## CITY-COUNTY PLANNING BOARD STAFF REPORT

	PETI	TION INFORMATION			
Docket	W-3583				
Staff	Marc Allred				
Petitioner(s)	Church of God Trustees				
Owner(s)	Same				
<b>Subject Property</b>	PIN 6855-30-7180				
Address	3263 Kernersville Road				
Type of Request	General Use Rezoning				
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS9 (Residential Single Family-9,000 sq ft minimum lot size) <b>to</b> IP (Institutional & Public).  NOTE: General, Special Use Limited, and Special Use District 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.				
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	Is the proposal consistent with the purpose statement(s) of the				
Consideration	requested zoning district(s)?				
from Section	_	t contains an existing church	n. The site is located within		
3.2.19 A 16	GMA 3 and directly accesses a major throughfare.				
	GENERAL SITE INFORMATION				
Location	The north side of Kernersville Road, east of Wintergreen Road and west of Martindale Road.				
Jurisdiction	City of Winston Salem				
Ward(s)	East				
Site Acreage	± 4.00 acres				
Current Land Use	Church or Religious Institution, Neighborhood				
Surrounding	Direction	<b>Zoning District</b>	Use		
<b>Property Zoning</b>	North	RS9	Vacant property		
and Use	East	RS9	Single-family home		
	South	IP	Church		
	West	RS9 and IP	Single-family home and public school		

Rezoning Consider	,	Is/are the use(s) permitted under the proposed classification/request						
from Sec		compatible with uses permitted on other properties in the vicinity?						
3.2.19 A		Yes, the proposed institutional uses are compatible with the mixture of						
3.2.17 A	10	uses permitted on adjacent properties.						
Physical		The site is currently developed with a church, parking lot, two					ot, two	
Characte	ristics	play	grounds, and	an accessory b	uilding. Th	ere is a gentl	e downward	
		slope towards the northern property line.						
<b>Proximit</b>	y to	The site has access to public water from Kernersville Road and sewer					oad and sewer	
Water an	d Sewer	from a sewer easement on the western portion of the property.					perty.	
Stormwa	ter/	Staff is not aware of any existing stormwater issues at this location.					nis location.	
Drainage	,							
Watersho	ed and	The site is in the Salem Lake watershed.						
Overlay 1	Districts							
Analysis		The subject property is currently developed with a neighborhood-scale						
General S					• •	-	ner topographic	
Informat	ion		_	is within the S			•	
							roperty would be	
		requ	required to meet UDO environmental protection provisions.					
	D			NT ZONING I			7.4	
Case	Reque	st	Decision &		Acreage		nmendation	
XV 2072	D.CO.	TD.	Date	from Site	10.44	Staff	CCPB	
W-3273	RS9 to	IP	Approved 11/02/2015		10.44	Approval	Approval	
	CITE	ACC			TION IN	ODMATIC	N	
Stroot			ssification	Frontage	ATION INFORMATION  Average Capacity at Level of			
Sirect	Street Name				Avciago			
				Frontage	_	S	ervice D	
				Frontage	Daily	S	ervice D	
			55 <b>.22.20.40.2</b>	Trontage	Daily Trip	S	ervice D	
Kernersy	rille Road			Ç	Daily Trip Count	S		
Kernersv	ille Road		Major	396 feet	Daily Trip	S	15,800	
		Tho	Major oroughfare	396 feet	Daily Trip Count 9,000		15,800	
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	stops. There are no sidewalk connections between the subject property and the bus stop.			
Analysis of Site	Ample vehicular capacity exists along this section of Kernersville Road.			
Access and	Staff does not foresee any transportation-related issues associated with			
Transportation	this request.			
Information	NIEODMITY TO DI ANG AND DI ANNING ISSUES			
Legacy 2030	ONFORMITY TO PLANS AND PLANNING ISSUES			
Growth				
Management	Growth Management Area 3 - Suburban Neighborhoods			
Area				
Relevant	Promote land use compatibility through good design and create a			
Legacy 2030	healthy mix of land uses in proximity to one another.			
Recommendations	Create new and enhance existing neighborhoods, emphasizing			
	connectivity, walkability, and a variety of land uses, and access			
Dolovent Ange	to services and institutional uses.			
Relevant Area Plan(s)	Southeast Suburban Area Plan Update (2016)			
Area Plan	The area plan's proposed land use map recommends institutional			
Recommendations	uses for this site.			
	• Existing institutions should be permitted to grow and expand in a			
	manner that is compatible with surrounding neighborhoods.			
Site Located	The site is located along the Kernersville Road Urban/Suburban Growth			
Along Growth	Corridor.			
Corridor? Site Located				
within Activity	The site is not located within an activity center.			
Center?	The site is not rocated within an activity center.			
Comprehensive	The Comprehensive Transportation Plan recommends upgrading this			
Transportation	section of Kernersville Road to modern infrastructure design standards.			
<b>Plan</b> Information	This could include improvements to travel lanes, shoulders, turn lanes at			
	intersections, realignments, sidewalks, and/or complete street			
A d.d	accommodations as appropriate.			
Addressing Rezoning	The site address will remain 3263 Kernersville Road.  Have changing conditions substantially affected the area in the			
Consideration	Have changing conditions substantially affected the area in the petition?			
from Section	No Is the requested action in conformance with Legacy 2030?			
3.2.19 A 16				
	Yes			
Analysis of	The request is to rezone approximately 4.0 acres of a developed			
Conformity to	institutional site from RS9 to IP. The applicant wishes to install an			
Plans and	electronic message board sign, which is not allowed within the current			
Planning Issues	residential zoning.			

The *Southeast Suburban Area Plan Update* (2016) recommends Institutional land uses for this site. The requested district is compatible with the surrounding residential neighborhoods and the general recommendations of *Legacy*.

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CONCLUSIONS TO ASSIST WITH RECOMMENDATION				
Positive Aspects of Proposal	Negative Aspects of Proposal			
The request is consistent with the				
recommendations of the Southeast				
Suburban Area Plan Update and Legacy				
2030.	The proposed zoning district would allow for an			
There are no anticipated traffic impacts	electronic message board sign, which may be a			
associated with this request.	source of distraction for some drivers.			
The proposed district is compatible with				
the existing institutional use on site and the				
surrounding land use pattern.				

### **STAFF RECOMMENDATION: Approval**

<u>NOTE</u>: These are **staff comments** only; the City-County Planning Board makes <u>final</u> recommendations, and <u>final action</u> 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-3583 JULY 13, 2023

Bryan Wilson presented the staff report.

### **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: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Lindsey Schwab,

Brenda Smith AGAINST: None EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Lindsey Schwab,

Brenda Smith AGAINST: None EXCUSED: None

Chris Murphy, AICP/CZO

Director of Planning and Development Services