



DOCKET #: W3007

PROPOSED ZONING:
Special Use Permit

EXISTING ZONING:
RS9

PETITIONER:
Grace Baptist Temple for
property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 7.83

**NEAREST
BLDG:** 7' east

MAP(S): 624830

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**CITY-COUNTY PLANNING BOARD DRAFT
STAFF REPORT**

PETITION INFORMATION				
Docket #	W-3007			
Staff	Gary Roberts Jr., AICP			
Petitioner(s)	Grace Baptist Temple			
Owner(s)	Same			
Subject Property	Tax PIN#s 6823-83-0101, 6823-73-7294 and 6823-73-8065			
Type of Request	Special Use Permit for the expansion of institutional parking in a residential zoning district (RS-9)			
GENERAL SITE INFORMATION				
Location	Southeast side of Sides Road, east of Peters Creek Parkway			
Jurisdiction	City of Winston-Salem			
Ward(s)	South			
Site Acreage	7.36 acres			
Current Land Use	Site is partially developed with church related accessory buildings and parking.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS-9	Single family homes	
	East	RS-9	“	
	South	IP-S & RS-9	“	
	West	IP	Grace Baptist Temple	
Physical Characteristics	The site has a gentle slope downward to the southwest.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Storm water/ Drainage	A stormwater management plan has been approved as part of an earlier Special Use Permit approval for the site, W-2718.			
Analysis of General Site Information	Site is adequate for the proposed parking lot expansion.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Sides Road	Local street	814'	NA	NA
Ocala Drive	Local street	284'	NA	NA
Proposed Access Point(s)	Access to the site will be from the two existing driveways onto Sides Road.			
Trip Generation - Existing/Proposed	The expansion of parking will not in itself generate more traffic. The trip generation is determined by the number of seats in the sanctuary.			
Sidewalks	Sidewalks are required along the frontage of Sides Road. A pedestrian connection is recommended to connect with Bent Grass Lane.			
Transit	Route 13 along Peters Creek Parkway			
Connectivity	Because the overall church site does not have any public streets, a vehicular connection to Bent Grass Lane is not recommended; however a pedestrian connection is recommended.			

Analysis of Site Access and Transportation Information	Access to the site is adequate. The revised site plan includes a 5' gravel pathway to Bent Grass Lane.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Obtain WSDOT driveway permit.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3, Suburban Neighborhoods
Relevant Legacy Recommendations	<i>Legacy</i> recommends expansion of services near where people live, including places of worship and other institutions in a manner that is compatible with surrounding uses.
Relevant Area Plan(s)	The site is not within the boundaries of an area plan or development guide.
Other Applicable Plans and Planning Issues	<p>For Special Use Permits (SUP) requiring approval by the Elected Body, certain findings have to be met. Findings of the Planning Board accompanying a favorable recommendation shall include:</p> <p><u>Planning Board Findings:</u></p> <ol style="list-style-type: none"> 1. The development is in conformity with <i>Legacy</i>. (<i>Yes</i>) 2. Water and sewer service are available in adequate capacity. (<i>Yes</i>) 3. Where buildings greater than thirty-five (35) feet in height are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment. (<i>No buildings are proposed</i>) 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. (<i>Yes</i>) 5. General layout and design of the development meet all requirements of this Ordinance. (<i>Yes</i>) 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). (<i>Yes</i>) 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. (<i>See "SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL" section below</i>) <p>The Elected Body shall issue a special use permit only when the Elected Body makes an affirmative finding as follows:</p> <p><u>Elected Body Findings:</u></p> <ol style="list-style-type: none"> 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. (<i>Yes</i>) 2. That the use meets all required conditions and specifications. (<i>Yes</i>) 3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, (<i>Yes</i>)

	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 <i>Legacy</i> . (Yes)					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	<p><i>Legacy</i> recommends that expansions of existing places of worship be done in a manner that is generally compatible with surrounding uses. Provided the following site design recommendation is addressed, the subject request would be consistent with this recommendation.</p> <p>The easternmost parking expansion would result in the removal of an existing berm which serves as an effective buffer to the adjacent homes. Therefore it is recommended that either a 6' wooden opaque fence be utilized to augment the required 20' Type I bufferyard or utilize a Type III bufferyard in order to reduce the impacts to the adjacent residences. The revised site plan includes a Type III bufferyard and staff would recommend this treatment along the entire eastern property line as the church expands in the future. A lighting condition for any new lighting is also recommended.</p>					
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Lighting condition 					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2718	SUP for expansion of institutional parking in RS-9	Approved 9-7-04	Included most of current site	7.7	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Parking	Required		Proposed		Layout	
	120 total spaces for the current church. 300 spaces for future sanctuary		162 new spaces on RS-9 property + 215 existing spaces = 377 total spaces		Off-street 90° head-in parking	
Building Height	Maximum			Proposed		
	40 feet			No buildings proposed		
Impervious Coverage	Maximum			Proposed		
	60%			34.5 %		

UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.2(H) RS-9 District Section 2-5.59 Parking, Off-Site, For Multifamily or Institutional Uses in RS and RM Districts Use Conditions 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	Yes
	(B) Environmental Ord.	NA
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan meets the requirements of the UDO.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The request is in conformance with the recommendations of <i>Legacy</i> .		Request would allow for the expansion of an institutional parking lot near single family homes.
The request meets the required findings for a Special Use Permit.		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
The following proposed conditions are from Interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.		
<u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u>		
<ul style="list-style-type: none"> a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include: <ul style="list-style-type: none"> • Widen Sides Road 3' with curb and gutter and sidewalks as shown on site plan. b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem or update the existing stormwater plan if necessary. 		
<u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u>		
<ul style="list-style-type: none"> a. All new site lighting shall have a maximum height of 20 feet. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lights shall not produce more than ½ foot candle of light at the property line. 		
<u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u>		
<ul style="list-style-type: none"> a. Developer shall install all requirements of the WSDOT driveway permit. b. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition. 		

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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.

