

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3349
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Salem Baptist Church, Inc.
Owner(s)	Same
Subject Property	PIN#s 6835-13-2218; 6835-13-2232; 6835-13-3200; 6835-13-2172; 6835-13-3033; 6835-13-3167; 6835-13-3182; 6835-13-2098; 6835-13-4017; 6835-13-4051; 6835-13-2352; 6835-13-0119; 6835-03-9177; 6835-13-0261; 6835-13-1203; 6835-13-0175; 6835-03-9349; 6835-03-9516; 6835-03-8521; 6835-03-8723; 6835-03-8665; 6835-03-7670; 6835-03-7646; 6835-03-7721; 6835-03-9758; 6835-13-0559; 6835-13-1650; 6835-13-1618; 6835-13-0792; 6835-13-0590; 6835-13-2316; 6835-13-2450; 6835-13-2434; 6835-13-2501; and 6835-13-0607
Address	429 South Broad Street along with other adjacent addresses.
Type of Request	Special use limited rezoning from RSQ, RM5, and IP to IP-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RSQ (Residential, Single Family and Quadraplex), RM5 (Residential, Multifamily – 5 units per acre maximum density), and IP (Institutional and Public) to IP-L (Institutional and Public – special use limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Police or Fire Station; Residential Building, Single Family; Urban Agriculture; Adult Day Care Center; Child Day Care Center; Church or Religious Institution, Community; School, Private; College or University; and Recreation Services, Indoor <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>
Neighborhood Contact/Meeting	See Attachment B for a summary of the petitioner’s neighborhood outreach efforts.
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.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the majority of the site is currently zoned IP and is used for institutional purposes associated with Salem Baptist Church. The site is also located within a broader residential context.</p>

GENERAL SITE INFORMATION						
Location	Along both sides of Spring Street between Academy Street and Wachovia Street.					
Jurisdiction	City of Winston-Salem					
Ward(s)	South					
Site Acreage	± 7.23 acres					
Current Land Use	Salem Baptist Church (community scale) along with its associated parking, athletic fields, and numerous residential structures, are currently located on the site.					
Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RM5 & RS7-L	Residential			
	East	RM5 & RM12	Residential			
	South	RSQ & RS9	Residential and a business			
West	RSQ & IP	Residential and Piedmont International University				
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The proposed institutional and residential uses are generally compatible with the uses permitted on the adjacent properties.					
Physical Characteristics	The majority of the site is developed with either buildings or parking. The site has a moderate slope downward toward the south.					
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 not located within a water supply watershed.					
Historic, Natural Heritage and/or Farmland Inventories	The entire subject property is located within the West Salem National Historic District. The site includes several structures which are considered contributing structures within the district. The church is not considered a contributing structure due to the extent of exterior alterations and additions. Within national historic districts, no certificate of appropriateness from the Historic Resources Commission is required prior to alterations, additions, new constructions, or removals to the property or site.					
Analysis of General Site Information	The subject property is 7.23 acres in size and it includes the campus of Salem Baptist Church. The site appears to have no development constraints such as steep slopes, floodplains, or watersheds. Staff believes the site is suitable for the proposed IP-L zoning.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3147	RM5-S to RS7-L	Approved 8-6-2012	Directly north	.25	Approval	Approval

W-1525	I2, I3, B3, and R3 to R1 (RM12)	Approved 6-6-1988	Directly east	10.5	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Broad Street	Minor Thoroughfare	695'	6,900	13,800		
Academy Street	Minor Thoroughfare	225'	1,900	13,800		
Poplar Street	Local Street	880'	NA	NA		
Spring Street	Local Street	1,622'	NA	NA		
Bank Street	Local Street	399'	NA	NA		
Wachovia Street	Collector Street	293'	NA	NA		
Trip Generation - Existing/Proposed	No trip generation is available for the existing or proposed zonings as neither includes a site plan.					
Sidewalks	Sidewalks are currently located along both sides of most of the streets which abut the subject property.					
Transit	Route 85 serves Broad Street.					
Analysis of Site Access and Transportation Information	The subject property has frontage along multiple public streets including two minor thoroughfares and a collector street. The site also has access to transit and a good network of sidewalks. Staff does not foresee any transportation related issues associated with the subject request.					
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy 2030 Growth Management Area	Growth Management Area 2 - Urban Neighborhoods					
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. Encourage the revitalization of institutional and commercial uses that are integral parts of neighborhoods. 					
Relevant Area Plan(s)	<i>South Central Winston-Salem Area Plan Update (2014)</i>					
Area Plan Recommendations	<ul style="list-style-type: none"> The proposed Land Use Map shows the subject properties as existing institutional and single-family residential land uses. 					
Site Located Along Growth Corridor?	The site is not located along a growth corridor.					
Site Located within Activity Center?	The site is not located within an activity center.					
Applicable Rezoning Consideration	(R)(3) - Have changing conditions substantially affected the area in the petition?					
	No					

from Chapter B, Article VI, Section 6-2.1(R)	(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?	
Analysis of Conformity to Plans and Planning Issues	<p>Yes</p> <p>The subject request would consolidate all the properties owned by Salem Baptist Church (which is a community scale church) into one zoning lot (IP-L). Currently, the 7.23 acre campus is divided into three different zoning districts.</p> <p>The Institutional and Public district is designed for institutional uses such as churches or other places of worship. The majority of the site is currently zoned IP. The petitioners have significantly reduced the number of requested uses from what is otherwise permitted within the IP district and they have agreed to a condition that would remove the option of having an electronic message board sign. These measures will aid in the compatibility of this request with the surrounding West Salem neighborhood.</p> <p>The <i>South Central Winston-Salem Area Plan Update</i> recommends institutional land use for all of the properties included in the request with the exception of a few lots which are located on the southeast corner of Broad Street and Bank Street. These properties (now zoned RSQ) were originally developed with single family homes but are now owned and used by the church. Staff believes the proposed IP-L zoning (along with the included signage condition and limited number of uses) will be compatible with the surrounding area.</p>	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
	Positive Aspects of Proposal	Negative Aspects of Proposal
<p>The request is consistent with the purpose statement of the IP district.</p>		<p>The request would extend non-residential zoning closer to more existing homes along Poplar Street and Spring Street.</p>
<p>The request is generally consistent with the recommendations of the Area Plan and <i>Legacy 2030</i>.</p>		
<p>The request includes a limited list of requested uses and a condition that would prohibit electronic message board signs.</p>		
<p>A majority of the site is currently zoned IP.</p>		
<p>The subject property has frontage along multiple public streets including two minor thoroughfares and a collector street.</p>		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<p>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.</p> <ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. Electronic message board signs shall be prohibited. 		

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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3349
OCTOBER 12, 2017**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Allan Younger moved approval of the zoning petition and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Arnold King, Chris Leak, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services