DOCKET #: F1511

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
C-S

PETITIONER:
Center Grove Baptist Church for property owned by Same

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 5

ACRES: 37.0

NEAREST BLDG: 80' west

MAP(S): 576838
June 24, 2009

Center Grove Baptist Church  
c/o H. Conway Shough, Business Administrator  
8200 Center Grove Church Road  
Clemmons, NC  27012

RE:    SITE PLAN AMENDMENT F-1511

Dear Mr. Shough:

The attached report of the Planning Board to the City Council is sent to you at the request of the Board of Commissioners. You will be notified by the Secretary to the Board of Commissioners of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning

pc:    County Manager's Office  
Gary Sheets, 8235 Center Grove Church Road, Clemmons, NC  27012
FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: ________________________ AGENDA ITEM NUMBER: _______

SUBJECT:-

A. Public Hearing on site plan amendment of Center Grove Baptist Church for a C-S (Church or Religious Institution, Community; School, Private; and Child Day Care Center as an accessory use) zoned site; property is located on the southwest corner of Center Grove Church Road and Lasater Road (Zoning Docket F-1511).

B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map.

C. Approval of Special Use District Permit

D. Approval of Site Plan

COUNTY MANAGER’S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the site plan amendment.

ATTACHMENTS:-  X YES  ___ NO

SIGNATURE: ___________________________ DATE: _______________

County Manager
COUNTY ORDINANCE - SPECIAL USE

Site Plan Amendment of Center Grove Baptist Church
Docket F-1511

AN ORDINANCE AMENDING THE
FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
FORSYTH COUNTY, N.C.

_________________________________

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

Section 1. The Forsyth County Zoning Ordinance and the Official Zoning Map of Forsyth County, N.C. are hereby amended by granting a Site Plan Amendment for property zoned C-S (Church or Religious Institution, Community; School, Private; and Child Day Care Center as an accessory use- Site Plan Amendment) and described as follows:

PIN#'s 5883-09-0774, 7687, 7596, 7486, and 7279

Section 2. This Ordinance is adopted after approval of the site plan entitled Center Grove Baptist Church and identified as Attachment "A" of the Special Use District Permit issued by the Board of Commissioners the _______ day of __________________, to Center Grove Baptist Church.

Section 3. The Board of Commissioners 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 Center Grove Baptist Church. 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.
COUNTY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Board of Commissioners
of Forsyth County

The Board of Commissioners of Forsyth County issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Center Grove Baptist Church, (Zoning Docket F-1511). 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 C-S (Church or Religious Institution, Community; School, Private; and Child Day Care Center as an accessory use), approved by the Forsyth County Board of Commissioners the _____ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the C-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 obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
  b. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas including the area between Center Grove Church Road and the optional relocated modular office building. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
  c. Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR) and the USA Corps of Engineers.
  d. Petitioner shall obtain a Watershed Permit from the Inspections Division.
  e. Developer shall submit sealed drawings to the Inspections Division for any retaining wall over five feet in height.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. On-site fire hydrant locations shall be approved by the County Fire Department in writing to the Inspections Division.
• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required improvements of the NCDOT driveway permit shall be completed.

• **OTHER REQUIREMENTS:**
  a. Outdoor stage area is for church use only and cannot be rented to other parties.
  b. Installation of any athletic fields shall require a site plan amendment to be approved by the Board of County Commissioners.
  c. Any athletic fields and associated structures including the optional relocated modular office building, shall be a minimum of 100’ from PIN’s 5873-89-8489 and 5874-90-4622 and a 6’ tall opaque wooden fence shall be installed at the top of the slope along PIN 5874-90-4622 prior to any construction of said athletic fields and/or structures.
  d. Any proposed lighting for athletic fields shall require approval of a site plan amendment by the Board of County Commissioners.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1511</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts Jr., AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Center Grove Baptist Church</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN #'s 5883-09-0774, 7687, 7596, 7486, and 7279</td>
</tr>
<tr>
<td>Address</td>
<td>8200 Center Grove Church Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Site Plan Amendment for property zoned C-S</td>
</tr>
</tbody>
</table>

Proposal
The petitioner is requesting a Site Plan Amendment to the existing C-S (Campus District) zoning for the property. The list of permitted uses established for this site in 1998 included:
- (Church or Religious Institution, Community; School, Private; and Child Day Care Center as an accessory use)

Zoning District Purpose Statement
The C District is intended to accommodate medium to large-sized public, semi-public, and institutional uses which have a major land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate larger, more intensive public and institutional uses which have extensive service areas and are centrally located.

GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southwest corner of Center Grove Church Road and Lasater Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately 37 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>A large portion of the site is currently developed with Center Grove Baptist Church.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounded Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>AG &amp; RS-40</td>
<td>Scattered single family homes</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>RS-40</td>
<td>Single family homes</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>AG</td>
<td>Single family home</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>AG</td>
<td>Single family home and undeveloped property</td>
</tr>
</tbody>
</table>

Physical Characteristics
A majority of the site, which is undeveloped, is heavily wooded and traversed by intermittent and perennial streams. The topography varies from gentle to steep with slopes downward to said streams. The site plan depicts two wetland areas in the southern portion of the site.

Proximity to Water and Sewer
Public water and sewer are available to the site.

Stormwater/Drainage
No known issues.

Watershed and Overlay Districts
The site is within the balance area of the Yadkin River WS IV watershed.
The site is located within the Yadkin River watershed which limits the built upon area to 36% in areas, such as the subject property, where the street system has no curb and gutter. The site is also traversed by streams which will need buffering and the site plan notes two wetland areas in the southern portion of the site.

**SITE ACCESS AND TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lasater Road</td>
<td>Minor Thoroughfare</td>
<td>557’</td>
<td>1,800</td>
<td>11,100</td>
</tr>
<tr>
<td>Center Grove Church Road</td>
<td>Collector Road</td>
<td>1,512’</td>
<td>770</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

The site plan shows the continued use of the driveway onto Lasater Road and onto Center Grove Church Road along with a new driveway, which was shown on the approved plan, onto Center Grove Church Road.

**Planned Road Improvements**

The Thoroughfare Plan recommends Lasater Road be improved to a two lane section with striped bicycle lanes, curb and gutter and sidewalks.

**Trip Generation - Existing/Proposed**

Estimated Trip Generation: $215,000 \text{ sf} / 1,000 \times 9.11 \text{ (Church Trip Rate)} = 1,959 \text{ Trips per Day}$

**Sidewalks**

There are no sidewalks located in the general area.

**Transit**

Not available

**Traffic Impact Study (TIS)**

No TIS is required.

**Analysis of Site Access and Transportation Information**

Access to the site is adequate and while the church expansion will result in an increase in traffic, no negative transportation impacts are anticipated.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

**Legacy GMA**

Growth Management Area 5, Rural Area

**Relevant Legacy Recommendations**

- Permit services near where people live including places of worship and other institutions in a manner that is compatible with surrounding uses.

**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 Legacy?

Yes

**Analysis of Conformity to Plans and Planning Issues**

The site was rezoned to C-S in 1998 for a 2,350 seat church with 1,300 parking spaces. The required number of parking spaces was 588 and the total building square footage was 110,000. Since that time, the church has constructed a temporary sanctuary and now proposes to construct the permanent sanctuary. The reason for the proposed Site Plan Amendment is the increase in seating and the different building and parking arrangement. The new facility would seat between 2,800 and 3,000 with a total building square footage of 215,000. However, the parking has
been reduced to 1,063 spaces. In addition, the parking will be located further from the adjacent AG zoned property to the south than is shown on the approved plan. Planning staff supports the request.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-1221</td>
<td>AG &amp; RS-40 to C-S</td>
<td>Approved 3-23-98</td>
<td>Current site</td>
<td>37</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>59,243 sf existing + 155,757 sf = 215,000 total sf</td>
<td>Eastern central portion</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>938 spaces</td>
<td>1,063 spaces</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>36% (within balance of WS-IV on non-curb and gutter street)</td>
<td>35.77%</td>
</tr>
</tbody>
</table>

- Chapter B, Article II, Section 2-1.5 (B) Campus District
- Chapter B, Article II, Section 2-5.21 Church or Religious Institution, Community use condition
- Chapter B, Article II, Section 2-5.68 School, Private use condition

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Legacy policies:</td>
<td>Yes</td>
</tr>
<tr>
<td>(B) Environmental Ord.</td>
<td>Yes</td>
</tr>
<tr>
<td>(C) Subdivision Regulations</td>
<td>NA</td>
</tr>
</tbody>
</table>

Analysis of Site Plan Compliance with UDO Requirements: The revised site plan meets the requirements of the UDO.

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request is for 237 fewer parking spaces than are shown on the approved plan.</td>
<td>Request would remove a significant amount of mature woods.</td>
</tr>
<tr>
<td>Parking will be located further from the adjacent AG zoned property to the south than is shown on the approved plan.</td>
<td>Request will result in additional traffic.</td>
</tr>
</tbody>
</table>

### 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.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
  b. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas including the area between Center Grove Church Road and the optional relocated modular office building. These areas shall be retained and
Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.

c. Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR) and the USA Corps of Engineers.

d. Petitioner shall obtain a Watershed Permit from the Inspections Division.

e. Developer shall submit sealed drawings to the Inspections Division for any retaining wall over five feet in height.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

a. On-site fire hydrant locations shall be approved by the County Fire Department in writing to the Inspections Division.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

a. All required improvements of the NCDOT driveway permit shall be completed.

**OTHER REQUIREMENTS:**

a. Outdoor stage area is for church use only and cannot be rented to other parties.

b. Installation of any athletic fields shall require a site plan amendment to be approved by the Board of County Commissioners.

c. Any athletic fields and associated structures including the optional relocated modular office building, shall be a minimum of 100’ from PIN’s 5873-89-8489 and 5874-90-4622 and a 6’ tall opaque wooden fence shall be installed at the top of the slope along PIN 5874-90-4622 prior to any construction of said athletic fields and/or structures.

d. Any proposed lighting for athletic fields shall require approval of a site plan amendment by the Board of County Commissioners.

**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.

Gary Roberts presented the staff report.

**PUBLIC HEARING**

FOR:

Luke Dickey, Stimmel Associates, 504 Miller Street, Winston-Salem, NC 27103

- Staff did a marvelous job of presenting what Center Grove Baptist Church wants to do on their site. There's not a whole lot more for me to go into because they covered everything.

- The plan for the recreation field is to keep it as an open field for sporadic use. There are no organized sports being planned at this time.
• The optional relocation of the modular building is basically to keep the options open for use of that building, particularly once the new sanctuary building is built.
• This plan is intended to clarify some items from the first plan. For instance, the proposed sanctuary building shows 110,000 square feet of area on the first plan. That was intended to represent the footprint of the building. When you factor in multiple stories, that number will increase.
• We wanted to reduce the impervious surface coverage, hence the removal of some parking. We also wanted to protect the environmental concerns and tried to keep facilities as far away from the streams as possible.

Conway Shough, 8200 Center Grove Church Road, Clemmons, NC 27012
• Mr. Shough had nothing to add to previous comments, but was available for questions.

AGAINST:

Gary Sheets, 8235 Center Grove Church Road, Clemmons, NC 27012
• I live on the west border of the proposed zoning site.
• We just built a new house on this site about 3.5 years ago. However, I have lived in this area since 1954 and seen a lot of changes.
• I don't have an issue with change.
• My issue is the location of the third driveway. It will be directly across from where my driveway is now. In spite of DOT's assertion that this will not create traffic problems, I already have difficulty getting out of my driveway because of visibility issues. The other side of the road will have less visibility than I do.
• I've got visions of cars parking along the road and in my driveway. Any entrance to that area should be on the church property.
• As for the rest of the church facility, I don't have many problems. One concern I have is with the modular office. I don't think modular offices along the road there will enhance the area. I would be opposed to lighted ball fields.
• I appreciate the effort of notifying me about this issue and the phone call I received from staff this morning to see if they could address any of my concerns. That was very professional.
• Thank you for giving neighbors a chance to speak.

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. The athletic field is shown as a possible location, however the field could go where it was originally shown. That change would require an official request from the petitioner.

2. No parking would be allowed along the south side of Center Grove Church Road.

3. The first site plan does include a lighting requirement regarding the athletic field. The condition would require a site plan amendment. To reinforce that original condition, it may be wise to ask the petitioner if they are willing to attach the original condition to this revised plan.
4. Based on direction by the Planning Board at a previous work session, staff did not include a condition about lighting for the entire facility. However, the Planning Board could add such a condition should it deem such condition to be necessary.

5. The DOT would follow the normal procedure with the location of the driveway. The engineer for the petitioner would have to present evidence that visibility would not be a problem before the driveway permit would be granted. This Board's approval does not guarantee a driveway.

6. The modular building looks like a permanent structure.

7. There is currently no driveway for the non-existent playing field.

8. The lighting condition will apply to any lighting in the recreation area which would then include any changes such as an outdoor amphitheater or tennis courts.

9. It's wonderful to have a plan with a lot less parking spread out across the site. Trying to stay off the wetlands and the stream buffers is a really good thing. Thank you to the petitioners and site plan designers for considering those items.

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions with the additional conditions:
   a. Outdoor stage area is for church use only and cannot be rented to other parties.
   b. Installation of any athletic fields shall require a site plan amendment to be approved by the Board of County Commissioners.
   c. Any athletic fields and associated structures including the optional relocated modular office building, shall be a minimum of 100’ from PIN’s 5873-89-8489 and 5874-90-4622 and a 6’ tall opaque wooden fence shall be installed at the top of the slope along PIN 5874-90-4622 prior to any construction of said athletic fields and/or structures.
   d. Any proposed lighting for athletic fields shall require approval of a site plan amendment by the Board of County Commissioners.

SECOND: Carol Eickmeyer

VOTE:
   FOR: Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Darryl Little, Paul Mullican, Brenda Smith
   AGAINST: None
   EXCUSED: None

According to information furnished on May 11, 2009 by the Office of the Tax Assessor, the subject property was in the name of Center Grove Baptist Church.

________________________
A. Paul Norby, FAICP
Director of Planning