



DOCKET #: W2555

PROPOSED ZONING:
IP-S (Church or
Religious Institution,
Neighborhood)

EXISTING ZONING:
RS9

PETITIONER:
Community Baptist Church

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 0.43

MAP(S): 636878



June 19, 2002

Community Baptist Church
c/o Melvin Frazier
4616 Baux Mountain Road
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2555

Dear Mr. Frazier:

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: June 19, 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 map amendment of Community Baptist Church

SUMMARY OF INFORMATION:

Zoning map amendment of Community Baptist Church from RS-9 to IP-S (Church or Religious Institution, Neighborhood): property is located on the north side of Victoria Street west of Baux Mountain Road (Zoning Docket W-2555).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Map Amendment of Community Baptist Church, Docket W-2555

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 Board of Aldermen 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 to IP-S (Church or Religious Institution, Neighborhood) the zoning classification of the following described property:

Tax Block 3008, Tax Lots 38B and 39B

Section 2. This Ordinance is adopted after approval of the site plan entitled Community Baptist Church and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Community Baptist Church.

Section 3. The Board of Aldermen 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 Community 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 Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen 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 Community Baptist Church, (Zoning Docket W-2555). 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, Neighborhood), approved by the Winston-Salem Board of Aldermen 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 have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

- **OTHER REQUIREMENTS**
 - a. Streetyard and bufferyard trees shall be of a large variety as defined in UDO Section 3-4.10.

ZONING STAFF REPORT

DOCKET # W-2555
STAFF: Gary Roberts

Petitioner(s): Community Baptist Church
Ownership: Same

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: IP-S Institutional and Public District (Church or Religious Institution, Neighborhood)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 0.43 acre

LOCATION

Street: North side of Victoria Street west of Baux Mountain Road
Jurisdiction: City of Winston-Salem.
Ward: Northeast.

SITE PLAN

Proposed Use: Institutional parking lot.
Parking: Proposed: 37 spaces;
Bufferyard Requirements: Type I adjacent to RM-18 and type II adjacent to RS-9.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is undeveloped.

Adjacent Uses:

North -	Undeveloped property zoned RS-18.
East -	Undeveloped property zoned RS-9.
South -	Single family residence zoned RS-9.
West -	Single family residence zoned RS-9.

GENERAL AREA

Character/Maintenance: Single family homes and two churches in good maintenance.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site has already been graded.

Topography: Property slopes moderately downward from the south to the north.

Vegetation/habitat: Site is completely graded.

Water Supply Watershed: Site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Victoria Street Baux Mountain Road.

Street Classification: Local Road Major Thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Baux Mountain Road between Old Rural Hall Road and Northern Beltway = 2,900/16,100

 Trip Generation/Existing Zoning: RS-9

$0.43 \times 43,560/9,000 = 2 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 19 \text{ Trips per Day}$

 Trip Generation/Proposed Zoning: IP-S (No trips rates available for parking lots).

Sidewalks: None.

Transit: Route 9 along Old Rural Hall Road, Baux Mountain Road and Motor Road.

Bike: Route 19, Baux Mountain Connector, along Baux Mountain Road.

HISTORY

Relevant Zoning Cases:

1. W-2209; RS-9 to RM-8-S; (Child Day Care Center; Family Group Home B; and Residential Building, Single Family); approved March 2, 1998; 2.29 acres; southeast corner of Old Rural Hall Road, Baux Mountain Road and Opportunity Road, 1,600 feet south of current site; Planning Board and staff recommended approval.
2. W-2406; RS-9 to MH; approved August 7, 2000; 0.30 acre; north side of Motor Road, east of Baux Mountain Road, 800 feet southeast of current site; Planning Board and staff recommended approval.
3. W-2062; RS-9 to HB-S (Day Care Center; and Parking, Commercial); withdrawn at the July 11, 1996 Planning Board meeting; 1.3 acres; south side of Motor Road between Old Rural Hall Road and Baux Mountain Road, 500 feet southwest of current site; Planning staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3).

Relevant Comprehensive Plan Recommendation(s): None

Area Plan/Development Guide: *Carver Road/Ogburn Station Development Guide* (adopted in 1991).

Relevant Development Guide Recommendation(s): The "Land Use Plan" (Map 6 on page 17 of the Development Guide) indicates that the subject property should be developed/remain for low-density, single-family residential uses (0-5 units/acre).

ANALYSIS

The subject request is to rezone 0.43 acre on the north side of Victoria Street from RS-9 to IP-S in order to allow the installation of a 37 space institutional parking lot. The lot would serve the Community Baptist Church which is located approximately 200 feet to the southeast on the southwest corner of Baux Mountain Road and Victoria Street. The subject site is now unimproved and has recently been graded.

The general character of the surrounding neighborhood is single family residential. A 4.15 acre undeveloped tract of RM-18 borders the northern boundary of the subject property.

The current site plan is for a parking lot only, and the proposed use of a neighborhood sized church, (less than 600 seats), establishes what the parking could be used for. Although the area plan calls for the site to remain single family residential, neighborhood churches are permitted in all of the single family zoning districts. Staff recommends approval.

FINDINGS

1. The proposed rezoning would allow for the construction of a 37 space institutional parking lot.
2. The *Carver Road/Ogburn Station Development Guide* recommends that the subject property should be developed/remain for low-density, single-family residential uses (0-5 units/acre).
3. The proposed institutional parking lot is generally compatible with the surrounding uses.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**

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

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

- **OTHER REQUIREMENTS**

- a. Streetyard and bufferyard trees shall be of a large variety as defined in UDO Section 3-4.10.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Arnold King moved approval of the zoning map amendment.

SECOND: Philip Doyle

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Kennedy-Sloan, King, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning