April 1, 2022

Oak Grove Baptist Church of Walkertown
3978 Pine Hall Road
Walkertown, NC 27051

Re: Zoning Petition F-1616

Dear Petitioner:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioner’s Office of the date on which the Commissioners will hear this petition.

Sincerely,

Chris Murphy, AICP
Acting Director of Planning and Development Services

pc: Clerk to the Board of Commissioners Forsyth County Government Center, 5th Floor, 201 N. Chestnut Street, Winston-Salem, NC 27101
Vanessa Brooks, 5520 Kellam Road, Walkertown, NC 27051
Chris Brooks, 5853 Jones Road, Walkertown, NC 27051
FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: ________________________  AGENDA ITEM NUMBER: _______

SUBJECT:-

Public hearing and consideration of zoning petition of Oak Grove Baptist Church of Walkertown from RS20 to IP: property is located on the southwest corner of Pine Hall Road and Mecum Road (Zoning Docket F-1616)

COUNTY MANAGER’S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:-  X YES  ___ NO

SIGNATURE: ___________________________ DATE: ______________
County Manager
COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Oak Grove Baptist Church of Walkertown, Docket F-1616

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE
COUNTY OF FORSYTH,
NORTH CAROLINA

_________________________________

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from RS20 to IP the zoning classification of the following described property:

PIN(s) 6858-98-9120

Section 2. This ordinance shall become effective upon adoption.
PETITION INFORMATION

Docket | F-1616
---|---
Staff | Elizabeth Colyer
Petitioner(s) | Oak Grove Baptist Church Walkertown
Owner(s) | Same
Subject Property | PIN 6858-98-9120
Address | 3978 Pine Hall Road
Type of Request | General Use rezoning
Proposal | The petitioner is requesting to amend the Official Zoning Map for the subject property from RS20 (Residential, Single Family – 20,000 sf minimum lot size) to IP (Institutional and Public).

NOTE: General, Special Use Limited, and Special Use district zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.

Neighborhood Contact/Meeting | A summary of the petitioner’s neighborhood outreach is attached.

Zoning District Purpose Statement | The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.

Rezoning Consideration from Section 3.2.19 A 16 | Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the site is currently an institutional use with a neighborhood scale church surrounded by low-density residential areas and vacant parcels.

GENERAL SITE INFORMATION

Location | West side of Pine Hall Road, south of Mecum Road
Jurisdiction | Forsyth County
Site Acreage | ± 3.57 acres
Current Land Use | Currently, Oak Grove Missionary Baptist Church is located on the site. There are two existing buildings associated with the church, a smaller building constructed in 1970, and a larger building constructed in 2002.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS20</td>
<td>Single-family homes</td>
</tr>
<tr>
<td>East</td>
<td>RS20</td>
<td>Single-family homes and vacant land</td>
</tr>
<tr>
<td>South</td>
<td>RS20</td>
<td>Single-family homes</td>
</tr>
<tr>
<td>West</td>
<td>RS20</td>
<td>Single-family homes and vacant land</td>
</tr>
<tr>
<td>Rezoning Consideration from Section 3.2.19 A 16</td>
<td>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yes, the uses permitted in the proposed IP zoning district are generally compatible with the low-density residential uses on the surrounding residential properties.</td>
<td></td>
</tr>
<tr>
<td><strong>Physical Characteristics</strong></td>
<td>The site is a long, narrow lot with a moderate downward slope from the southern portion of the lot to the northern portion of the site.</td>
<td></td>
</tr>
<tr>
<td><strong>Proximity to Water and Sewer</strong></td>
<td>Public water is accessible from Pine Hall Road, but public sewer is not available to the site.</td>
<td></td>
</tr>
<tr>
<td><strong>Stormwater/Drainage</strong></td>
<td>There are no known issues on the site.</td>
<td></td>
</tr>
<tr>
<td><strong>Watershed and Overlay Districts</strong></td>
<td>The site is not located in a watershed or overlay district.</td>
<td></td>
</tr>
<tr>
<td><strong>Historic, Natural Heritage and/or Farmland Inventories</strong></td>
<td>This site has been included in the survey of Forsyth County's historic resources as FY0473, Oak Grove Baptist Church and Cemetery, or Oak Grove Missionary Baptist Church. The survey database notes: &quot;This one-story, front-gable-roofed, brick-veneered, T-plan church had a tetrastyle portico, a bell tower with a pyramidal hip roof, and metal casement windows with opaque glass panes in 1979. The building had been remodeled by 2007. Alterations included the construction of a new double-tier bell tower with a tall, pointed spire topped with a cross, the extension of the front-gable roof to create a recessed entrance framed by an arched opening, and the installation of a round stained-glass window in the front gable and rectangular stained-glass windows elsewhere. A large new sanctuary was erected to the south in 2002, and the 1970 sanctuary has since been utilized as a fellowship hall. The cemetery is north of the 1970 sanctuary.&quot;</td>
<td></td>
</tr>
</tbody>
</table>

**Analysis of General Site Information**
The site is developed with two church buildings and associated parking areas, surrounded by low density residential uses. Public sewer is not available to the site, which could limit future development or building expansions.

**RELEVANT ZONING HISTORIES**
There is no relevant zoning history in the surrounding area.

**SITE ACCESS AND TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pine Hall Road</td>
<td>Minor Thoroughfare</td>
<td>935 feet</td>
<td>4,100</td>
<td>6,000</td>
</tr>
<tr>
<td>Mecum Road</td>
<td>Local Street</td>
<td>105 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Proposed Access Point(s)</strong></td>
<td>The site currently has three access points along Pine Hall Road. Since this is a General Use request with no site plan, staff is unable to determine where future access points may be.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Trip Generation - Existing/Proposed | Existing Zoning: RS20  
21,726 sf/ 1,000 x 9.11 (church trip rate) = 198 trips per day  
The proposed rezoning should have no impact on estimated daily trip generation. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks</td>
<td>There are no sidewalks in the area.</td>
</tr>
<tr>
<td>Transit</td>
<td>The area is not served by public transit.</td>
</tr>
</tbody>
</table>
| Analysis of Site Access and  
Transportation Information         | The existing church site has adequate off-street parking facilities and three access points from Pine Hall Road, a minor thoroughfare. Transportation issues are not anticipated as a result of this request. |

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy 2030 Growth Management Area</th>
<th>Growth Management Area 4 – Future Growth Area</th>
</tr>
</thead>
</table>
| Relevant Legacy 2030 Recommendations | • Allow existing sites and uses to continue that are complementary to the surrounding neighborhood.  
• Provide convenient services at designated locations to support neighborhoods in GMA 4 – Future Growth Area. |
| Relevant Area Plan(s)             | *Walkertown Area Plan Update (2014)*         |
| Area Plan Recommendations         | • Institutional uses are recommended for this site.  
• Institutional uses should be allowed to expand if they remain compatible with the surrounding area. |
| Rezoning Consideration from Section 3.2.19 A 16 | **Have changing conditions substantially affected the area in the petition?**  
No  
**Is the requested action in conformance with Legacy 2030?**  
Yes  
Analysis of Conformity to Plans and Planning Issues | An existing neighborhood scale church is requesting to rezone property to IP, on a site that is identified for institutional use in the relevant area plan. The surrounding neighborhood is generally comprised of scattered, low-density single-family homes and vacant land. The IP zoning district limits impervious coverage to 60 percent, so the church may be somewhat constrained on any future expansions. However, the IP zoning district could allow the church more options to provide neighborhood services within the existing buildings, such as daycares and habilitation centers. The proposal is in keeping with planning recommendations for the site. |
The **Walkertown Area Plan Update** identifies the site for institutional use. The IP zoning district imposes an impervious coverage limit that could limit future expansion of the use(s). Lack of access to public sewer could have the same impact.

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Walkertown Area Plan Update identifies the site for institutional use.</td>
<td>The IP zoning district imposes an impervious coverage limit that could limit future expansion of the use(s). Lack of access to public sewer could have the same impact.</td>
</tr>
<tr>
<td>The site is currently used for institutional purposes.</td>
<td></td>
</tr>
<tr>
<td>The request is consistent with the purpose statement of the IP zoning district.</td>
<td></td>
</tr>
</tbody>
</table>

**STAFF RECOMMENDATION:** **Approval**

**NOTE:** These are staff comments only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**
Desmond Corley presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

____________________________

Chris Murphy, AICP
Acting Director of Planning and Development Services
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

DOCKET #: F-1616

PROPOSED ZONING:
IP

EXISTING ZONING:
RS20

PETITIONER:
Oak Grove Baptist Church
Walkertown

SCALE: 1" represents 400'

STAFF: Colyer

GMA: 4

ACRES: 3.57

NEAREST BLDG: 25' south

MAP(S): 6858.02
Walkertown Area Plan, Update, 2014

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Rezoning

Activity Center

Special Land Use Condition Areas

Proposed Land Use

Large-Lot Residential (over 5 Ac)

Single-Family Residential (0-8 Du/Ac)

High-Density Residential (over 18 DU/Ac)

Office

Commercial

Institutional

Park

F-1616 Area Plan Recommendations

Case F-1616
USES ALLOWED IN THE EXISTING RS20 ZONING DISTRICT
Forsyth County Jurisdiction

**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**

- Adult Day Care Home
- Agricultural Production, Crops
- Agricultural Production, Livestock
- Child Day Care, Small Home
- Church or Religious Institution, Neighborhood
- Family Group Home A
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Single Family
- Swimming Pool, Private
- Transmission Tower (see use-specific standards in *UDO ClearCode*)

**USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

- Church or Religious Institution, Community
- Golf Course
- Library, Public
- Planned Residential Development
- School, Private
- School, Public
- Utilities

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

- Bed and Breakfast
- Borrow Site
- Child Day Care, Large Home
- Dirt Storage
- Fishing, Fee Charged
- Habilitation Facility A
- Kennel, Outdoor
- Landfill, Land Clearing/Inert Debris, 2 acres or less
- Manufactured Home, Class A
- Manufactured Home, Class B
- Nursing Care Institution
- Park and Shuttle Lot
- Riding Stable
- Shooting Range, Outdoor
- Special Events Center
- Transmission Tower

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

- Landfill, Land Clearing/Inert Debris, greater than 2 acres
- Access Easement, Private Off-Site
- Parking, Off-Site, for Multifamily or Institutional Uses

3 See Section 5.2.74

5 SUP not required if standards of Section 5.2.2A are met
USES ALLOWED IN THE PROPOSED IP ZONING DISTRICT
Forsyth County Jurisdiction

USES ALLOWED WITH A PERMIT
FROM THE ZONING OFFICER (Z)

Cemetery
Child Care, Drop-In
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Funeral Home
Golf Course
Government Offices, Neighborhood
   Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospice and Palliative Care
Library, Public
Museum or Art Gallery
Nursing Care Institution
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see use-specific standards
   in UDO ClearCode)
Utilities

USES ALLOWED WITH SPECIAL USE
PERMIT FROM ZONING BOARD OF
ADJUSTMENT (A)

Club or Lodge
College or University
Family Group Home C
Recreation Services, Indoor
Recreation Services, Outdoor
Transmission Tower

USES ALLOWED WITH SPECIAL USE
PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site
Animal Shelter, Public

SUP not required if standards of Section 5.2.2A are met

USES ALLOWED WITH REVIEW BY
THE PLANNING BOARD (P)

Academic Biomedical Research Facility
Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Child Day Care, Large Home
Church or Religious Institution, Community
Family Group Home B
Park and Shuttle Lot
Planned Residential Development
School, Private
School, Public
School, Vocational or Professional
Hi Elizabeth,

I sent a letter to the owners of the 27 parcels identified within the 500’ mailing radius on 2/27/22. The cover letter and two (2) renderings of the proposed LED sign are attached along with a spreadsheet of the 27 parcels that you identified.

As of this time we have received no calls regarding questions or concerns. The church phone answering machine system is checked once a day.

If you need any further information please let me know.

Vanessa Brooks  
OGMBC Secretary  
church ph: (336) 595-4851  
m: (336) 978-6885  
e: OGMBC1898@gmail.com  
w: oakgrovembcwalkertown.org
2/28/2022

To Whom It May Concern:

You are receiving this letter as notification regarding the rezoning sign that has been placed at Oak Grove Missionary Baptist Church because you are within a 500’ mailing notification radius of the church and you are shown as the owner of land within that radius. The church has petitioned for rezoning to the City of Winston Salem/Forsyth County for the placement of a LED sign for the identification of the church.

You will find enclosed two (2) renderings of the proposed look of the signage that is being considered, final choice to be determined after completion of rezoning.

If you have any questions or concerns, please call (336) 595-4851, leave your name, phone number and a brief message and someone will get back to you within 24 hours.

Blessings,

Vanessa Y. Brooks
Church Secretary
OAK GROVE
Missionary Baptist Church

Pastor Appreciation Day

3978

SPURRIN SIGNS & AWNINGS
"For All Your Sign Needs"

OAK GROVE
BAPTIST
WALKERTOWN NC
9/29/2020

Notes:

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<table>
<thead>
<tr>
<th>Location Address</th>
<th>PIN#:</th>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>3799 Pine Hall Rd.</td>
<td>6858-97-7152</td>
<td>Conrad, Brenda</td>
</tr>
<tr>
<td>3800 Pine Hall Rd.</td>
<td>6858-97-8374</td>
<td>Martin Everette Y</td>
</tr>
<tr>
<td>3820 Pine Hall Rd.</td>
<td>6858-97-8595</td>
<td>Pettit, Robert L &amp; Kathy M</td>
</tr>
<tr>
<td>3824 Pine Hall Rd.</td>
<td>6858-97-7582</td>
<td>Pettit, Robert L &amp; Kathy M</td>
</tr>
<tr>
<td>3830 Pine Hall Rd.</td>
<td>6858-97-7941</td>
<td>Carrier, Harold Jr &amp; Debra J</td>
</tr>
<tr>
<td>3840 Pine Hall Rd.</td>
<td>6858-97-8775</td>
<td>Torres, Margarita Arellanes</td>
</tr>
<tr>
<td>0 Pine Hall Rd.</td>
<td>6858-98-7375</td>
<td>Watkins, Heirs c/o: James Watkins</td>
</tr>
<tr>
<td>4032 Mecum Rd.</td>
<td>6858-98-5795</td>
<td>McNeill, Carol D. Heirs</td>
</tr>
<tr>
<td>4046 Mecum Rd.</td>
<td>6858-88-9766</td>
<td>Thornton, Shirley</td>
</tr>
<tr>
<td>0 Main St.</td>
<td>6858-98-3048</td>
<td>Parnell, Wanda L</td>
</tr>
<tr>
<td>5465 Main St.</td>
<td>6858-97-4476</td>
<td>Shore, Bonnie</td>
</tr>
<tr>
<td>3825 Pine Hall Rd.</td>
<td>6868-07-3179</td>
<td>Southern, Faye F &amp; Ernest Roy</td>
</tr>
<tr>
<td>3829 Pine Hall Rd.</td>
<td>6868-07-4486</td>
<td>Fulp, Steve Delane &amp; Tammy Shore</td>
</tr>
<tr>
<td>3835 Pine Hall Rd.</td>
<td>6868-07-4987</td>
<td>Russell Gray Fulp Revocable Trust, Fulp,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ruth C Trustee</td>
</tr>
<tr>
<td>0 Pine Hall Rd.</td>
<td>6868-08-2231</td>
<td>Fulp, Steve D &amp; Tammy S, Mark G, Tina S.</td>
</tr>
<tr>
<td>3965 2 Pine Hall Rd</td>
<td>6868-08-3522</td>
<td>Isaacs, Beth</td>
</tr>
<tr>
<td>3975 Pine Hall Rd.</td>
<td>6868-08-1502</td>
<td>White, Bertis Wade &amp; Linda Johnston</td>
</tr>
<tr>
<td>0 Pine Hall Rd.</td>
<td>6868-08-1700</td>
<td>Hawkins, Catherine Heirs</td>
</tr>
<tr>
<td>0 Pine Hall Rd.</td>
<td>6868-08-1699</td>
<td>Watkins, Geneva J</td>
</tr>
<tr>
<td>4001 Pine Hall Rd.</td>
<td>6868-08-3679</td>
<td>Hawkins, Catherine Heirs</td>
</tr>
<tr>
<td>4005 Pine Hall Rd.</td>
<td>6868-08-2935</td>
<td>Liles, Herbert H Jr.</td>
</tr>
<tr>
<td>5675 Ingram Ct.</td>
<td>6868-08-5941</td>
<td>Ingram, Marshica</td>
</tr>
<tr>
<td>5620 Ingram Ct.</td>
<td>6868-09-4128</td>
<td>Tyner Marshica</td>
</tr>
<tr>
<td>0 Pine Hall Rd.</td>
<td>6868-09-1239</td>
<td>Tyner, Letha</td>
</tr>
<tr>
<td>4050 Mecum Rd.</td>
<td>6858-99-1125</td>
<td>Hardy, Barry R &amp; Vonda A</td>
</tr>
<tr>
<td>4105 Mecum Rd.</td>
<td>6858-99-7490</td>
<td>Douthit Owens Jr</td>
</tr>
</tbody>
</table>

**Total Parcels = 27**