Property included in zoning request. 500' mail notification radius. Property not in zoning request.

DOCKET #: W-3518
PROPOSED ZONING: Winston-Salem RS9
EXISTING ZONING: Forsyth County RS9
PETITIONER: City of Winston-Salem (Frazier Ridge Annexation)

SCALE: 1" represents 600'
STAFF: Corley
GMA: 3
ACRES: 33.86
NEAREST BLDG: 3' northeast
MAP(S): 6857.03
April 20, 2022

Leoterra Frazier LLC
110 A Shields Park Drive
Kernersville, NC 27284

Re: Zoning Petition W-3518

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Clerk’s Office of the date on which the Council will hear this petition.

Sincerely,

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

pc: City Clerk’s Office, P.O. Box 2511, Winston-Salem, NC 27102
June Doty, 123 Brevard Street, Winston-Salem, NC 27101
ACTION REQUEST FORM

DATE: April 20, 2022
TO: The Honorable Mayor and City Council
FROM: Chris Murphy, AICP/CZO, Director of Planning and Development Services

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning petition of City of Winston-Salem

SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of City of Winston-Salem from Forsyth County RS9 to Winston-Salem RS9: property is located on the west side of Old Belew's Creek Road, north of Brevard Street; (Zoning Docket W-3518)

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED
BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from Forsyth County RS9 to Winston-Salem RS9 the zoning classification of the following described property:

PIN 6857-21-3183

Section 2. This ordinance shall become effective upon adoption.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3518</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Desmond Corley</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>LeoTerra Frazier, LLC</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6857-21-3183</td>
</tr>
<tr>
<td>Address</td>
<td>4531 and 4541 Old Belews Creek Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Zoning Jurisdiction Conversion</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from Forsyth County RS9 (Residential Single Family) to Winston-Salem RS9</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>Neighborhood outreach is not required.</td>
</tr>
</tbody>
</table>

GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Old Belews Creek Road, north of Brevard Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County (zoning), Winston-Salem (municipal)</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 33.86 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The Planning Board’s role in reviewing this petition pertains only to the zoning jurisdiction. The property was recently voluntarily annexed into the Winston-Salem corporate limits. This proposal would change the zoning jurisdiction of the subject property without changing its underlying zoning designation.</td>
</tr>
</tbody>
</table>

STAFF RECOMMENDATION: Approval

NOTE: These are staff comments only; final recommendations are made by the City-County Planning Board, and final action is taken by the appropriate Elected Body, who may approve, deny, continue, or request modifications to any proposal. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE PROPOSAL IS CONSIDERED BY THE PLANNING BOARD AND/OR THE ELECTED BODY.
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3518
APRIL 14, 2022

Desmond Corley 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: Walter Farabee
VOTE:
   FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Brenda Smith
   AGAINST: None
   EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.
SECOND: Walter Farabee
VOTE:
   FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Brenda Smith
   AGAINST: None
   EXCUSED: None

____________________________
Chris Murphy, AICP/CZO
Director of Planning and Development Services
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500' mail notification radius. Property not in zoning request.

MAP(S): 6857.03

DOCKET #: W-3518

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NEAREST BLDG: 3' northeast

Printed: 3/11/2022
Northeast Suburban Area Plan Update, 2017
Walkertown Area Plan Update, 2014

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Rezoning
Activity Center
Special Land Use Condition Areas

Proposed Land Use
Single-Family Residential (0-8 Du/Ac)
Low-Density Attached Residential (0-8 DU/AC)
Commercial
Industrial
Institutional

Proposed Growth Corridor
Rural Form - Large-Lot Residential

Case W-3518