

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3589
Staff	Matthew Burczyk
Petitioner(s)	Our Fathers House Baptist Church Inc
Owner(s)	Same
Subject Property	PIN 6832-50-9623
Address	20 Rink Road
Type of Request	Special Use Limited 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-L (Institutional & Public – Limited Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Residential Building, Single Family; Family Group Home A; Family Group Home B; Family Group Home C; Planned Residential Development; Urban Agriculture; Funeral Home; Golf Course; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Academic Biomedical Research Facility; Adult Day Care Center; Animal Shelter, Public; Cemetery; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; 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; School, Private; School, Public; School, Vocational or Professional; Access Easement, Private Off-Site; Park and Shuttle Lot; Transmission Tower; and Utilities
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	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes, the request contains an existing church. The site is located within GMA 3 and the requested zoning amendment will have a limited land use impact and traffic generation potential upon surrounding uses.

GENERAL SITE INFORMATION						
Location	The southwest intersection of South Main Street and Rink Road					
Jurisdiction	City of Winston Salem					
Ward(s)	Southeast					
Site Acreage	± 2.19 acres					
Current Land Use	Church or Religious Institution, Neighborhood					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	RS9			Single-family home	
	East	RS9 and GI-S			Vacant property and a trucking company	
	South	HB-S			Gas station and vacant property	
	West	RS9			Single-family home	
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, and an accessory building. There is a gentle downward slope towards a creek near the southern property line.					
Proximity to Water and Sewer	The site has access to public water and sewer from Rink Road.					
Stormwater/ Drainage	Staff is not aware of any existing stormwater issues at this location.					
Watershed and Overlay Districts	The site is not located within a water supply 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 challenges.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1152	RM12 to HB-S	Approved 8/12/1996	South	1.87	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
South Main Street	Minor Thoroughfare	222 feet	5,100	15,300		
Rink Road	Local Street	432 feet	N/A	N/A		

Proposed Access Point(s)	Because this is a Limited Use request without a site plan, proposed access points are unknown. The current access point to this site is from Rink Road.
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u> Church or Religious Institution, Neighborhood 5,632 sf building/1000 x 9.11 (Church trip rate) = 52 trips per day</p> <p><u>Proposed Zoning: IP</u> Staff is unable to estimate trip generation for the proposed zoning request as it is a Limited Use request without a site plan.</p>
Sidewalks	There are no existing sidewalks along public road frontages in the general area. However, WSDOT does recommend this section of South Main Street for future sidewalks.
Transit	Public transit is not accessible from the site.
Analysis of Site Access and Transportation Information	Ample vehicular capacity exists along this section of South Main Street. 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"> • Institutional land use provides a good transition from higher-intensity commercial to single-family residential.
Relevant Area Plan(s)	<i>South Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan recommends institutional uses for this site. • Institutional uses in the planning area are an important aspect of its character, vitality, and future. • 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 not located along a 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 a three-lane cross section for this segment of South Main Street to include curb and gutter, a common turn lane, and sidewalk on both sides of the street.
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 approximately 2.19 acres of a developed institutional site from RS9 to IP-L, which is required for the petitioner to apply an electronic message board sign permit.</p> <p>The <i>South Suburban Area Plan Update</i> (2018) recommends Institutional land uses for this site. The requested district is compatible with the surrounding residential neighborhoods, commercial areas, and the general recommendations of <i>Legacy</i>.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of the <i>South 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 uses.	
The request would limit the property to having one freestanding monument sign located along South Main Street.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:	
<ul style="list-style-type: none"><u>OTHER REQUIREMENTS:</u><ul style="list-style-type: none">a. Freestanding signage on the property shall be limited to one (1) monument sign along South Main Street.	

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-3589
SEPTEMBER 14, 2023**

Marc Allred 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, Brenda Smith, Jack Steelman

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, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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