



DOCKET #: W2576

PROPOSED ZONING:
Special Use Permit to
allow Institutional Parking
in RSQ zoning

EXISTING ZONING:
RS9

PETITIONER:
White Rock Baptist Church

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 2

ACRE(S): 1.6

MAP(S): 636862



September 20, 2002

White Rock Baptist Church
1233 E. 14th Street
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2576

Dear Sirs:

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: September 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 map amendment of White Rock Baptist Church

SUMMARY OF INFORMATION:

Zoning map amendment of White Rock Baptist Church for a Special Use Permit to allow Institutional Parking in a RSQ Zoning District: property is located on the northwest corner of Fourteenth Street and Claremont Avenue (Zoning Docket W-2576).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE PERMIT

Special Use Permit of White Rock Baptist Church,
Docket W-2576

AN ORDINANCE ISSUING
A SPECIAL USE PERMIT
TO ALLOW INSTITUTIONAL PARKING
IN A RSQ 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 *Legacy*.

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

Tax Block 1253, Tax Lots 2B, 3B, 4B, and 5; and Tax Block 6284, Tax Lots 19A, 19B, and 42

Section 3. This Ordinance is adopted after approval of the site plan entitled White Rock Baptist Church and identified as Attachment "A" of the Special Use Permit issued by the Board of Aldermen the _____ day of _____, to White Rock 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 White Rock 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 White Rock Baptist Church, (Zoning Docket W-2576). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use Permit to allow Institutional Parking in a RSQ Zoning District, approved by the Winston-Salem Board of Aldermen the _____ day of _____, 19____" and signed, provided the property is developed in accordance with requirements of Section 2-5.54 of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional condition be met:

- C **OTHER REQUIREMENTS**
 - a. No new signage allowed.

ZONING STAFF REPORT

DOCKET # W-2576
STAFF: Suzy Gallaway

Petitioner(s): White Rock Baptist Church
Ownership: Same

REQUEST

Special Use Permit to allow Institutional Parking in a RSQ zoning district

Acreage: 1.6 acres

LOCATION

Street: Northwest corner of Fourteenth Street and Claremont Avenue.
Jurisdiction: City of Winston-Salem.
Ward: East.

SITE PLAN

Proposed Use: Institutional Parking.
Parking: Required: 63; proposed: 96.
Bufferyard Requirements: Type II adjacent to residential zoning.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Area proposed for parking expansion is vacant.

Adjacent Uses:

North -	Single family homes and a church, zoned RSQ.
East -	Church, zoned RSQ.
South -	Church, zoned RS-9.
West -	Single family home, zoned RSQ.

GENERAL AREA

Character/Maintenance: Well-maintained single family homes and churches.
Development Pace: Slow.

TRANSPORTATION

Direct Access to Site: Fourteenth Street; Claremont Avenue; Fifteenth Street.
Street Classification: Fourteenth Street - minor thoroughfare; Claremont Avenue - collector road;
Fifteenth Street - local road.

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

Fourteenth Street between Cleveland Avenue and Dellabrook Road = 6,200 ('95 count)/13,400

Cleveland Avenue between Fourteenth Street and Twenty-Fifth Street = 5,200/13,100

Sidewalks: Both sides of Fourteenth Street; west side of Cleveland.

Transit: Route 17 along Cleveland Avenue; Route 2 along Fourteenth Street.

ANALYSIS

The project site lies in an established residential area containing a mix of single family and multifamily residential and church uses. The site, including the existing church facility is slightly more 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.

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.

SUMMARY

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

Zoning: **APPROVAL**.

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

- **OTHER REQUIREMENTS**
 - a. No new signage allowed.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: John Bost

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP

Director of Planning