

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3583		
Staff	Marc Allred		
Petitioner(s)	Church of God Trustees		
Owner(s)	Same		
Subject Property	PIN 6855-30-7180		
Address	3263 Kernersville Road		
Type of Request	General Use Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential Single Family-9,000 sq ft minimum lot size) to IP (Institutional & Public).</p> <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. 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 request contains an existing church. The site is located within GMA 3 and directly accesses a major throughfare.</p>		
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 Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Vacant property
	East	RS9	Single-family home
	South	IP	Church
	West	RS9 and IP	Single-family home and public school

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 proposed institutional uses are compatible with the mixture of uses permitted on adjacent properties.					
Physical Characteristics	The site is currently developed with a church, parking lot, two playgrounds, and an accessory building. There is a gentle downward slope towards the northern property line.					
Proximity to Water and Sewer	The site has access to public water from Kernersville Road and sewer from a sewer easement on the western portion of the property.					
Stormwater/ Drainage	Staff is not aware of any existing stormwater issues at this location.					
Watershed and Overlay Districts	The site is in the Salem Lake watershed.					
Analysis of General Site Information	The subject property is currently developed with a neighborhood-scale church. The site does not contain any steep slopes or other topographic changes. The site is within the Salem Lake Watershed. Any future redevelopment or proposed building expansion on the property would be required to meet UDO environmental protection provisions.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3273	RS9 to IP	Approved 11/02/2015	South of site	10.44	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Kernersville Road	Major Thoroughfare	396 feet	9,000	15,800		
Proposed Access Point(s)	Because this is a General Use request without a site plan, proposed access points are unknown. The current access points to this site are from Kernersville Road.					
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> Church or Religious Institution, Neighborhood 5,060 sf building/1000 x 9.11 (Church trip rate) = 47 trips per day <u>Proposed Zoning: IP</u> Staff is unable to estimate trip generation for the proposed zoning request as it is a General Use request without a site plan.					
Sidewalks	There are no existing sidewalks along public road frontage in the general area. However, WSDOT does recommend this section of Kenersville Road for future sidewalks.					
Transit	The church is approximately 0.5 miles away from the Southeast Plaza Shopping Center Food, where WSTA bus routes 101 and 105 make					

	stops. There are no sidewalk connections between the subject property and the bus stop.
Analysis of Site Access and Transportation Information	Ample vehicular capacity exists along this section of Kernersville Road. Staff does not foresee any transportation-related issues associated with this request.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. • Create new and enhance existing neighborhoods, emphasizing connectivity, walkability, and a variety of land uses, and access to services and institutional uses.
Relevant Area Plan(s)	<i>Southeast Suburban Area Plan Update (2016)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan’s proposed land use map recommends institutional uses for this site. • Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods.
Site Located Along Growth Corridor?	The site is located along the Kernersville Road Urban/Suburban Growth Corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Comprehensive Transportation Plan Information	The <i>Comprehensive Transportation Plan</i> recommends upgrading this section of Kernersville Road to modern infrastructure design standards. This could include improvements to travel lanes, shoulders, turn lanes at intersections, realignments, sidewalks, and/or complete street accommodations as appropriate.
Addressing	The site address will remain 3263 Kernersville Road.
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 Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	The request is to rezone approximately 4.0 acres of a developed institutional site from RS9 to IP. The applicant wishes to install an electronic message board sign, which is not allowed within the current residential zoning.

	The <i>Southeast Suburban Area Plan Update</i> (2016) recommends Institutional land uses for this site. The requested district is compatible with the surrounding residential neighborhoods and the general recommendations of <i>Legacy</i> .	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal	Negative Aspects of Proposal	
The request is consistent with the recommendations of the <i>Southeast Suburban Area Plan Update</i> and <i>Legacy 2030</i> .	The proposed zoning district would allow for an electronic message board sign, which may be a source of distraction for some drivers.	
There are no anticipated traffic impacts associated with this request.		
The proposed district is compatible with the existing institutional use on site and the surrounding land use pattern.		

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-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