

**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3371
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Disciples of Grace
Owner(s)	Same
Subject Property	PIN# 6838-40-7763
Address	732 Oak Summit Road
Type of Request	Special use limited rezoning from RS9 to IP-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to IP-L (Institutional and Public – special use limited).</p> <p>Cemetery; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Funeral Home; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospice and Palliative Care; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; Recreation Facility, Public; Residential Building, Single Family; Swimming Pool, Private; Urban Agriculture; Utilities; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Large Home; Church or Religious Institution, Community; Family Group Home B; Park and Shuttle Lot; Planned Residential Development; School, Private; School, Public; School, Vocational or Professional; College or University; Family Group Home C; Recreation Services, Indoor; Recreation Services, Outdoor; and Access Easement, Private Off-Site</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.</p>
Neighborhood Contact/Meeting	See Attachment B for a summary of the petitioner’s neighborhood outreach.
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)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes, many of the uses included in this request are currently allowed in the underlying RS9 zoning district.

GENERAL SITE INFORMATION						
Location	Southwest corner of Oak Summit Road and Ogburn Avenue					
Jurisdiction	Winston-Salem					
Ward(s)	Northeast					
Site Acreage	±3.57					
Current Land Use	The Disciples of Grace Ministries which is a neighborhood scale church, is currently located on the site along with a single family home which would have typically served as a parsonage.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	RS9 & LB			Cemetery and undeveloped property	
	East	RS9			Single family homes	
	South	RS9			Undeveloped property	
	West	RS9			Single family homes	
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?					
	Yes, many of the uses are the same uses which are allowed in the current RS9 zoning.					
Physical Characteristics	The site is partially developed and has a several large hardwood trees located along the western and southwestern areas of the site. The property has a gentle slope downward toward the southwest.					
Proximity to Water and Sewer	The site is serviced by water and sewer.					
Stormwater/ Drainage	There are no known stormwater or drainage issues.					
Watershed and Overlay Districts	The site is not located in a watershed or overlay district.					
Analysis of General Site Information	The majority of the site is developed with a church and its associated parking. The is not located within a watershed or floodplain and it is served with public water and sewer.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3010	RS9 to PB	Approved 12-1-08	±600' west	.7	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Oak Summit Road	Minor Thoroughfare	461'	5,500	13,800		
Ogburn Avenue	Minor Thoroughfare	327'	1,400	13,800		
Dawson Street	Local Street	464'	NA	NA		

Proposed Access Point(s)	Because this is a special use limited request with no site plan or access conditions, the exact location of access points is unknown. Currently the site is accessed from Oak Summit Road and Dawson Street.
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> (2012) recommends a three lane section with widened outside lanes, curb and gutter, and sidewalks for both Oak Summit Road and Ogburn Avenue.
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 3.57 acres / 9,000 sf = 17 units x 9.57 (SFR Trip Rate) = 163 Trips per Day <u>Proposed Zoning: IP-L</u> Staff is unable to provide an accurate trip generation for the proposed special use limited zoning because there is no site plan.
Sidewalks	There are no sidewalks located in the general area.
Transit	Route 92 serves the intersection of Ogburn Avenue and Oak Summit Road.
Analysis of Site Access and Transportation Information	The site has frontage on two minor thoroughfares which have ample capacity and frontage on a local street. Additionally, the site is served with public transit. Staff does not foresee any negative 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"> • Encourage the revitalization of institutional and commercial uses that are integral parts of neighborhoods. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
Relevant Area Plan(s)	<i>Northeast Suburban Area Plan Update</i> (2017)
Area Plan Recommendations	<ul style="list-style-type: none"> • The western two thirds of the subject property (which is developed with a church) is recommended for institutional use. The eastern third of the site (which is currently undeveloped) is recommended for low density residential use. • Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods. • New construction or additions to institutional uses can have a negative impact on adjacent single-family residences because institutional uses typically have a larger building footprint and massing.
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 from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - 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 3.57 acre lot which is currently developed with a neighborhood scale church (seating capacity of 600 persons or less) from RS9 to IP-L. The recently adopted <i>Northeast Suburban Area Plan Update</i> recommends institutional use for the majority of the site. The site 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 two minor thoroughfares.</p> <p>While the IP-L zoning classification will allow for an electronic message board sign to be installed, the UDO limits the message transitions to two-hour increments. Therefore, staff is supportive of this request.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The site is currently developed with a neighborhood scale church which is an appropriate use for the IP zoning district.	The IP-L zoning will allow an electronic message board sign.
The request is generally consistent with the recommendations of the <i>Northeast Suburban Area Plan Update</i> .	
The request is consistent with the purpose statement of the IP district.	

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-3371
JUNE 14, 2018**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

A question was raised in regards to electronic message board signs and their amortization period. Aaron King conveyed to the Board that if the church wanted to put up an electronic message board sign, they would need to get a permit based on the size and square footage of the sign, and it would be noted on the permit that one message change per every two hours would be allowed. It would require no amortization.

George Bryan expressed a desire for an alternative method for approving electronic signs for institutions other than changing the whole property to institutional zoning, and the subsequent types of bufferyards that are required.

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe,
Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

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