



**DOCKET #:** W2952

**PROPOSED ZONING:**  
IP-S

**EXISTING ZONING:**  
RS9 and LI

**PETITIONER:**  
Woodland Baptist Church  
for property owned by  
Same

**SCALE:** 1" represents 1000'

**STAFF:** King

**GMA:** 3

**ACRES:** 46.5

**NEAREST  
BLDG:** 60' south

**MAP(S):** 612894

**F**

September 19, 2007

Woodland Baptist Church  
Tim Gammons, Pastor  
3665 Patterson Avenue  
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2952

Dear Mr. Gammons:

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

**ACTION REQUEST FORM**

**DATE:** September 19, 2007  
**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 Woodland Baptist Church

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of Woodland Baptist Church from RS-9 and LI to IP-S (Church or Religious Institution, Community; School, Private; and Child Day Care Center); property is located on the east side of Bethania-Rural Hall Road, between US 52 and Ziglar Road (Zoning Docket W-2952).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Woodland Baptist Church, Docket W-2952

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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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 RS-9 and LI to IP-S(Church or Religious Institution, Community; School, Private; and Child Day Care Center) the zoning classification of the following described property:

Tax Lot 20U, Tax Block 4969 and Tax Lot 102, Tax Block 4948

Section 2. This Ordinance is adopted after approval of the site plan entitled Woodland Baptist Church and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to Woodland 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 Woodland 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 Woodland Baptist Church, (Zoning Docket W-2952). 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 IP-S (Church or Religious Institution, Community; School, Private; and Child Day Care Center), 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-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 NCDOT; additional improvements may be required prior to issuance of driveway permit.
  - b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building shall be constructed in substantial conformance with the building elevations volunteered by the petitioner and labeled as "Exhibit A", as approved by Planning staff.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. All requirements of the NCDOT driveway permit shall be completed.
  - b. Developer shall install sidewalks along the frontage of Bethania-Rural Hall Road to the specifications of the Public Works Department.
  
- **OTHER REQUIREMENTS:**
  - a. If any lighting is proposed, an engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height @ 20' or less and no more than 0.5 foot-candles at the property line. Lighting shall be installed per approved lighting plan and certified by an engineer.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-2952		
<b>Staff</b>	Aaron King		
<b>Petitioner(s)</b>	Woodland Baptist Church		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Tax Lot 20U, Tax Block 4969 and Tax Lot 102, Tax Block 4948		
<b>Type of Request</b>	Special use rezoning request from RS-9 and LI to IP-S		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS-9 (Residential Single Family; 9,000 sf lot size) and LI (Limited Industrial) <b>to</b> IP-S (Institutional &amp; Public District – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Church or Religious Institution, Community; School, Private; and Child Day Care Center</li> </ul>		
<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(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the request does contain institutional land uses such as a church, school, and daycare.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	East side of Bethania-Rural Hall Road, between US 52 and Ziglar Road		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	North		
<b>Site Acreage</b>	Approximately ± 46.5 acres		
<b>Current Land Use</b>	Undeveloped land		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	HB; HB-S; and RS-9	NCDOT building, adult establishment, and undeveloped land
	East	RS-9	Undeveloped land
	South	RS-9 & LI-S	Undeveloped land and sanitary sewer pump station
	West	RS-12 & RS-9	Single family homes

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes, the site is located across from single family residential zoning.			
<b>Physical Characteristics</b>	The topography of the site is relatively flat on the western 1/3 of the site. The eastern two thirds of the site contains a varying topography that ranges from +/- 940 ft to +/- 880 ft. A stream is located along the eastern boundary of the site with a tributary running east/west located in the approximate middle of the site.			
<b>Proximity to Water and Sewer</b>	The site will be served by public water and public sanitary sewer.			
<b>Stormwater/ Drainage</b>	A stormwater study will be required.			
<b>Watershed and Overlay Districts</b>	The subject property is not located within the boundaries of an area plan or development guide.			
<b>Analysis of General Site Information</b>	The subject property is 46.5 acres in size and contains a varying topography. The western portion of the site has a favorable topography and will be the location of the majority of the proposed improvements.			
<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Condition for stormwater study</li> </ul>			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Bethania-Rural Hall Road	Major Thoroughfare	+/- 1,929 ft.	10,000	16,100
<b>Proposed Access Point(s)</b>	The site plan proposes two access points onto Bethania-Rural Hall Road. The access points would line up with Mizpah Church Road and Vestal Road.			
<b>Planned Road Improvements</b>	The Thoroughfare Plan recommends that Bethania-Rural Hall Road be constructed as a three-lane cross section with curb and gutter and sidewalks.			
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS-9 &amp; LI</u> No trip generation available for general use LI zoning.</p> <p><u>Proposed Zoning: IP-S</u> The TIS submitted with this request estimates 771 trips per day.</p>			
<b>Sidewalks</b>	None existing			
<b>Traffic Impact Study (TIS)</b>	The traffic impact study for W-2952, Woodland Baptist Church, indicated the site will generate 771 trips each weekday with 465 trips in the AM peak and 246 in the dismissal peak. The main entrance located on Bethania-Rural Hall Road (NC 65) across from Mizpah Church Road			

	currently operates at a LOS (Level of Service) B during both periods. With the addition of the site, this intersection degrades to a LOS F in the AM peak and LOS D in the dismissal peak. To address the site impacts, the traffic study analyzed the intersection as a roundabout. (NCDOT does not allow traffic signals to be installed when only peak hour warrants are met.) With a roundabout the intersection will function at LOS A in both the AM and dismissal peaks. Left and right turn lanes were also recommended at the secondary entrance across from Vestal Road.
<b>Analysis of Site Access and Transportation Information</b>	The subject property is located on the east side of Bethania-Rural Hall south of US 52. The property has a large amount of frontage on Bethania-Rural Hall Road with two access points located on that road. The site is located in close proximity to the proposed Northern Beltway, however it does not appear that the subject property will be impacted under the current site design. Turn lanes will be required on Bethania-Rural Hall Road to accommodate the increase in traffic generated by this request.
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>• Obtain NCDOT driveway permit</li> <li>• Condition for sidewalks</li> </ul>
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	GMA 3 (Suburban Neighborhoods)
<b>Relevant Legacy Recommendations</b>	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.
<b>Relevant Area Plan(s)</b>	<i>North Suburban Area Plan (NSAP)</i>
<b>Area Plan Recommendations</b>	Site is shown on the Proposed Land Use Map for Institutional Use, because the church had already purchased the site when the plan was created.
<b>Greenway Plan Information</b>	Staff has recommended a greenway easement along Grassy Creek.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>
Yes	
<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject request is consistent with the recommendations of <i>Legacy</i> and the <i>NSAP</i> . The proposed uses should be compatible with the existing single family homes in the area. The subject property is also included in the <i>Industrial Opportunity Areas</i> (1991) report. This report identified sites throughout the County that were favorable to future industrial use. The subject property was identified in that study as an “opportunity area.” While this request will eliminate one of the areas identified for industrial use, staff does support this request based on it’s conformance with <i>Legacy</i>



and the <i>NSAP</i> .						
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1090	RS-9 to LI	Approved 2/13/95	Subject property	45.12	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage			Placement on Site		
	84,600 sf. Total 55,300 sf. in the church and school building 26,150 sf. in future sanctuary			Western 1/3 of the site		
Parking	Required	Proposed		Layout		
	Total = 500 spaces	527 spaces		90° head-in parking lot		
Building Height	Maximum			Proposed		
	60 feet			1-story		
Impervious Coverage	Maximum			Proposed		
	60% / 75%			Awaiting revised site plan data		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> <li>Section 2-1.5(A) IP District</li> </ul>					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>			Yes		
	(B) <i>Environmental Ord.</i>			Yes		
	(C) <i>Subdivision Regulations</i>			NA		
Analysis of Site Plan Compliance with UDO Requirements	<p>The proposed site plan clusters the majority of the improvements on the western portion of the site. A 55,300 square foot church and school building and associated parking will be located along Bethania-Rural Hall Road. A baseball field and soccer field are shown as future improvements and will be located east of the main building. Staff has recommended minor revisions to the site plan including:</p> <ul style="list-style-type: none"> <li>Pave the bus parking area</li> <li>Provide lateral connections from public sidewalks to the internal portion of the site</li> <li>Re-orient parking along Bethania-Rural Hall Road to face internal to the site</li> <li>Show connection from church/school building to future sanctuary.</li> </ul> <p>Staff would also recommend that the proposed buildings be constructed of a material other than corrugated metal. This building will be highly visible from Bethania-Rural Hall Road, from the future Northern Beltway, and from the residences in the adjacent subdivisions.</p>					
Generalized Recommended	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>Lighting condition</li> </ul>					

<b>Conditions</b>	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The request is consistent with the recommendations of <i>Legacy</i> and the <i>NSAP</i> .	Approval of this request will reduce the amount of land in the City's inventory of potential industrial land.
The proposed uses should be compatible with surrounding uses.	
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>	
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.	
<b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b>	
<ul style="list-style-type: none"> <li>a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.</li> <li>b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.</li> </ul>	
<b><u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u></b>	
<ul style="list-style-type: none"> <li>a. The proposed building shall be constructed in substantial conformance with the building elevations volunteered by the petitioner and labeled as "Exhibit A", as approved by Planning staff.</li> </ul>	
<b><u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u></b>	
<ul style="list-style-type: none"> <li>a. All requirements of the NCDOT driveway permit shall be completed.</li> <li>b. Developer shall install sidewalks along the frontage of Bethania-Rural Hall Road to the specifications of the Public Works Department.</li> </ul>	
<b><u>OTHER REQUIREMENTS:</u></b>	
<ul style="list-style-type: none"> <li>a. If any lighting is proposed, an engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height @ 20' or less and no more than 0.5 foot-candles at the property line. Lighting shall be installed per approved lighting plan and certified by an engineer.</li> </ul>	

**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.**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

1. Staff noted that some of the recommendations made during Interdepartmental Site Plan review meeting were included in the resubmitted site plan and some were not.
2. It would be helpful to have the elevations be attached to the case. The petitioner agreed to include the elevations showing a variety of possible building materials.
3. The petitioner expressed a willingness to pave the bus parking lot and will resubmit site plans showing that change before the rezoning case goes to the City Council.
4. The lighting condition applies to the entire site, even the portion that touches the street. However, staff noted that the City may have street lights along the street and the condition applies only to lights on the site.

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions with the submitted elevations of sample materials and the paving of bus parking lot.

SECOND: Arthur King

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning





