



**DOCKET #:** W2392

**PROPOSED ZONING:**  
IP-S (Multiple Uses)

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
First Assembly of God, Inc.

**SCALE:** 1" represents 200'

**STAFF:** D. Reed

**GMA:** 3

**ACRE(S):** 8.98

**MAP(S):** 618870

June 14, 2000

First Assembly of God  
3730 University Parkway  
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2392

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  
Bobby W. Patterson, 426 Old Salem Road, Winston-Salem, NC 27101  
Robert Stern, 1150 Barclay Terrace, Winston-Salem, NC 27106

**ACTION REQUEST FORM**

**DATE:** June 14, 2000  
**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 First Assembly of God, Inc.

**SUMMARY OF INFORMATION:**

Zoning map amendment of First Assembly of God, Inc. from RS-9 to IP-S (Schools, Vocational or Professional; Recreation Services, Indoor; Recreation Services, Outdoor; Church or Religious Institution, Community; and School, Private - TWO PHASE): property is located on the northwest corner of University Parkway and Long Drive (Zoning Docket W-2392).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**EXCUSED:** BOST  
**SITE PLAN ACTION:** MEETS ALL CODE REQUIREMENTS

CITY ORDINANCE - SPECIAL USE

Zoning map amendment of First Assembly of God, Inc., Docket W-2392

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 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 (Schools, Vocational or Professional; Recreation Services, Indoor; Recreation Services, Outdoor; Church or Religious Institution, Community; and School, Private - TWO PHASE) the zoning classification of the following described property:

Beginning at a point on the western right-of-way of University Parkway, said point being on the southern boundary of Tax Lot 001, Block 3621 and continuing along the western right-of-way of University Parkway the following courses and distances: south 20° 14' 00" east 525.98 feet, south 12° 48' 16" west 108.27 feet Ch, to the northern right-of-way of Long Drive, and continuing along said right-of-way of Long Drive south 41° 36' 53" west 164.48 feet Ch, leaving said right-of-way, the following courses and distances: south 73° 12' 36" west 522.34 feet, north 44° 05' 29" west 288.13 feet, and north 46° 19' 50" east 927.93 feet to the point of beginning, containing approximately 8.98 acres. Tax Lots 3U and 3Y, Tax Block 3443.

Section 2. This Ordinance is adopted after approval of the site plan entitled First Assembly of God, Inc. and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to First Assembly of God, Inc.

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 First Assembly of God, Inc. 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 First Assembly of God, Inc., (Zoning Docket W-2392). 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 (Schools, Vocational or Professional; Recreation Services, Indoor; Recreation Services, Outdoor; Church or Religious Institution, Community; and School, Private - TWO PHASE), approved by the Winston-Salem Board of Aldermen the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_" 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 OCCUPANCY PERMITS**
  - a. Developer shall install a sidewalk along the entire frontage of University Parkway to the specifications of the Public Works Department of the City of Winston-Salem.
  
- **OTHER REQUIREMENTS**
  - a. Outparcel shown on the property is a TWO PHASE area that requires a Final Development Plan to be approved by the City-County Planning Board prior to the issuance of any permits.
  - b. The only access allowed for the second phase of the development will be on Long Drive. Location shall be approved for driveway permits by the Public Works Department of the City of Winston-Salem.
  - c. The City-County Planning Board reserves the right to add any reasonable conditions to said Final Development Plans in accordance with UDO Section 6-2.2(D)(2)(b). Other conditions stated above are also applicable to this property.
  - d. The 25' type II bufferyard shown on the site plan along the north property line is a minimum requirement and could be increased through review of the Final Development Plan.

## ZONING STAFF REPORT

**DOCKET #** W-2392

**STAFF:** David Reed

Petitioner(s): First Assembly of God, Inc.

Ownership: Same

### CONTINUANCE HISTORY

The petition was continued from the May 11, 2000, Planning Board meeting to allow the petitioner time to resubmit for two-phase special use district zoning at the request of staff.

### REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf

To: IP-S (Schools, Vocational or Professional; Recreation Services, Indoor;  
Recreation Services, Outdoor; Church or Religious Institution, Community; and  
School, Private - TWO PHASE)

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

Acreage: 8.98 acres

### LOCATION

Street: Northwest corner of University Parkway and Long Drive.

Jurisdiction: City of Winston-Salem.

Ward: Northwest.

### SITE PLAN

Proposed Use: Phase One: School, Professional or Vocational (residential quarters for church ministry interns).

Square Footage: 3,492 sf.

Building Height: One story.

Density: 18 units/acre.

Parking: Required: 18; proposed: 18.

Bufferyard Requirements: Type II where property adjoins residentially zoned land.

Vehicular Use Landscaping Standards Requirements: UDO standards apply.

## **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Single family home.

Adjacent Uses:

North - Single family homes zoned RS-9.  
Northeast - Wooded area zoned RS-9.  
East - Single family homes.  
South - First Assembly of God Church.  
West - Wooded area zoned RS-9.  
Northwest - Single family homes zoned RS-9.

## **GENERAL AREA**

Character/Maintenance: The area contains a mixture of uses. Residential single family and multifamily and institutional uses co-exist along a well-traveled thoroughfare (University Parkway).

Development Pace: Moderate.

## **TRANSPORTATION**

Direct Access to Site: University Parkway and Long Drive.

Street Classification: University Parkway - major thoroughfare and Long Drive - minor thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
University Parkway north of Long Drive - 23,404/26,000 (WSDOT 1995 intersection count)

Trip Generation/Existing Zoning: RS-9

$1.27 \text{ acre} \times 43,560/9,000 = 6 \times 9.55 \text{ (trip rate)} = 57 \text{ new trips}$

Trip Generation/Proposed Zoning: IPS School  $3,492/1,000 = 3.5 \times 1.78 \text{ trip rate} = 6 \text{ trips}$   
(The Institute of Transportation Engineers does not have vocational/professional school as a specific category. Figures for Junior/Community College, which does not account for on-site residences, are used as the proposed site plan appears to show.)

Sight Distance: Good.

Sidewalks: Staff recommends sidewalks along University Parkway.

Transit: WSTA Route 8 serves the site.

## **HISTORY**

Relevant Zoning Cases:

1. W-2342; RS-9 to IP-S (College or University); approved November 1, 1999; north side of Polo Road, 300 feet west of Long Drive; 7.63 acres; Planning Board and staff recommended approval.



2. W-2236; RS-9 to IP-S (Outdoor Recreation; and Church or Religious Institution, Community); approved July 6, 1998; west side of Long Drive, north of Polo Road; 5.12 acres; Planning Board and staff recommended approval.
3. W-1802; R-4 to R-1-S (Dwellings, Multifamily); approved February 1, 1993; east side of University Parkway; 3.0 acres; Planning Board and staff recommended approval.
4. W-1683; R-1-S (Offices) to Site Plan Amendment; approved October 1, 1990; west side of Long Drive northeast of current site; 2.05 acres; Planning Board and staff recommended approval.

### **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): See more specific area plan recommendations below.

Area Plan/Development Guide: *Polo-Reynolda Area Plan* (1985).

Relevant Development Guide Recommendation(s): The area plan recommends this site for moderate density (8-12 units/acre) residential development.

### **ANALYSIS**

The request is to rezone 8.98 acres from RS-9 to IP-S (Schools, Vocational or Professional; Recreation Services, Indoor; Recreation Services, Outdoor; Church or Religious Institution, Community; and School, Private - TWO PHASE). The case was continued from the April 13, 2000 Planning Board meeting to allow the petitioner a chance to resubmit a petition which includes all of the contiguous ownership. The original petition proposed the rezoning of 1.27 acres from RS-9 to RM-18-S (Residential Building, Multifamily). That portion of the site is now defined as Phase One. The existing structure in Phase One will be used for housing for post-graduate students serving as interns at First Assembly. Staff had concerns related to the original proposal for RM-18-S multifamily zoning for the smaller tract which could have created an undesirable zoning precedent for the larger area.

The *Polo-Reynolda Area Plan* recommends moderate intensity residential use at this location. Because the area plan does not support high density residential development and because the petitioners have long term plans to develop the rest of the property, staff recommended a more coordinated approach to the development of these parcels. The petitioner's proposal for IP-S TWO PHASE achieves the intentions of creating temporary dormitory accommodations for interns being trained as part of the Church's program and clarifies the long term intentions for the balance of the property.

Although the petition is not for moderate density residential uses as recommended in the area plan, the comprehensive two-phase development of the site for IP uses to be developed with a design that is sensitive to the adjoining homes on Barclay Trail is an appropriate use of the site. Staff appreciates the flexibility of the petitioner to resubmit for a more comprehensive rezoning and recommends approval of the IP-S TWO PHASE petition.

### **FINDINGS**

1. The petition is to rezone 8.98 acres from RS-9 to IP-S TWO PHASE.
2. The case was continued from the April 13, 2000 Planning Board meeting to allow the petitioner a chance to resubmit a petition which includes all of the contiguous ownership.
3. The original proposal for RM-18-S multifamily zoning could have created an undesirable zoning precedent for the larger area.
4. The *Polo-Reynolda Area Plan* recommends moderate intensity residential use at this location.
5. Although the petition is not consistent with the area plan, the comprehensive two-phase development of the site for IP is an appropriate use of the site.

### **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 OCCUPANCY PERMITS**

- a. Developer shall install a sidewalk along the entire frontage of University Parkway to the specifications of the Public Works Department of the City of Winston-Salem.

#### **• OTHER REQUIREMENTS**

- a. Outparcel shown on the property is a TWO PHASE area that requires a Final Development Plan to be approved by the City-County Planning Board prior to the issuance of any permits.
- b. The only access allowed for the second phase of the development will be on Long Drive. Location shall be approved for driveway permits by the Public Works Department of the City of Winston-Salem.
- c. The City-County Planning Board reserves the right to add any reasonable conditions to said Final Development Plans in accordance with UDO Section 6-2.2(D)(2)(b). Other conditions stated above are also applicable to this property.

*[For information purposes only: The petitioner's site is located in the municipal services area of Legacy's growth management plan. University Parkway is designated as an urban boulevard in the Legacy plan. Urban boulevards are special corridors that radiate out from downtown Winston-Salem and link the downtown to activity centers. Their purposes include concentrating jobs, retail and higher density housing at points along the corridors, and promoting high quality transit service and pedestrian access by increasing densities along the corridor.]*

**PUBLIC HEARING** - April 13, 2000

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Steve Johnson moved continuance of the rezoning petition and site plan to June 8, 2000.

SECOND: James Rousseau

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Rousseau, Schroeder, Williams

AGAINST: None

EXCUSED: None

**PUBLIC HEARING** - June 8, 2000

David Reed presented the staff report.

John Bost was excused from consideration of this petition due to possible appearance of a conflict of interest.

FOR:

Bobby Patterson, 426 Old Salem Road, Winston-Salem, NC 27101

We received a call from a neighbor expressing concern over the buffer for phase two.

There are no plans for phase two at this point. Phase one will provide housing for summer interns.

After discussions with the neighbor, we are offering a 25' undisturbed buffer or type II bufferyard. We believe anything wider than that might be overly restrictive. My understanding of the request was that it be a 75-100 foot buffer which would be prohibitive. We feel a 25' buffer would provide protection.

AGAINST:

Robert Stern, 1150 Barclay Terrace, Winston-Salem, NC 27106

I'm speaking for myself and at least two other property owners. We do not oppose the petition for the site. We only ask the board to grant us a little more bufferyard than the church offered.

Our properties lie at the cul-de-sac of Barclay Terrace. There is a lot of woodland there. We have been blessed with a quiet neighborhood and obviously would like to keep it that way.

We would anticipate this site being used for a school or recreation facility. It could also be sold to Wake Forest University.

We are not concerned with what First Assembly will put on this property, just how close it is to our properties.

### **WORK SESSION**

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

1. If property is sold, the allowed uses go with the land to the new owner.
2. All of these uses in IP require a 15-foot bufferyard.
3. 25' would be the minimum and could be changed during the second phase.

MOTION: Kem Schroeder moved approval of the zoning map amendment

SECOND: Steve Johnson

VOTE:

FOR: Avant, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: Bost

SITE PLAN MOTION: Kem Schroeder certified that the site plan meets all code requirements and recommended staff conditions with the additional condition that the bufferyard of the second phase is a minimum of 25' but can be changed by this board during phase two review.

SECOND: Steve Johnson

VOTE:

FOR: Avant, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: Bost

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A. Paul Norby, AICP  
Director of Planning