



DOCKET #: W2546

PROPOSED ZONING:
SUP

EXISTING ZONING:
RS9

PETITIONER:
South Fork Baptist Ch

SCALE: 1" represen

STAFF: Hall

GMA: 3

ACRE(S): 0.73

MAP(S): 606850

May 20, 2002

South Fork Baptist Church
3830 Wayne Avenue
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-2546

Dear Sir/Madam:

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

Sincerely,

A. Paul Norby, AICP
Director of Planning

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

ACTION REQUEST FORM

DATE: May 20, 2002
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on Zoning Petition of South Fork Baptist Church

SUMMARY OF INFORMATION:

Zoning Petition of South Fork Baptist Church for Special Use Permit:
(Expansion of Institutional Parking in Residential Zoning): property located at
the northeast corner of Wayne Avenue and Tucker Avenue (Zoning Docket W-
2546)

PLANNING BOARD ACTION:

MOTION ON SPECIAL USE PERMIT: APPROVAL

FOR: AVANT, BOST, CLARK, DOYLE, FOLAN, KING,
NORWOOD, POWELL

AGAINST: NONE

SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE PERMIT

Special Use Permit of South Fork Baptist Church,
Docket W-2546

AN ORDINANCE ISSUING
A SPECIAL USE PERMIT
FOR INSTITUTIONAL PARKING IN A
RESIDENTIAL ZONING DISTRICT

BE IT ORDAINED by the Board of Aldermen of the City of Winston-Salem as follows:

Section 1. The Board of Aldermen hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Vision 2005*.

Section 2. The Winston-Salem Board of Aldermen hereby issues a special use permit for Expansion of Institutional Parking in Residential Zoning in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* to South Fork Baptist Church to be established on the following described property:

Tax Block 2300, Tax Lots 18 and 19

Section 3. This Ordinance is adopted after approval of the site plan entitled South Fork Baptist Church and identified as Attachment "A" of the Special Use Permit issued by the Board of Aldermen the _____ day of _____, to South Fork Baptist Church.

Section 4. The Board of Aldermen hereby directs the issuance of a Special Use Permit pursuant to Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* for a

development to be known as South Fork Baptist Church. Said Special Use Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 5. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE PERMIT

SPECIAL USE PERMIT

Issued by the Board of Aldermen
of the City of Winston-Salem

The Board of Aldermen of the City of Winston-Salem issues a Special Use Permit for the site shown on the site plan map included in this zoning petition of South Fork Baptist Church, (Zoning Docket W-2546). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use Permit for Institutional Parking in a Residential Zoning District, approved by the Winston-Salem Board of Aldermen the _____ day of _____, 20__" and signed, provided the property is developed in accordance with requirements of Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional conditions be met:

- NO ADDITIONAL CONDITIONS

DRAFT ZONING STAFF REPORT

DOCKET # W-2546
STAFF: S. Chad Hall

Petitioner(s): South Fork Baptist Church
Ownership: Same

REQUEST

From: RS-9 Residential Single Family; minimum lot size 9,000 sf
To: Special Use Permit to allow Institutional Parking in a Residential Zoning District

Acreage: 0.73 acre

LOCATION

Street: Northeast corner of Wayne Avenue and Tucker Avenue.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

SITE PLAN

Proposed Use: Institutional Parking.
Parking: Required: N/A; Proposed: 32.
Bufferyard Requirements: Type II adjacent to residential zoning.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single family residential structure.

Adjacent Uses:

North -	Undeveloped land zoned RS-9.
East -	Multifamily zoned RM-18.
South -	Church zoned RS-9.
West -	Single family residential zoned RS-9.

GENERAL AREA

Character/Maintenance: Well maintained mix of residential dwellings.
Development Pace: Slow.

TRANSPORTATION

Direct Access to Site: Tucker Street; Wayne Avenue; Country Club Road.

Street Classification: Tucker Street - local; Wayne Avenue - local; Country Club Road - major thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Country Club Road between Silas Creek Parkway and Old Vineyard Road:
12,000/18,500.

Sight Distance: Good.

Sidewalks: South side of Country Club Road.

Transit: Route 12 along Country Club Road.

Bike: None.

ANALYSIS

The project site lies in an established residential area containing a mix of single family and multifamily residential and church uses. The site is slightly less than one and one-half acres. The petitioner is requesting a Special Use Permit for the purpose of expanding a parking lot for institutional (church) use in a residentially zoned area.

The site's proximity to the church provides justification for the granting of a Special Use Permit for additional parking at this location provided that the findings of fact are met. Staff is concerned that the petitioner make efforts to preserve or move the house located on the property.

According to Section 6-1.5(D) of the zoning ordinance of the UDO, the Planning Board must make the following findings in support of a favorable recommendation:

1. The development is in conformity with *Legacy* as it relates to the specific area; Yes. Although the site will be altered as a result of construction of the parking area, the parking area will support operation of the existing church which will in turn help to stabilize and preserve the neighborhood.
2. Water and sewer are available in adequate capacity; Yes.
3. Where buildings greater than thirty-five (35) feet are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment; Yes. No buildings are proposed.
4. Streets and highways, both within and in the vicinity of the development, are of such design and traffic-carrying capacity that the development will not create a traffic hazard; Yes. The site fronts on two public streets with good sight distance.
5. General layout and design of this development meet all requirements of this ordinance; Yes.

6. Adequate, safe, and convenient provision is made for vehicular and pedestrian movement on the site with particular attention paid to the needs of public safety equipment and personnel (fire, police, etc.) and service vehicles and personnel (sanitation, postal delivery, etc.); Yes.
7. The Planning Board may recommend to the Elected Body conditions as identified in Section 6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project; Yes. See attached site plan conditions.

In addition to these seven findings by the Planning Board, the Board of Aldermen must make affirmative findings as follows to issue a special use permit [Section 6-1.5(F) of the *Zoning Ordinance* of the UDO]:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved; Yes.
2. That the use meets all required conditions and specifications; Yes.
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; Yes.
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*; Yes.

FINDINGS

1. The project site lies in an established residential area containing a mix of single family and multi-family residential and church uses.
2. The site's proximity to the church provides justification for the granting of a Special Use Permit for additional parking.

STAFF RECOMMENDATION

Special Use Permit: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **NO ADDITIONAL CONDITIONS**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Arnold King moved approval of the special use permit, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Philip Doyle

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, King, Norwood, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning