

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

PETITION INFORMATION	
<b>Docket</b>	W-3640
<b>Staff</b>	<a href="#">Michelle O'Brien</a>
<b>Petitioner(s)</b>	Sedge Garden Baptist Church
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN 6865-24-6142
<b>Address</b>	4221 Kernersville Rd
<b>Type of Request</b>	General Use Rezoning
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS-9 (Residential Single Family-9,000 sq. ft minimum lot size) <b>to</b> IP (Institutional &amp; Public).</p> <p><b>NOTE:</b> 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>
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner's neighborhood outreach is attached.
<b>Zoning District Purpose Statement</b>	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.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<p><b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the request contains an existing institutional land use. The site is located within GMA 3 and is located along a minor throughfare. The site is surrounded by residential development.</p>
GENERAL SITE INFORMATION	
<b>Location</b>	The site is located at the northwest corner of Kernersville Road and Linville Road
<b>Jurisdiction</b>	Winston-Salem
<b>Ward(s)</b>	East
<b>Site Acreage</b>	± 2.11 acres
<b>Current Land Use</b>	Church or Religious Institution, Neighborhood Scale

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RS9	Single-family homes			
	East	RM5	Undeveloped land and single-family homes			
	South	RS9	Undeveloped land and single-family homes			
	West	RS9	Undeveloped land and 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, institutional land uses are generally considered to be compatible with a wide array of land uses including the single-family neighborhoods surrounding the site.					
Physical Characteristics	The site is currently developed with a church sanctuary, separate activity building, and associated parking area.					
Proximity to Water and Sewer	The site has access to public water and public sewer from both Kernersville Road and Linville Road					
Stormwater/ Drainage	Staff is not aware of any existing stormwater or drainage issues at this location.					
Watershed and Overlay Districts	This site is located within the balance area of the Salem Lake Watershed.					
Analysis of General Site Information	The subject property is currently developed with a neighborhood-scale church and an accessory building. The site has access from two separate driveway entrances: one at the southwestern corner of the site along Kernersville Road and the other at the northeastern corner of the site along Linville Road. The site does not contain any steep slopes or on-site environmental features. The site is within the balance area of the Salem Lake Watershed.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
No relevant zoning histories exist in the vicinity of the site.						
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Kernersville Road		Minor Thoroughfare	NCDOT	420’	13,500	13,800
Linville Road		Minor Thoroughfare	WSDOT	190’	7,000	13,800
Proposed Access Point(s)		Because this is a General Use request without a site plan, any future access points are unknown. The site currently has access points on Kernersville Road and Linville Road.				

<b>Proposed Road Improvements</b>	The site is located near a future interchange of the Winston-Salem Northern Beltway. No proposed or recommended road improvements are a part of this General Use Rezoning request.
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS9</u>  A 5,600 SF church/1000 = 5.6 x 9.11 (church trip generation rate) = <b>51 Trips Per Day</b></p> <p><u>Proposed Zoning: IP</u>  Because there is no site plan associated this request, staff cannot estimate projected traffic volumes.</p>
<b>Sidewalks</b>	Sidewalks are not located in the vicinity of the site.
<b>Transit</b>	Public transit does not exist within the vicinity of the site.
<b>Analysis of Site Access and Transportation Information</b>	The site is located near a future interchange of the Northern Beltway and currently has access from Kernersville and Linville Roads. Staff is unaware of any potential site access or transportation impacts related to this request.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Forward 2045 Growth Management Area</b>	Growth Management Area 3 – Suburban Neighborhoods
<b>Relevant Forward 2045 Recommendations</b>	<ul style="list-style-type: none"> <li>• Prioritize density, diversity of uses, and connectivity in areas served by existing infrastructure.</li> <li>• Adjust zoning districts to be more accommodating of a mix of uses.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southeast Suburban Area Plan Update (2016)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The proposed land use map and the activity center map both recommend institutional land uses for this site in recognition of the existing use of the property.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a growth corridor.
<b>Site Located within Activity Center?</b>	The site is located within the Kernersville Road/Northern Beltway Activity Center.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	No. While an interchange with the Northern Beltway is currently under construction in the area, the Area Plan's land use recommendations acknowledged and anticipated this change.
	<b>Is the requested action in conformance with <i>Forward 2045</i>?</b>
	Yes.

Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone the Sedge Garden Baptist Church campus from RS9 to IP to allow for greater flexibility in any future institutional expansion or redevelopment of the site.</p> <p>The request is consistent with the recommendations of <i>Forward 2045</i> to provide a diversity of uses within areas served by existing infrastructure. The request is also consistent with the institutional land use recommendation of the <i>Southeast Suburban Area Plan Update</i>.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed IP District is compatible with the existing institutional use on site and the surrounding residential land use pattern.	The proposed zoning district would allow for an electronic message board sign, which may be a source of distraction for some drivers.
The proposed zoning would allow for greater flexibility in the continued development of the site for 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.**

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# **CITY-COUNTY PLANNING BOARD PUBLIC HEARING MINUTES FOR W-3640 JANUARY 9, 2025**

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,  
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

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