

**DOCKET #:** W2718

**PROPOSED ZONING:**  
 Special Use Permit  
 Expansion of  
 Institutional  
 Parking in RS-9 zoning

**EXISTING ZONING:**  
 RS9

**PETITIONER:**  
 Grace Baptist Temple,  
 Inc. for property  
 owned by Same

**SCALE:** 1" represents 400'

**STAFF:** Marchant

**GMA:** 3

**ACRE(S):** 7.64

**MAP(S):** 642830



August 25, 2004

Grace Baptist Temple  
c/o Reverend Ed Sears, Pastor  
3305 Peters Creek Parkway  
Winston-Salem, NC 27127

RE: SPECIAL USE PERMIT W-2718

Dear Reverend Sears:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council 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  
Phillip Link, 1628 Quillmark Road, Winston-Salem, NC 27127

**ACTION REQUEST FORM**

**DATE:** August 25, 2004  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on Special Use Permit of Grace Baptist Temple, Inc.

**SUMMARY OF INFORMATION:**

Special Use Permit of Grace Baptist Temple, Inc. for the expansion of Institutional parking in a RS-9 zoning district: property is located on the southeast side of Sides Road east of Peters Creek Parkway (Zoning Docket W-2718).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE PERMIT

Special Use Permit of Grace Baptist Temple, Inc.,  
Docket W-2718

AN ORDINANCE ISSUING A SPECIAL USE  
PERMIT FOR THE EXPANSION OF  
INSTITUTIONAL PARKING IN A RS-9  
ZONING DISTRICT

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BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The City Council 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 *Legacy*.

Section 2. The Winston-Salem City Council hereby issues a special use permit for expansion of Institutional Parking in a RS-9 Zoning District in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* to Grace Baptist Temple, Inc. to be established on the following described property:

Tax Block 3866, Tax Lot 42  
Tax Block 3867, Tax Lot 101

Section 3. This Ordinance is adopted after approval of the site plan entitled Grace Baptist Temple, Inc. and identified as Attachment "A" of the Special Use Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to Grace Baptist Temple, Inc.

Section 4. The City Council 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 Grace Baptist Temple, Inc. 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 City Council  
of the City of Winston-Salem

The City Council 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 Grace Baptist Temple, Inc., (Zoning Docket W-2718). 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 RS-9 Zoning District, approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_" and signed, provided the property is developed in accordance with requirements of Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances*, 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, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
  - b. Developer shall dedicate right-of-way along Sides Road to the City of Winston-Salem.
  - c. Areas shown on site plan as areas to remain undisturbed shall be cordoned off in the field.
  
- **OTHER REQUIREMENTS**
  - a. If a gravel lot is built, a defined edge shall be built around planting islands to define its boundaries and wheel stops shall be installed to define parking spaces.
  - b. Large variety trees in accordance with UDO Section 3-4.10, shall be planted in the parking lot planting islands.

## ZONING STAFF REPORT

**DOCKET #** W-2718  
**STAFF:** Bret Marchant

Petitioner(s): Grace Baptist Temple, Inc.  
Ownership: Same

### **REQUEST**

Special Use Permit for the expansion of Institutional Parking in an RS-9 zoning district.

Acreage: 7.7 acres

### **LOCATION:**

Street: Southeast side of Sides Road, east of Peters Creek Parkway.  
Jurisdiction: City of Winston-Salem  
Ward: South.

### **SITE PLAN**

Proposed Use: Institutional Parking  
Parking: Required: 120 Spaces; Proposed: 380 Spaces (proposed expansion consists of 150 spaces).  
Bufferyard Requirements: Type I bufferyard with a 15 Feet minimum setback from a residential district.  
Vehicular Use Landscaping Standards Requirements: UDO Standards Apply

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

Existing Structures on Site: No structures are on the parcel in which the expanded parking is shown to be located. The church sanctuary and three other buildings are located on parcels to the west of the subject property.

Adjacent Uses:

North -	Single family residences.
East -	Single family residences.
South -	Single family residences, Pinedale Church of Christ, and surface parking lot for Pinedale Church of Christ.
West -	Single family residences located across Peters Creek Parkway.

### **GENERAL AREA**

Character/Maintenance: Well-maintained single family homes and newer institutional uses.  
Development Pace: Slow to Moderate.

## **TRANSPORTATION**

Direct Access to Site: Ocala Drive; Peters Creek Parkway;

Street Classification: Ocala Drive – Local Road; Peters Creek Parkway – Major Thoroughfare;

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Peters Creek Parkway between Clemmons Extension and Clemmons Road =

16,000/14,900 (NOTE: Widening has been completed on Peters Creek Parkway and staff has not received the new capacity.)

Trip Generation/Existing Zoning: RS-9

$7.64 \times 43,560/9,000 = 36 \text{ lots} \times 9.57 \text{ (SFR Trip Rate)} = 344 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: No trip generation rates available for a parking lot.

Planned Road Improvements: None

Sight Distance: Good

Interior Streets: Private

Traffic Impact Study recommended: No

Connectivity of street network: Although Crabtree Drive stubs into the site, staff would only recommend the extension of Crabtree Drive if the subject site were being developed with public streets.

Sidewalks: None

Transit: None

Bicycle Route: None

## **ANALYSIS**

The subject property lies in an established residential neighborhood containing single family and institutional uses. This property, which is currently vacant, is about 7.64 acres and is directly east of an existing institutional use (Grace Baptist Temple). The petitioner is requesting a Special Use Permit for the purpose of providing additional off-street parking for an institutional use in a residentially-zoned area.

As institutions continue to grow, providing accessible parking becomes an increasingly important issue. Additionally, growing institutions must remain compatible with their surrounding neighborhoods to ensure those neighborhoods retain their integrity, character, and value. The expansion of institutional parking into residential areas must be done with a great degree of care, caution, and thoroughness.

This site's proximity to the existing church and its buffering from adjacent residences provides justification for granting of a Special Use Permit for additional parking at this location provided that the findings of fact, as identified below, are met.



According to Section 6-1.5(D) of the zoning ordinance of the UDO, findings of the Planning Board accompanying a favorable recommendation shall include:

1. The development is in conformity with Legacy; Yes.
2. Water and sewer service are available in adequate capacity; Yes.
3. Where buildings greater than 35 feet in height are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment; N/A. No buildings are proposed.
4. Streets and highways, both within and in the vicinity of the development will not create a traffic hazard; Yes. Access to the proposed parking lot on Sides Road provides good visibility to traffic traveling in both directions.
5. General layout and design of the development meets all requirements of the UDO; 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.

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. See site plan conditions below.

In addition to these findings by the Planning Board, the City Council shall issue a Special Use Permit only when making the following affirmative findings:

1. That the use will not materially endanger 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. Locating parking lots into residential areas can potentially impact a neighborhood's integrity. However, this proposed site plan locates the parking lot close to the adjacent church and uses existing vegetation to further buffer itself from nearby homes, helping to preserve the neighborhood's integrity.
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 Legacy; Yes.

## **SUMMARY**

1. The project site lies in an established residential neighborhood containing single family and institutional uses.
2. The provision of parking is an important issue for growing institutions.
3. This site's proximity to the existing church and its buffering from adjacent residences provides justification for granting of a Special Use Permit for additional parking at this location.

## **STAFF RECOMMENDATION**

Special Use Permit: **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, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
  - b. Developer shall dedicate right-of-way along Sides Road to the City of Winston-Salem.
  - c. Areas shown on site plan or areas to remain undisturbed shall be cordoned off in the field.
- **OTHER REQUIREMENTS**
  - a. If a gravel lot is built, a defined edge shall be built around planting islands to define its boundaries and wheel stops shall be installed to define parking spaces.
  - b. Large variety trees in accordance with UDO section 3-4.10, shall be planted in the parking lot planting islands.

## **PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Dara Folan moved approval of the special use permit, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Paul Mullican

VOTE:

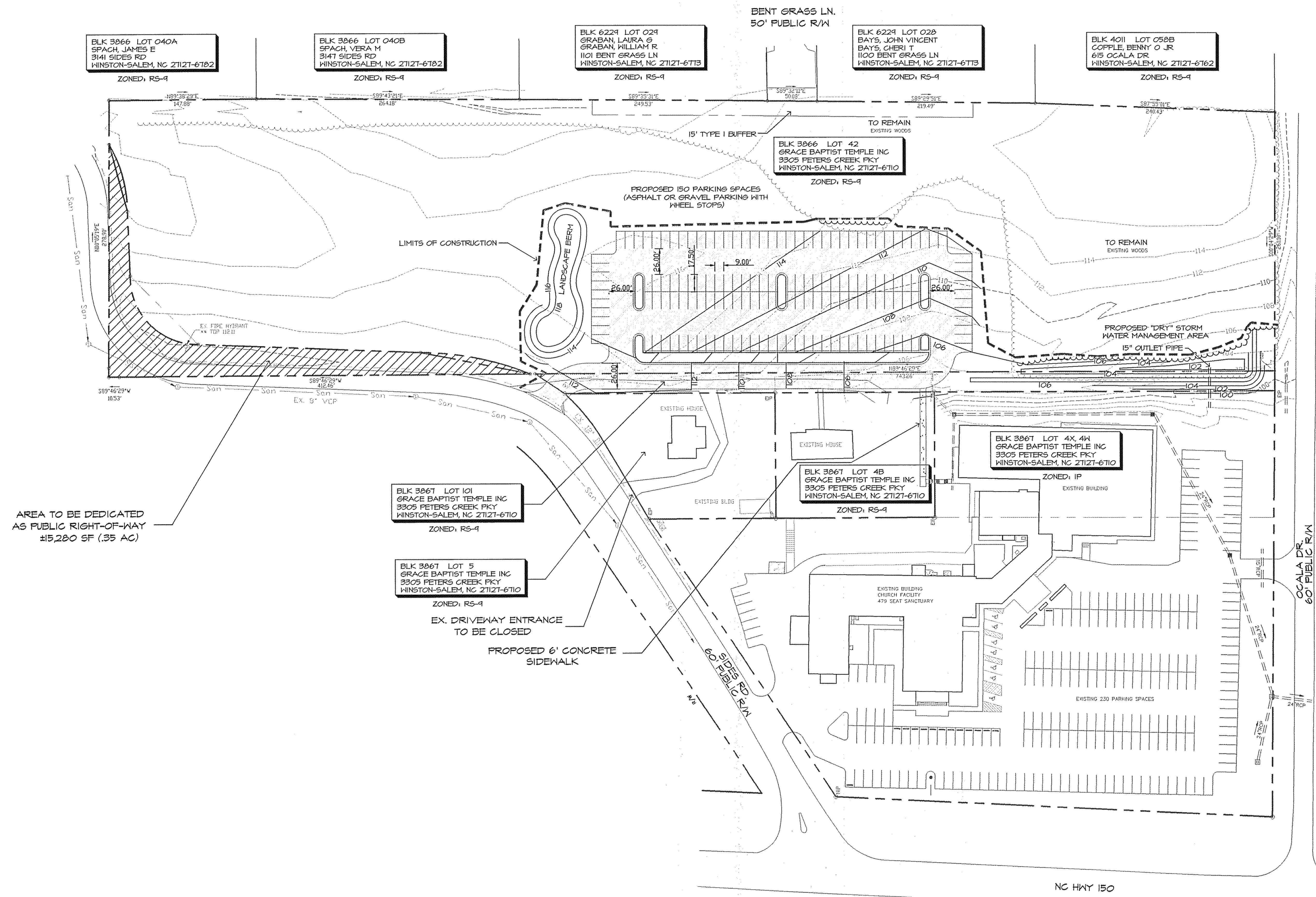
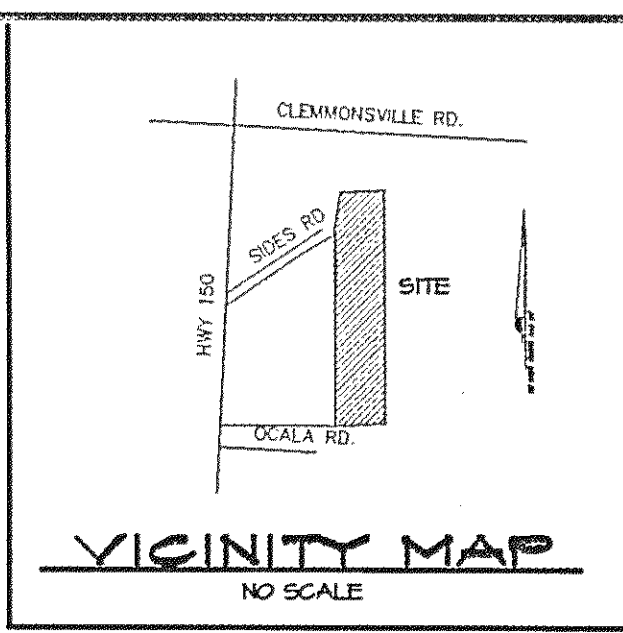
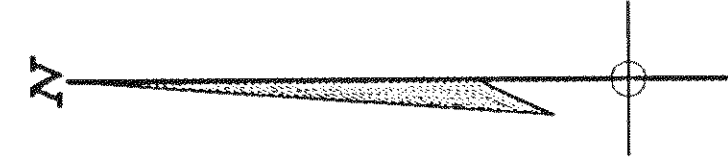
FOR: Clark, Eickmeyer, Folan, King, Lambe, Mullican, Norwood, Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning



AREA TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY #15,280 SF (35 AC)

**SITE PLAN**  
SCALE: 1" = 50'

<b>ZONING</b>	
Existing Zoning:	RS-9
OFF STREET PARKING FOR INSTITUTIONAL USE	
Type of Review Requested:	SPECIAL USE PERMIT <small>(i.e. Rezoning, Planning Board Review, Preliminary Subdivision Approval, etc.)</small>
<b>SITE SIZE AND COVERAGES</b>	
Total Acreage:	7,366 + .34 = 7,706 Acres (LOTS 42 AND 101 ONLY)
Site Coverages:	
Building to Land	0 %
Pavement to Land	16.4 %
Open Space	83.6 %
<b>TOTAL</b>	<b>100%</b>
Building Square Footage:	0 (Maximum) Sq. Ft.
Building Height:	N/A Ft. or Stories
<b>INFRASTRUCTURE</b>	
Water:	Public Private
Sewer:	Public Private
Streets:	<input checked="" type="checkbox"/> Public Private
<b>OFF-STREET PARKING</b> (if applicable)	
Proposed Use(s):	PARKING FOR CHURCH
Parking Calculation:	1 space per 4 seats @ 479 seats = 120 <small>(may be more than one calculation required)</small>
Required Parking:	120 Spaces
Parking Provided:	380 Spaces
<b>BUFFERYARDS</b> (if applicable)	
Adjoining Zoning:	RESIDENTIAL
Type Required:	TYPE I
Width Provided:	10 Ft.
Fence Option:	Yes <input checked="" type="checkbox"/> No
<b>DENSITY CALCULATIONS</b> (if applicable)	
Number of Units or Lots:	NA Units/Lots
Density:	NA Units/Acre or Lots/Acre



PLAN FOR:	GRACE BAPTIST TEMPLE
TOWNSHIP:	WINSTON
COUNTY:	FORSYTH
STATE:	NC
DATE:	5-17-02
JOB NO.:	S20410A
SPECIAL USE PLAN FOR TAX LOT 42 BLOCK 3866 AND TAX LOT 101 BLOCK 3867	

McAnally Land Surveying, P.C.  
101 S. MARSHALL ST., BOX 84  
WINSTON-SALEM, NC 27101