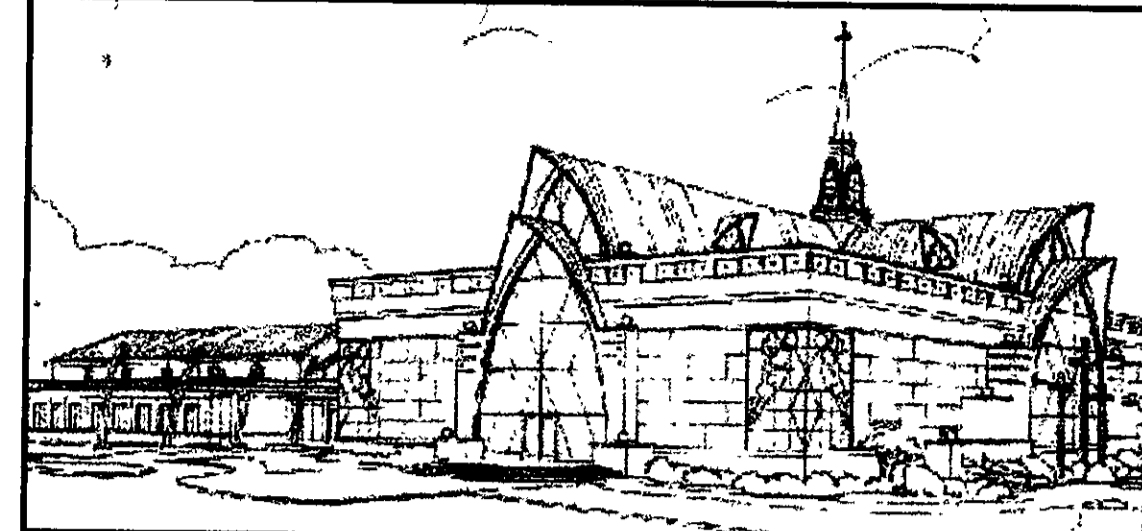
MASTER PLAN NOTES:

1. OWNER
 GALILEE MISSIONARY BAPTIST CHURCH OF WINSTON-SALEM, INC.
 575 MARTIN LUTHER KING DR. N
 WINSTON-SALEM, NC 27101
 (336) 724-3857
 FAX: (336) 724-3812
 EMAIL: info@galileemissionarybaptist.org

PROJECT CONTACT:
 JULIANA TORSON, IA, AIA, LEED AP
 VIRGO GAMBILL ARCHITECTS
 2531 CENTER WEST PARKWAY, SUITE 200
 AUGUSTA, GA 30909
 (706) 736-3661
 FAX: (706) 736-4552
 EMAIL: ltorson@virgogambill.com

PLAN PREPARED BY:
 BETREY JOHN SWARTZ, PE, LEED AP
 W.K. DICKSON & CO., INC.
 401 4TH STREET, SW, SUITE 201
 HICKORY, NC 28602
 (828) 327-6911
 FAX: (828) 327-9164
 EMAIL: jswartz@wkdicson.com

PROPERTY ADDRESS
 4129 & 4109 NORTHAMPTON DRIVE
 WINSTON-SALEM, NC 27105



CONCEPTUAL PERSPECTIVE VIEW OF CHURCH BUILDING

2. DEED REFERENCE
 PARCEL 1
 D.B. 2812, PG. 2336
 PIN# 6847-85-2253.00
 PARCEL AREA: 24.58 ACRES

PARCEL 2
 D.B. 2812, PG. 2336
 PIN# 6847-74-6468.00
 PARCEL AREA: 3.78 ACRES

TOTAL ACREAGE: 28.32 ACRES

THIS PLAN IS FOR PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION, THE SUBDIVISION OF LAND OR THE CREATION OF EASEMENT(S).

3. REFERENCE: W-2321

4. PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAN IS TO OBTAIN REZONING TO DISTRICT RMB-S. THE PROJECT SHALL INCLUDE THE DEVELOPMENT OF A CHURCH FACILITY AND THE REUSE OF 6 RESIDENTIAL DWELLING UNITS. THE SITE IS CURRENTLY DEVELOPED.

5. ON SITE STREETS, WATER AND SEWER LINES WILL BE MAINTAINED BY THE OWNER.

6. THE PROJECT SITE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF WINSTON-SALEM, NC.

7. THE PROJECT SITE IS NOT LOCATED WITHIN A DESIGNATED WATERSHED PROTECTION AREA.

8. ZONING DATA

EXISTING ZONING DISTRICT: CAMPUS-SPECIAL (C-S)	PROPOSED DISTRICT: RMB-S
PROPOSED DISTRICT REQUIREMENTS SHOWN:	
MIN. LOT AREA: 8,000 SF	REQUIRED: 8,000 SF
MIN. LOT WIDTH AT FRONT SETBACK: 70 FEET	REQUIRED: 70 FEET
BUILDING SETBACKS:	REQUIRED: FRONT = 25', SIDE = 7'MIN (20' COMBINED), REAR = 25'
FOR 3-STORY BUILDINGS A 50' SETBACK IS REQUIRED FROM ADJACENT RESIDENTIAL ZONED PROPERTIES.	PROVIDED: 28.32 ACRES, ±1102 FEET, FRONT = 25', SIDE = 10', REAR = 25'
MAXIMUM PERCENT IMPERVIOUS: 70%	PROVIDED: 30.5%
MAXIMUM BUILDING HEIGHT: 45'	PROVIDED: 45'

9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. NO DRAINAGEWAYS (I.E. USGS BLUE LINES) ARE KNOWN TO EXIST WITHIN THE SITE.

10. THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

11. PARKING REQUIREMENTS:
 CHURCH - 4 SEATS PER SPACE = 900 SEATS/4 = 225 SPACES
 RESIDENTIAL UNIT - 2 PER UNIT = 6 UNITS X 2 = 12 SPACES
 *INCLUDES 8 HANDICAP SPACES

235 PARKING SPACES REQUIRED. 254 PARKING SPACES PROVIDED.

1-12'x35' LOADING SPACE REQUIRED - 12'x35' LOADING SPACE WILL ACCOMMODATE ANY SIZE DELIVERY VEHICLE.
 2-12'x35' LOADING SPACES PROVIDED

12. THE BOUNDARY, TOPOGRAPHY, AND EXISTING FEATURES DEPICTED ON THIS PLAN ARE BASED ON A SURVEY PREPARED BY KALE ENGINEERING.

13. BENCHMARK: RAILROAD SPIKE IN POWER POLE: TBM: ELEV. 981.27'

14. LINEAR FEET OF NEW PRIVATE ACCESS STREETS: ±397'

15. NO STREAMS ARE KNOWN TO EXIST ON THE PROPERTY (SOURCE: USGS MAPPING).

16. ALL KNOWN EASEMENTS AND RIGHTS-OF-WAYS ARE DEPICTED ON THE PLAN.

17. SEE LOCATION MAP FOR STREETS WITHIN 100 FEET. NO SIGNIFICANT DRIVEWAYS EXISTING WITHIN 100 FEET OTHER THAN RESIDENTIAL DRIVEWAYS.

18. ANY PROPOSED EXTERIOR LIGHTING SHALL NOT CAUSE GLARE ONTO ADJOINING PROPERTIES OR RIGHTS-OF-WAY. FULL CUT-OFF LIGHT FIXTURES SHALL BE USED FOR ANY PARKING LOT STANDARDS.

19. A "LAND DISTURBING PERMIT" AND "STORMWATER STUDY" IS REQUIRED. CITY STORMWATER PLAN APPROVAL IS REQUIRED PRIOR TO ISSUING PERMITS.

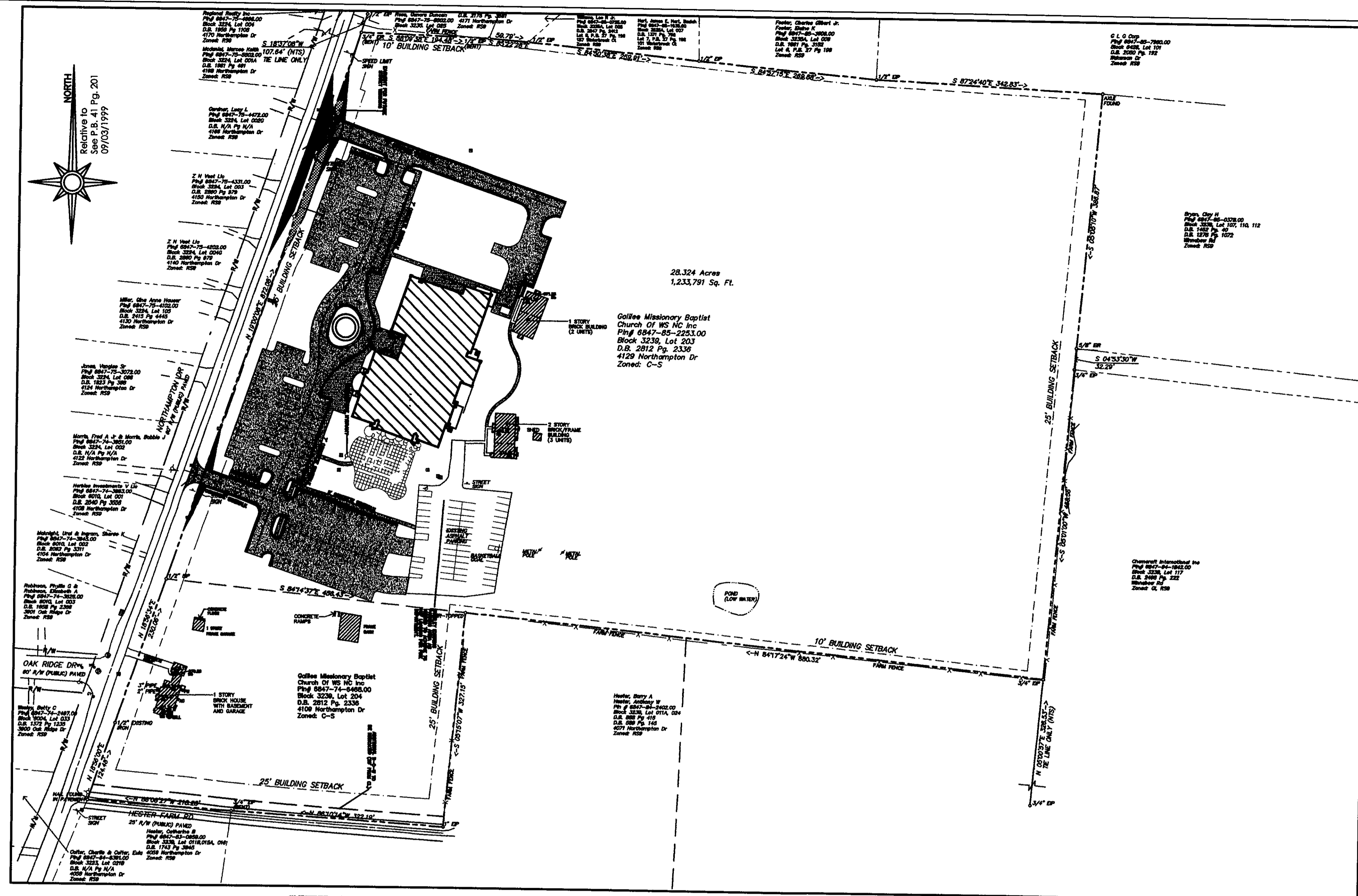
20. SUBJECT TO UTILITIES PLAN REVIEW FOR BUILDING PERMIT APPLICATION.

21. SIGNAGE SHALL MEET CITY REQUIREMENTS.

COVERAGE CALCULATIONS:

PERCENT OF PROPOSED BUILDING COVERAGE: 3.2%
 PERCENT OF PAVED SURFACE COVERAGE: 11.4%
 PERCENT OPEN SPACE COVERAGE: 85.4%
 PERCENT TOTAL IMPERVIOUS COVERAGE: 14.6%

PROPOSED CHURCH BUILDING TOTAL SQUARE FOOTAGE:	31,851 SF (One-Story Building)
EXISTING 1 STORY BRICK BUILDING (2 DWELLING UNITS)	2,229 SF
EXISTING 2 STORY BRICK BUILDING (3 DWELLING UNITS)	2,278 SF/FL (4,556 SF TOTAL)
EXISTING 1 STORY BRICK HOUSE (1 DWELLING UNIT)	1,796 SF
EXISTING BARN	1,215 SF
EXISTING GARAGE	311 SF



SITE PLAN LEGEND

<p>REVIEW INFORMATION</p> <p>Type of Review:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Special Use Rezoning <input checked="" type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review <p>Jurisdiction:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown <p>Purpose Statement: The purpose of this request is to rezone from C-S to RMB-S for a church, 5 multi-family dwelling units, and 1 single family dwelling unit.</p>	<p>ZONING</p> <p>Existing Zoning: C-S Proposed Zoning: RMB-S</p> <p>Proposed Uses: Church or Religious Institution, Neighborhood, Church or Religious Institution, Community, School, Private, Child Daycare Center, Residential Building, Single Family, Residential Building, Duplex, Residential Building, Townhouse, Residential Building, Twin Home, Residential Building, Multi-Family, and Residential Building, Urban.</p> <p>(Use UDO Terminology)</p> <p>DENSITY CALCULATIONS</p> <p># of Units or Lots: 6 Density: 0.21 Units/Lot per Acre</p> <p>(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)</p>	<p>OFF-STREET PARKING (if applicable)</p> <p>Proposed Use(s) Church & Residential Required Parking: 121 Spaces/Seats [Unit] (more than one calculation may be needed) Parking Provided: 254 $900 \text{ Seats} / 4 = 225$ $6 \text{ Units} \times 2 = 12$ $225 + 12 = 237$</p> <p>OFF-STREET LOADING (if applicable)</p> <p>Loading/Unloading Spaces Required: 1 Loading/Unloading Spaces Provided: 2 Size: 12 ft. X 35 ft.</p>												
<p>INFRASTRUCTURE</p> <table border="1"> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td>Private</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sewer</td> <td><input checked="" type="checkbox"/></td> <td>Public</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Streets</td> <td><input checked="" type="checkbox"/></td> <td>Public</td> <td><input type="checkbox"/></td> </tr> </table> <p>Linear feet of public streets: N/A ft.</p>	Water	<input checked="" type="checkbox"/>	Private	<input type="checkbox"/>	Sewer	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>	Streets	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>	<p>PROPERTY INFORMATION</p> <p>PIN#'s 6847-85-2253.00 6847-74-6468.00</p>	<p>LEGEND</p> <p>EIP ... EXISTING IRON PIPE EIR ... EXISTING IRON ROD IRS ... IRON ROD SET TPED ... TELEPHONE PEDESTAL PB ... POWER BOX FFE ... FINISHED FLOOR ELEVATION WM ... WATER METER WV ... WATER VALVE GM ... GAS METER GV ... GAS VALVE FH ... FIRE HYDRANT STMH ... STORM WATER MANHOLE SSMH ... SANITARY SEWER MANHOLE AC ... AIR CONDITIONING UNIT RCP ... REINFORCED CONCRETE PIPE INV ... INVERSE CB ... CATCH BASIN DI ... DROP INLET TBM ... TEMPORARY BENCHMARK CA ... CABLE BOX TB ... TELEPHONE BOX RR ... RAILROAD SPIKE CPP ... CORRUGATED PLASTIC PIPE TCP ... TERRA COTTA PIPE PVC ... POLYVINYL CHLORIDE PIPE OHL ... OVERHEAD POWER LINE ... SANITARY SEWER LINE ... STORM WATER LINE</p> <p>GRAPHIC SCALE 1"=100'</p>
Water	<input checked="" type="checkbox"/>	Private	<input type="checkbox"/>											
Sewer	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>											
Streets	<input checked="" type="checkbox"/>	Public	<input type="checkbox"/>											
<p>SITE SIZE AND COVERAGES</p> <p>Total Acreage: 28.32 Acres</p> <p>Site Coverages:</p> <table border="1"> <tr> <td>Building to Land</td> <td>3 %</td> </tr> <tr> <td>Pavement to Land</td> <td>3 %</td> </tr> <tr> <td>Open Space</td> <td>3 %</td> </tr> </table> <p>Building Square Footage: Building Height: 45</p>	Building to Land	3 %	Pavement to Land	3 %	Open Space	3 %	<p>BUFFER YARDS</p> <p>Adjoining Zoning: RS9 Type Required: TYPE II Width Provided: 30 ft.</p> <p>WATERSHED CALCULATIONS N/A</p> <p>This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.</p> <ul style="list-style-type: none"> WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River 	<p>VICINITY MAP (Not to Scale)</p> <p>SHEET INDEX: 1. MASTER PLAN 2. SITE PLAN</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>PLAN PREPARED BY: PROJECT MANAGER: JJS DRAWN BY: JJS PROJECT DATE: 5/2009 APPROVED BY: TW FILE NAME: OVERALL.DWG DRAWING SCALE: 1"=100' PROJECT NUMBER: 5/2009 PROJECT NO.: PROJ. NO.: PROJ. DATE: 401 4TH STREET, SW, SUITE 201 HICKORY, NC 28602 PH: (828) 327-6911 FAX: (828) 327-9164 WK DICKSON community infrastructure consultants F-0374 Office Locations: North Carolina South Carolina Georgia Florida</p>						
Building to Land	3 %													
Pavement to Land	3 %													
Open Space	3 %													

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GALILEE MISSIONARY BAPTIST CHURCH

WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 2825

DATE: JULY 1, 2009
 SCALE: AS NOTED
 DRAWN BY: JJS @ WK DICKSON
 CHECKED BY: J. GAMBILL

REVISION

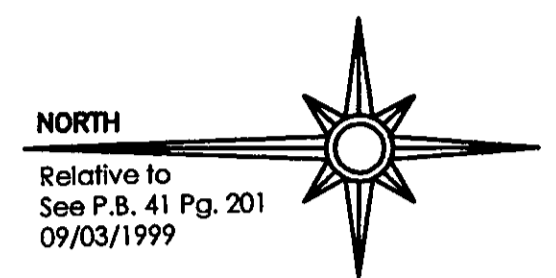
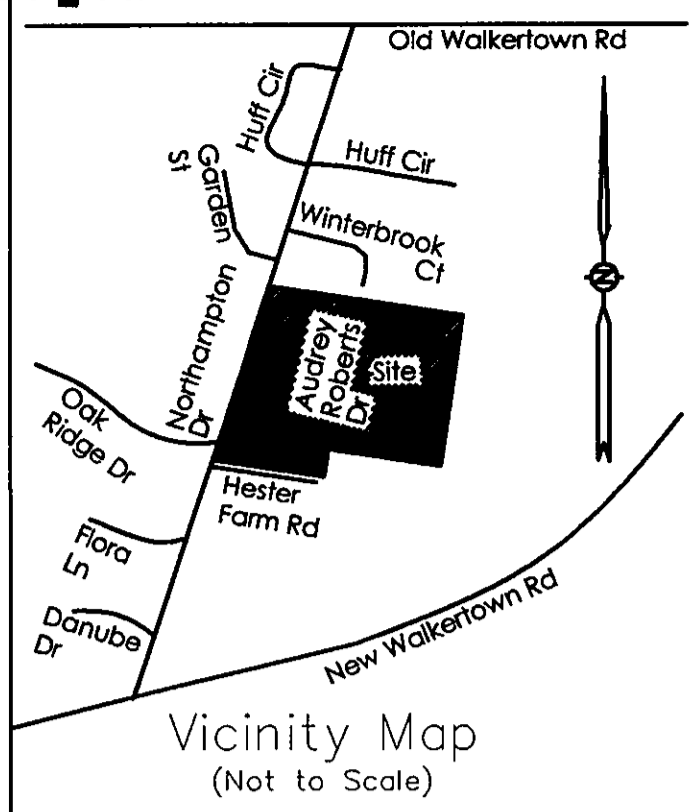
1	
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3	

PROFESSIONAL SEAL
 BETREY JOHN SWARTZ
 ENGINEER
 033411

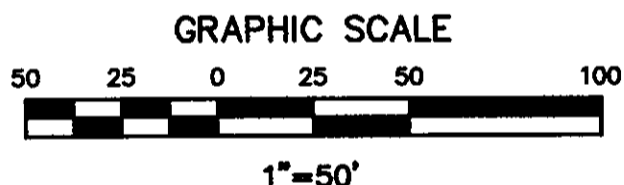
MASTER PLAN

SHEET NO. C.1

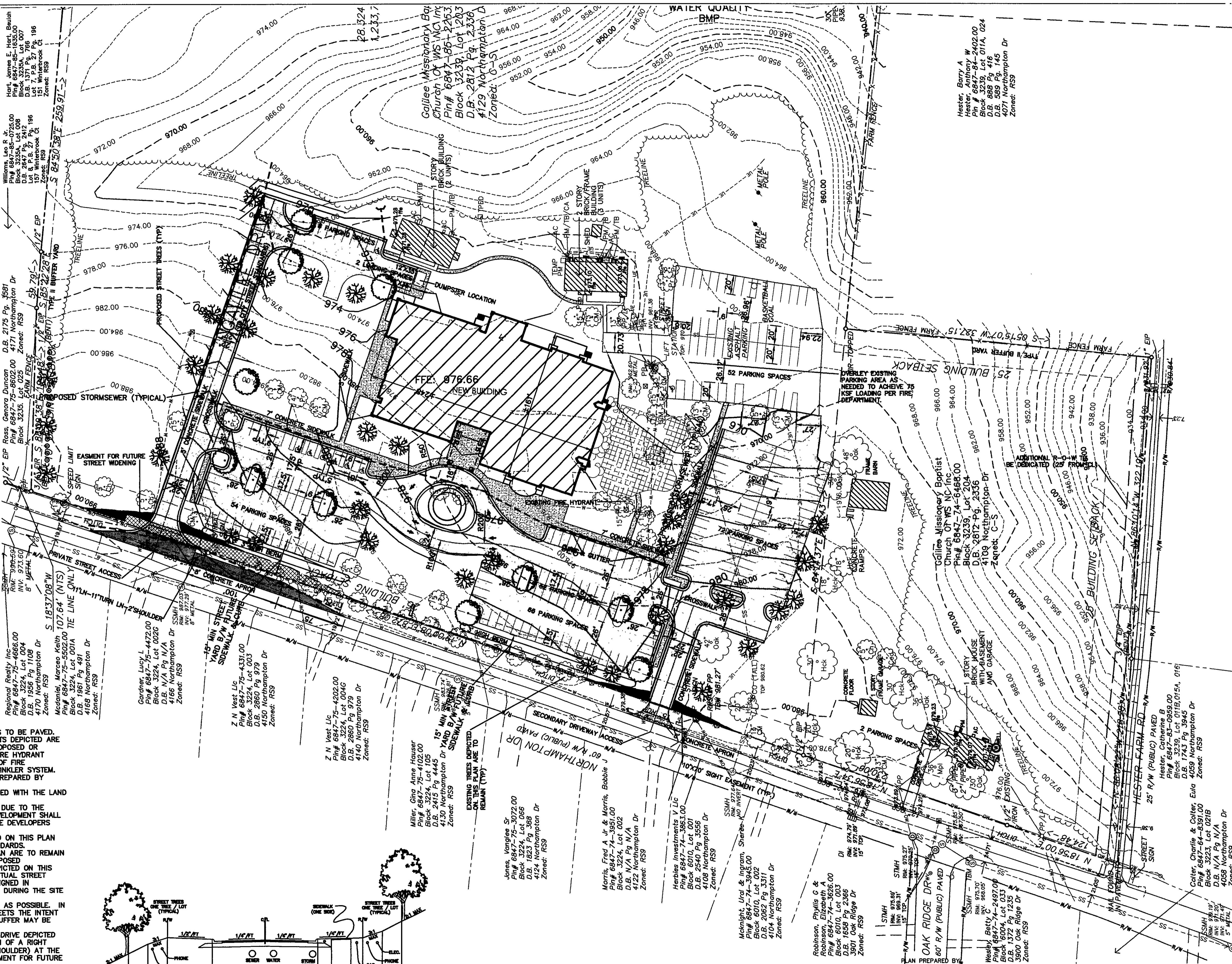
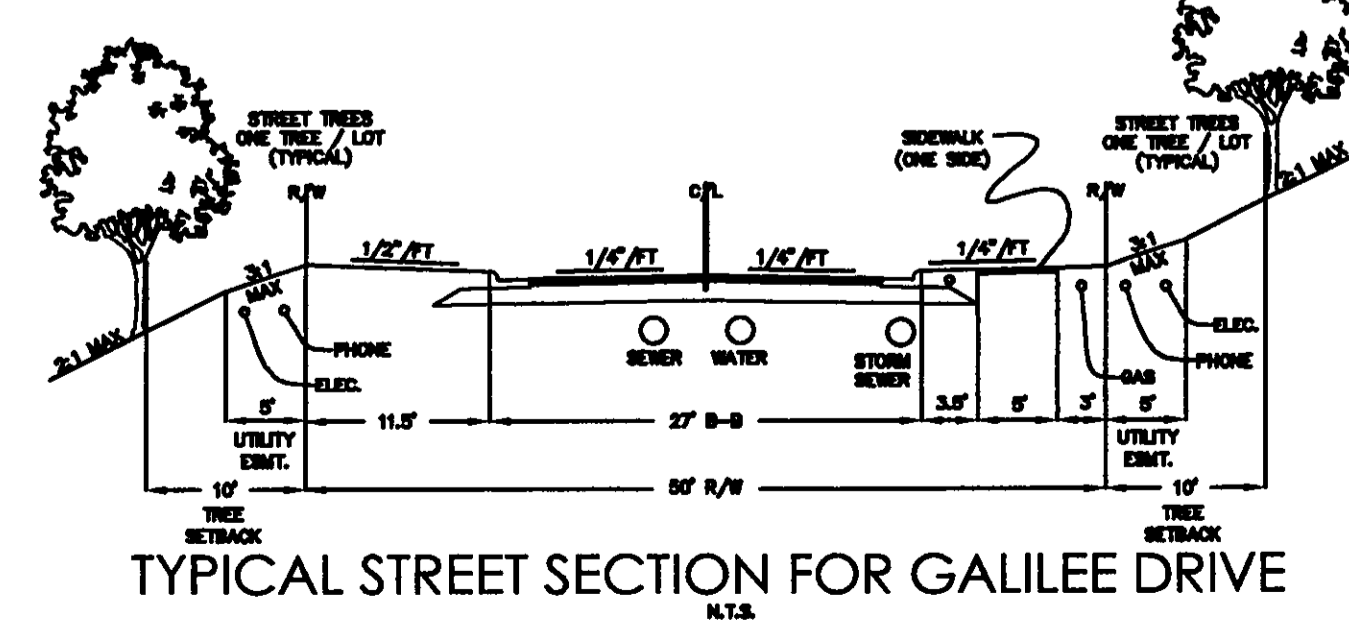
W-3038 Revised File Copy



- LEGEND**
- EIP ... EXISTING IRON PIPE
 - IR ... EXISTING IRON ROD
 - IRS ... IRON ROD SET
 - TPED ... TELEPHONE PEDESTAL
 - PB ... POWER BOX
 - FFE ... FINISHED FLOOR ELEVATION
 - WM ... WATER METER
 - WV ... WATER VALVE
 - GM ... GAS METER
 - GV ... GAS VALVE
 - FH ... FIRE HYDRANT
 - STMH ... STORM WATER MANHOLE
 - SSMH ... SANITARY SEWER MANHOLE
 - AC ... AIR CONDITIONING UNIT
 - RCF ... REINFORCED CONCRETE PIPE
 - INV ... INVERSE
 - CB ... CATCH BASIN
 - DI ... DROP INLET
 - TEM ... TEMPORARY BENCHMARK
 - CA ... CABLE BOX
 - TB ... TELEPHONE BOX
 - RR ... RAILROAD SPIKE
 - CPP ... CORRUGATED PLASTIC PIPE
 - TCP ... TERRA COTTA PIPE
 - PVC ... POLYVINYL CHLORIDE PIPE
 - OHL ... OVERHEAD POWER LINE
 - ... SANITARY SEWER LINE
 - ... STORM WATER LINE



- NOTES:**
1. ALL DRIVEWAY AND PARKING SURFACES TO BE PAVED.
 2. EXISTING AND PROPOSED FIRE HYDRANTS DEPICTED ARE WITHIN 500 FEET OF ALL SIDES OF PROPOSED OR EXISTING BUILDINGS. AT LEAST ONE FIRE HYDRANT SHALL BE PROVIDED WITHIN 100 FEET OF FIRE DEPARTMENT CONNECTION TO FIRE SPRINKLER SYSTEM.
 3. A TRAFFIC IMPACT STUDY HAS BEEN PREPARED BY OTHERS.
 4. A STORMWATER STUDY WILL BE PROVIDED WITH THE LAND DEVELOPMENT SUBMISSION.
 5. ANY DAMAGE TO NORTHAMPTON DRIVE DUE TO THE PROPOSED CONSTRUCTION OF THIS DEVELOPMENT SHALL BE REPAIRED IN ACCORDANCE WITH THE DEVELOPERS AGREEMENT WITH THE CITY.
 6. THE PRIVATE ACCESS STREET DEPICTED ON THIS PLAN SHALL BE CONSTRUCTED TO CITY STANDARDS.
 7. EXISTING TREES DEPICTED ON THIS PLAN ARE TO REMAIN UNLESS IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS. PROPOSED TREES DEPICTED ON THIS PLAN ARE CONCEPTUALLY SHOWN. ACTUAL STREET TREES AND LANDSCAPING WILL BE DESIGNED IN ACCORDANCE WITH CITY REQUIREMENTS DURING THE SITE DESIGN PLAN SUBMISSION.
 8. RETAIN EXISTING VEGETATION AS MUCH AS POSSIBLE. IN AREAS WHERE EXISTING VEGETATION MEETS THE INTENT OF THE BUFFER REQUIREMENTS, THE BUFFER MAY BE OMITTED.
 9. THE IMPROVEMENTS TO NORTHAMPTON DRIVE DEPICTED ON THIS PLAN SHOW THE INSTALLATION OF A RIGHT TURN LANE (11' TURN LANE AND 2' SHOULDER) AT THE MAIN ENTRANCE ALONG WITH AN EASEMENT FOR FUTURE STREET WIDENING.
 10. THE EASEMENT FOR FUTURE STREET WIDENING DEPICTED ON THIS PLAN WILL ALLOW FOR THE WIDENING OF THE CENTER-LINE OF NORTHAMPTON DRIVE WITH AN ASSUMED CROSS SECTION OF: 18' OF PAVEMENT, 30' CURB & GUTTER, 5' WIDE GRASS STRIP, AND 5' WIDE CONCRETE SIDEWALK.



PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT MANAGER: JJS
 DRAWN BY: JJS
 APPROVED BY: TW
 FILE NAME: SITE.DWG

DRAWING SCALE: 1"=50'
 PROJECT DATE: 5/20/09
 PROJECT NUMBER: 2825
 PROJ. NO.: 2825
 PLOT DATE: 5/20/09

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 community infrastructure consultants

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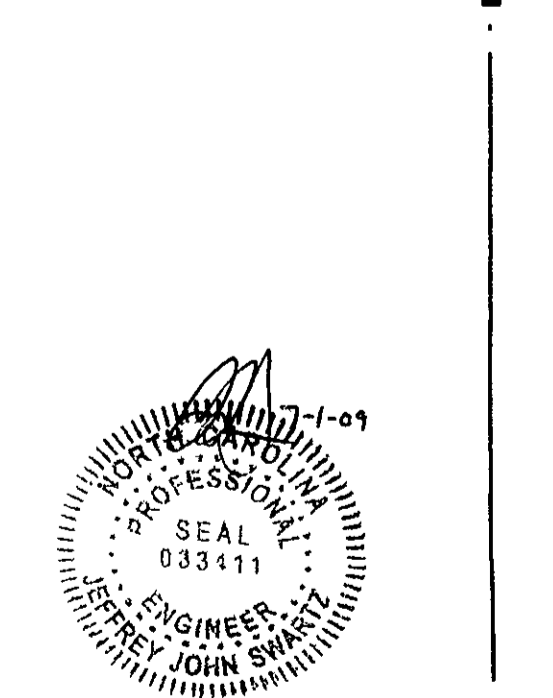
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REVISION

1
2
3



SITE PLAN
 SHEET NO. C.2