

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3624		
Staff	Daniel Roberts		
Petitioner(s)	Jeff Allen, Allen Geomatics, P.C.		
Owner(s)	Moravian Church America Southern Province		
Subject Property	PIN 6839-51-1223		
Address	929 Old Hollow Road		
Type of Request	General Use Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS30 (Residential Single-Family, minimum 30,000sqft lot size) to IP (Institutional and Public District).</p> <p>NOTE: General, Special Use Limited, and Special Use 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.</p>		
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	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site contains an existing institutional use, is located in a residential area, and generates limited traffic.</p>		
GENERAL SITE INFORMATION			
Location	The site is located on the north side of Old Hollow Road, between Sandhill Drive and Providence Church Road.		
Jurisdiction	Winston-Salem		
Ward(s)	Northeast		
Site Acreage	± 7.33 acres		
Current Land Use	Church or Religious Institution, Neighborhood.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS30	Single-family homes
	South	RS20, RS20-S, and MH	Single-family homes and manufactured housing developments
	East	RS30	Single-family homes
	West	RS30	Single-family homes

Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the requested district allows for institutional and public land uses that are generally compatible within residential neighborhoods.			
Physical Characteristics	The site contains a 10,126 square foot building, a cemetery, and three accessory buildings. The church is served by two driveway entrances connecting to an internal parking lot. The site slopes gently to the northeast with a wooded area in the northeastern corner of the site.			
Proximity to Water and Sewer	Public water service is available along Old Hollow Road and Sandhill Drive. The site does not have access to public sewer.			
Stormwater/ Drainage	As a site plan was not submitted as part of this request, staff cannot assess whether any future changes to the site would trigger stormwater review and mitigation. There are no known drainage issues on the site.			
Watershed and Overlay Districts	The site is not located within a watershed supply watershed.			
Historic, Natural Heritage and/or Farmland Inventories	Not applicable			
Analysis of General Site Information	The primary structure on the site is a centrally-located 10,126 square foot church. The site also contains three accessory buildings that support the church, a cemetery on the southeast portion of the site, and a flat walking path and mowed field on the western third of the parcel. The site slopes downwards from the church towards an undeveloped, wooded area in the northeastern portion of the site. The site has access to public water but not public sewer.			
RELEVANT ZONING HISTORIES				
No relevant zoning histories exist in the vicinity.				
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Old Hollow Road	Major Thoroughfare	710ft	8,700	15,300
Proposed Access Point(s)	Because this is a General Use request with no site plan, staff is unable to assess any potential changes to site access points. The only existing access to the site is via two driveway entrances located on Old Hollow Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS30</u> (10,126sqft Church / 1,000) x 9.11 Trip Rate = 92.25 trips / day <u>Proposed Zoning: IP</u> Because this is a General Use rezoning request with no site plan, proposed trip generation numbers cannot be calculated.			

Sidewalks	There are no existing sidewalks along any property frontage. No sidewalks are proposed for this area in the <i>Comprehensive Transportation Plan</i> .
Transit	Public transit does not exist in the area.
Analysis of Site Access and Transportation Information	The site has two existing access points on Old Hollow Road, a major thoroughfare. Staff does not anticipate any transportation-related issues associated with this request.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Plan Area 3 – Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Value and preserve the unique elements of our community, including its natural features and built environment. • Preserve the form and function of rural character in Forsyth County, while allowing for sensitively and compatibly designed residential and service area development.
Relevant Area Plan(s)	<i>Northeast Rural Area Study</i> (August 2012)
Area Plan Recommendations	<ul style="list-style-type: none"> • Retain historic buildings, including residential homes, agricultural buildings, and institutional structures as well as farms and landscapes in the area, when possible.
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.
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 <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone a 7.33-acre site, which is currently developed with a neighborhood-scale church, from RS30 to IP. The request meets the intent of the IP zoning classification, and the IP District is a common zoning classification for institutional uses such as schools and churches. The site is located at the intersection of a major thoroughfare and a collector street within a single-family residential neighborhood.</p> <p>The request meets the general recommendations of the <i>Northwest Rural Area Study</i> to preserve existing institutional structures where feasible, and the general recommendations of <i>Legacy 2030</i> to preserve the form and function of rural areas.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed IP District is compatible with the current use of the site.	The proposed IP district allows for an electronic message board sign, which may be distracting to some drivers.
The request is consistent with the general recommendations of the <i>Northeast Rural Area Plan</i> and <i>Legacy 2030</i> .	
The IP District would allow for greater flexibility for redevelopment and reuse of the site for other compatible institutional land uses.	

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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3624
JUNE 13, 2024**

Bryan Wilson presented the staff report.

Ms. Smith sought clarification on the need to rezone to IP. Mr. Wilson speculated that the petitioner would likely subdivide the cemetery into a separate parcel since residential zoning does not permit stand-alone cemetery uses.

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: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services