



**DOCKET #:** W2422

**PROPOSED ZONING:**  
Special Use Permit  
for Institutional Parking

**EXISTING ZONING:**  
RSQ

**PETITIONER:**  
Christ Rescue Temple Church  
for property owned by  
the City of Winston-Salem

**SCALE:** 1" represents 200'

**STAFF:** Hughes

**GMA:** 3

**ACRE(S):** 0.4

**MAP(S):** 636862

September 20, 2000

Christ Rescue Temple Church  
c/o Bishop Willie Davis  
1500 N. Dunleith Avenue  
Winston-Salem, NC 27105

RE: SPECIAL USE PERMIT PETITION W-2422

Dear Bishop Davis:

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  
Bryce A. Stuart, Manager, City of Winston-Salem, P. O. Box 2511, Winston-Salem, NC  
27102

**ACTION REQUEST FORM**

**DATE:** September 20, 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 Special Use Permit petition of Christ Rescue Temple Church for property owned by the City of Winston-Salem

**SUMMARY OF INFORMATION:**

Special Use Permit petition of Christ Rescue Temple Church for property owned by the City of Winston-Salem for the expansion of Institutional Parking in a RSQ Zoning District: property is located on the east side of Locust Avenue north of Fifteenth Street (Zoning Docket W-2422).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE PERMIT

Special Use Permit of Christ Rescue Temple Church for property owned by the City of Winston-Salem, Docket W-2422

AN ORDINANCE ISSUING  
A SPECIAL USE PERMIT  
FOR EXPANSION OF INSTITUTIONAL  
PARKING IN A RSQ ZONING DISTRICT

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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 Christ Rescue Temple Church for property owned by the City of Winston-Salem in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* for Expansion of Institutional Parking in a RSQ Zoning District to be established on the following described property:

BEGINNING at a point on the eastern right-of-way of Locust Avenue, being the southwestern corner of Lot 5 of Tax Block 1249 and being located 76.13' north of Fifteenth Street; thence along Locust Avenue, N.3E43'50"E. 152.26' to the southwestern corner of Lot 2 of Tax Block 1249; thence with Lot 2 and 101, S.86E03'50"E 112.46' to the western line of Lot 107 of Tax Block 1249; thence with Lot 107, S.3E16'30"W. 152.67' to the northeastern corner of Lot 105 of Tax Block 1249; thence with Lot 105 and 6 of Tax 1249, NE85-51'40"W. 113.68' to the place of

beginning and containing 0.40 acre more or less.

The above described property lying in Winston Township, Forsyth County, North Carolina is Lots 3, 4, 5, 102, 103, and 104 of Block 1249.

Section 3. This Ordinance is adopted after approval of the site plan entitled Christ Rescue Temple Church and identified as Attachment "A" of the Special Use Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to Christ Rescue Temple Church for property owned by the City of Winston-Salem.

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 Christ Rescue Temple 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 Christ Rescue Temple Church for property owned by the City of Winston-Salem, (Zoning Docket W-2422). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription:

"Attachment A, Special Use Permit for Expansion of 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 6-1.5(F) of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional condition be met:

**C REQUIREMENTS WITHIN NINETY (90) DAYS AFTER APPROVAL BY BOARD OF ALDERMEN**

- a. A ten (10) foot streetyard landscape area shall be installed as shown on the site plan between the new parking lot and Locust Avenue in accordance with UDO Section 3-4.3(B).

## ZONING STAFF REPORT

**DOCKET #** W-2422

**STAFF:** Suzanne Hughes

Petitioner(s): Christ Rescue Temple Church

Ownership: City of Winston-Salem

### **REQUEST**

Special Use Permit to allow Institutional Parking in a RSQ Zoning District

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

Acreage: 0.40 acre

### **LOCATION**

Street: East side of Locust Avenue north of Fifteenth Street.

Jurisdiction: City of Winston-Salem.

Ward: East.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: None; site is vacant.

Adjacent Uses:

North - Bus parking area and apartment building, both zoned RM-18.

Northeast - Rest home zoned RSQ.

East - Christ Rescue Temple and small apartment building, both zoned RSQ.

South - Church parking lot zoned RSQ.

West - Single family homes located in RSQ district across Locust Avenue.

### **GENERAL AREA**

Character/Maintenance: Well-maintained residential and commercial uses.

Development Pace: Slow to moderate.

### **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Vacant site to be used for surface parking.

Topography: Site slopes down to the south.

Vegetation/habitat: Site is vacant with mowed grass.

Constraints: Minor.

## **TRANSPORTATION**

Direct Access to Site: Locust Avenue and Claremont Avenue (areawide access).

Street Classification: Both streets - local.

Sidewalks: Located on Locust.

## **HISTORY**

Relevant Zoning Cases:

1. W-1983; RS-Q to Special Use Permit; 0.79 acre; approved July 13, 1995; northwest corner of Fourteenth Street and Claremont Avenue; Planning Board and staff recommended approval.
2. W-2138; RS-7 to LB-S (multiple business uses); 0.24 acre; denied April 13, 1997; southwest corner of Jackson Avenue and Fourteenth Street; Planning Board and staff recommended approval.
3. W-2074; RS-Q to IP; 1.92 acres; approved July 11, 1996; east side of Dunleith Avenue from Sixteenth and One Half Street to Seventeenth Street; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

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

Area Plan/Development Guide: *East Winston Area Plan*

Relevant Development Guide Recommendation(s): Residential Low Density (0-5 DU/AC)

## **COMMUNITY DEVELOPMENT**

Certified Area/Name: East Winston #5

Type of Certification: Redevelopment Area

Redevelopment Recommendation(s): This property was acquired by the City as recommended in the *East Winston #5 Redevelopment Plan* adopted May 15, 1989. The plan recommends institutional use of this property.

## **ANALYSIS**

The project site lies north of the downtown business core in an established residential area containing a mix of church and institutional uses. The site contains slightly less than one-half acre. The petitioner is requesting a Special Use Permit for the purpose of developing a parking lot for institutional (church) use in a residentially zoned area.

The growth of the church and expansion of its physical plant are the reasons for the request. The



site's proximity to the church, other parking area, and institutional uses nearby provides ample justification for the granting of a Special Use Permit for additional parking at this location. As the greater downtown area and surrounding neighborhoods become revitalized, improvements of this type would be expected.

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

**FINDINGS OF FACT:**

1. The development is in conformity with *Vision 2005* 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 greater than 35 feet 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.
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.

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 *Vision 2005*; Yes.

### **FINDINGS**

1. This petition is a request for a Special Use Permit for the purpose of developing institutional parking.
2. The site is located in GMA 3: Urban Area, and the petition is consistent with *Vision 2005*.
3. The proximity of the site to the Church to the west and other institutional uses nearby suggest that the Special Use Permit request for the site is appropriate at this location.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

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

#### **C      REQUIREMENTS WITHIN NINETY (90) DAYS AFTER APPROVAL BY BOARD OF ALDERMEN**

- a. A ten (10) foot streetyard landscape area shall be installed as shown on the site plan between the new parking lot and Locust Avenue in accordance with UDO Section 3-4.3(B).

[*For information purposes only: According to the draft Legacy plan, the site is located within the Urban Neighborhood area of the Municipal Services Area. The Urban Neighborhood area consists of older neighborhoods and commercial areas; infill development and provision of community services are encouraged.*]

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: John Bost moved approval of the special use permit with staff recommendations.

SECOND: Norman Williams

VOTE:

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

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning