



DOCKET #: W2428

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

EXISTING ZONING:
RS9

PETITIONER:
Calvary Baptist Church

SCALE: 1" represents 200'

STAFF: Simmons

GMA: 3

ACRE(S): 6.55

MAP(S): 594850, 600850

October 18, 2000

Calvary Baptist Church
c/o Al Fausch
5000 Country Club Road
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-2428

Dear Mr. Fausch:

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
Richard Bennett, 165 Elliott Drive, Winston-Salem, NC 27104

ACTION REQUEST FORM

DATE: October 25, 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 Calvary Baptist Church

SUMMARY OF INFORMATION:

Zoning map amendment of Calvary Baptist Church from RS-9 to IP-S (Church or Religious Institution, Community): property is located on the south side of Country Club Road between Bennett Drive and Elliott Road (Zoning Docket W-2428).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Calvary Baptist Church, Docket
W-2428

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, Community) the zoning classification of the following described property:

STARTING at a point being the Northwest corner of block 3908 lot 124, that corner being at the corner of Bennett Dr. and Country Club Rd., thence following the southern right-of-way of Country Club Rd. South 64° 59' 13" East 279.74 feet to a point; thence South 55° 52' 22" East 298.75 feet to a point; thence South 50° 24' 25" East 131.33 feet to a point; thence South 50° 28' 08" East 98.00 feet; thence South 51° 37' 11" East 100.00 feet to a point; thence South 40° 5' 14" West 200.00 feet; thence South 36° 27' 04" West 96.80 feet to a point; thence North 72° 36' 31" West 367.00 feet; thence North 01° 20' 47" East 127.50 feet to a point; thence North 76° 48' 35" West 235.80 feet; thence North 00° 54' 06" East 70.50 feet; thence North 01° 02' 25" East 363.13 feet to a point; that point being the place of beginning; comprising 285,453.26 square feet or 6.55 acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled Calvary Baptist Church Playing Fields and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Calvary 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 Calvary Baptist Church Playing Fields. 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 Calvary Baptist Church, (Zoning Docket W-2428). 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, Community), 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, a storm water management plan shall be submitted and approved by the Public Works Department.
 - b. Developer shall obtain approval from DENR for stream channel disturbance.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. A minimum fifteen (15) foot wide type II bufferyard shall be installed where the property adjoins RS-9 zoning.
 - b. Developer shall construct a sidewalk along the entire frontage of the site on the south side of Country Club Road adjacent to the required new edge of right-of-way to the specifications of the Public Works Department of the City of Winston-Salem.

- c. Developer shall dedicate 40' of right-of-way from the centerline of Country Club Road to the City of Winston-Salem.
- d. Developer shall dedicate additional right-of-way on Elliott Road to a minimum of 40' width along the entire frontage of Elliott Road.

- **OTHER REQUIREMENTS**

- a. All lighting shall be installed in a manner not to create glare onto public streets or adjacent residential properties.
- b. No free standing signs shall be permitted within view of public rights-of-way.

ZONING STAFF REPORT

DOCKET # W-2428
STAFF: Glenn Simmons

Petitioner(s): Calvary 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, Community)

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

Acreage: 6.55 acres

LOCATION

Street: Country Club Road between Bennett Drive and Elliott Road.
Jurisdiction: City of Winston-Salem.
Ward: West.

SITE PLAN

Proposed Use: Playing fields.
Square Footage: Concessions/restroom/storage building @ 7,600 sf; storage building @.
Building Height: Two story concessions stand; one story storage building.
Density: N/A.
Parking: Required: None (parking provided elsewhere on church property); Proposed: None.
Bufferyard Requirements: Type II bufferyard.
Vehicular Use Landscaping Standards Requirements: N/A.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None.

Adjacent Uses:

- North - Across Country Club Road is a residential multifamily area zoned RM-8-S, a Harris Teeter food store zoned HB, and a small business zoned HB-S.
- Northeast - A self-storage facility zoned HB.
- East - Parking lots for Calvary Baptist Church zoned IP-S.
- South - Wooded area with a few homes scattered in RS-9 zoning.
- West - Wooded area with a few homes scattered in RS-9 zoning.

GENERAL AREA

Character/Maintenance: Generally well maintained businesses along Country Club Road and well maintained multifamily and single family development opposite Country Club Road and behind the site.

Development Pace: Moderate to rapid.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Existing site to be substantially graded to accommodate playing fields.

Topography: Site slopes gently downward from front to rear.

Streams: Intermittent stream located at rear of site.

Vegetation/habitat: Mostly open field with some smaller wooded areas.

Constraints: Drainageway located at rear of site will need to be culverted.

Floodplains: None.

TRANSPORTATION

Direct Access to Site: Elliott Road; Country Club Road; Bennett Drive

Street Classification: Elliott Road - local street; Country Club Road - major thoroughfare; Bennett Drive - local street.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Country Club Road - 15,000/16,000.

Trip Generation/Existing Zoning: RS- 9 Single Family Residential

$6.55 \text{ acres} \times 43,560 \text{sf} = 285,318 \text{sf} / 9,000 \text{sf} = 31 \text{ lots} \times 9.57 \text{ (trip rate)} = 297 \text{ trips}$

Trip Generation/Proposed Zoning: No trip generation was calculated for this site because it is not a stand alone use. The proposed use is accessory to the Calvary Baptist Church property. The softball and soccer fields are replacements to ones that existed on the site across Elliott Road.

Planned Road Improvements: None planned.

Sight Distance: No vehicular access proposed to site.

Interior Streets: None.

Sidewalks: Shown on the site plan.

Transit: WSTA Route 12 is along Country Club Road to the intersection with Peace Haven Road.

HISTORY

1. W-2382; IP, IP-S (Church or Religious Institution, Community.) and RS-9 to IP-S (Church or Religious Institution, Community; and School, Private); approved April 3, 2000; adjacent to and north of current site; 23.1 acres; Planning Board and staff recommended approval.

- 2.. W-2376; RS-9 and HB to HB-S [Convenience Store; Food or Drug Store; General Merchandise Store; Restaurant (with drive-through service); Retail Store Specialty or Miscellaneous; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Banking and Financial Services; General Merchandise Store; and Services, Personal]; continued to March 9, 2000, Planning Board public hearing; south side of Country Club Road east of Peace Haven Road; 2.88 acres; staff recommended denial. Petition was subsequently withdrawn.
3. W-2318; RS-9 to IP-S (Church or Religious Institution, Community); approved October 4, 1999; east and south sides of Elliott Road south of Country Club Road; 3.13 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): Separation and buffering of commercial and business uses from residential uses;; preserve stable residential areas; provide neighborhood services and nonresidential uses compatible with residential areas in or near neighborhoods.

.Area Plan/Development Guide: The site lies within the study area of the *Country Club/ Jonestown Road Area Plan*.

Relevant Area Plan Recommendation(s): The site lies within a larger area on the south side of Country Club Road (west of and including properties fronting along Elliott Road) designated for low density residential uses. The campus of Calvary Baptist Church at the intersection of Country Club and Peace Haven is designated "Public/Semi-public". The plan also recommends buffering residential uses from more intense new uses.

ECONOMIC DEVELOPMENT

Prime Industrial Site: The site is not designated as an industrial opportunity area.

ANALYSIS

The current proposal is a request to rezone 6.55 acres of RS-9 zoned land to IP-S to allow outdoor playing fields as an accessory use to Calvary Baptist Church. This large, community scale church is located immediately north of the current site opposite Elliott Road and more generally located at the intersection of Peacehaven Road and Country Club Road. As an accessory use, all required parking for the playing fields will be accommodated off-site on other church owned property which was previously approved under the provisions of a 23 acre IP-S zoning.

Although outdoor recreational activities are permitted as an accessory use for churches in the existing RS-9 zoning, Planning staff recommended, and the church agreed to submit the site plan for review under the provisions of Special Use District zoning which is consistent with the rest of the IP-S church complex.

The current site is generally situated in a transitional area between various office and retail commercial uses and single family and multifamily residential development. The property is also located along a busy section of Country Club Road which is designated as a major thoroughfare. In this context, Planning staff believes that some type of transitional zoning classification, other than the existing RS-9 may be appropriate.

The site plan proposes pedestrian-only access to the playing fields. This will eliminate the need for on-site parking and mitigate the concerns for increased vehicular congestion along this busy stretch of Country Club Road. Alternatively, all parking will be accommodated within previously approved parking areas as part of the larger church complex. The entire site will be fenced with a pedestrian gate located at a proposed pedestrian crossing on Elliot Street at the intersection with Country Club Road. Staff considers the pedestrian crossing at this location to be of critical importance since a mid-block crossing, as originally proposed by the petitioner, would be a significant safety hazard. Existing and proposed sidewalks will connect church related parking areas with the proposed play fields.

In addition to the play fields, spectator bleachers and two out buildings are proposed for concessions, storage, and rest room facilities. Outdoor lighting is proposed for evening use of the fields.

While staff is concerned about the potential impacts of outdoor recreational activities adjacent to residential neighbors and motorists along Country Club Road, staff believes that reasonable accommodations have been made to mitigate the effects. For example, under proposed site plan conditions, lighting must be directed not to cast direct glare onto adjacent residential properties and public rights-of-way. Furthermore no new driveway connections will be permitted on Country Club Road or intersecting public streets. While it is anticipated that the area will be busy with pedestrian activity, staff believes that such activity will be less disruptive than other activities which may be generated from other types of transitional development.

FINDINGS

1. The IP-S zoning is proposed to allow outdoor recreational activities as an accessory to the adjacent community scale church also zoned IP-S.
2. The property is located along a busy stretch of Country Club Road and is situated in a transitional area between commercial and residential development.
3. The site will be fenced and gated and will be accessible only by pedestrians.
4. Adequate accommodations are proposed to provide for off-site parking with adequate pedestrian linkages to the play fields.

5. Various site plan conditions are proposed to mitigate the potential impacts of lighting, vehicular congestion, and storm water runoff.
6. Staff believes the proposed IP-S zoning will have less impact than what might otherwise be expected as a transitional land use at this location.

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, a storm water management plan shall be submitted and approved by the Public Works Department.
 - b. Developer shall obtain approval from DENR for stream channel disturbance.
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 - c. Developer shall dedicate 40' of right-of-way from the centerline of Country Club Road to the City of Winston-Salem.
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- **OTHER REQUIREMENTS**
 - a. All lighting shall be installed in a manner not to create glare onto public streets or adjacent residential properties.
 - b. No free standing signs shall be permitted within view of public rights-of-way.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved approval of the zoning map amendment.

SECOND: John Bost

VOTE:

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

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Steve Johnson certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: John Bost

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning