



DOCKET #: W3083

PROPOSED ZONING:
LO HO

EXISTING ZONING:
RSQ HO

PETITIONER:
Quadland Gray LLC
for property owned by
Wachovia Bank & Trust

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRES: 0.46

**NEAREST
BLDG:** 7' east

MAP(S): 624854



November 23, 2010

Quadland Gray, LLC
c/o Marten Quadland and Samuel Gray
5210 Wilson Hill court
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-3083

Dear Mr. Quadland and Mr. Gray:

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 Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
David Poythress, 922 West End Blvd., Winston-Salem, NC 27101
George Bryan, 1001 Reynolda Road, Winston-Salem, NC 27104

ACTION REQUEST FORM

DATE: November 23, 2010
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Quadland Gray, LLC for property owned by Wachovia Bank & Trust

SUMMARY OF INFORMATION:

Zoning map amendment of Quadland Gray, LLC for property owned by Wachovia Bank & Trust from RSQ HO to LO-L HO (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Family Group Home A; Bed and Breakfast; Offices; Recreation Facility, Public; Swimming Pool, Private; Church or Religious Institution, Neighborhood; Landfill, Land Clearing/Inert Debris; Library, Public; Limited Campus Uses; Police or Fire Station; Access Easement, Private Off-Site; Park and Shuttle Lot; and Utilities): property is located on the southeast corner of Summit Street and Sixth Street (Zoning Docket W-3083).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Quadland Gray, LLC for property owned by Wachovia Bank & Trust, Docket W-3083

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

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 RSQ HO to LO-L HO (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Family Group Home A; Bed and Breakfast; Offices; Recreation Facility, Public; Swimming Pool, Private; Church or Religious Institution, Neighborhood; Landfill, Land Clearing/Inert Debris; Library, Public; Limited Campus Uses; Police or Fire Station; Access Easement, Private Off-Site; Park and Shuttle Lot; and Utilities) the zoning classification of the following described property:

PIN #6825-87-6582

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the _____ day of _____, 20__ to Quadland Gray, LLC for property owned by Wachovia Bank & Trust.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Quadland Gray, LLC for property owned by Wachovia Bank &

Trust. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Quadland Gray, LLC for property owned by Wachovia Bank & Trust, (Zoning Docket W-3083). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Family Group Home A; Bed and Breakfast; Offices; Recreation Facility, Public; Swimming Pool, Private; Church or Religious Institution, Neighborhood; Landfill, Land Clearing/Inert Debris; Library, Public; Limited Campus Uses; Police or Fire Station; Access Easement, Private Off-Site; Park and Shuttle Lot; and Utilities, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LO-L HO zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws. There are no additional conditions to be met.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3083
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Quadland Gray, LLC
Owner(s)	Wachovia Bank & Trust for the Winston-Salem Foundation
Subject Property	PIN # 6825-87-6582
Address	533 Summit Street
Type of Request	General Use rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RSQ HO (Residential Single Family Quadraplex Historic Overlay District) to LO HO (Limited Office Historic Overlay District)</p> <p>NOTE: AT THE PLANNING BOARD HEARING, THE PETITIONER AGREED TO CHANGE THE REQUEST FROM LO TO LO-L WITH USES LIMITED TO THOSE ALLOWED IN BOTH RSQ AND LO AND THE ADDITIONAL USE “OFFICES”.</p>
Neighborhood Contact/Meeting	According to an email received from the petitioner, they began knocking on neighbors doors on 10-21-10 to let neighbors know of their intentions and the feedback was fairly good. Many neighbors did not answer their doors (either away or having dinner) so the petitioner placed fliers in their mailboxes. They talked directly with 4 neighbors. They were also in the process of getting on the agenda to speak at the next West End Neighborhood Association meeting.
Zoning District Purpose Statement	The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.
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, the site is located at the intersection of a collector street on a small site near residences within the Urban Neighborhoods, GMA 2.
GENERAL SITE INFORMATION	
Location	Southeast corner of Summit Street and Sixth Street
Jurisdiction	City of Winston-Salem
Ward(s)	Northwest
Site Acreage	± .46 acre
Current Land Use	The subject property has been vacant for approximately two years. Previously it was being used as a halfway house for women.

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	RM-18 HO		Multifamily residential
	East	RSQ HO		Single family home w/ a garage apartment
	South	LO HO		Counseling center
	West	IP HO		Church
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, the uses permitted in the proposed LO HO District are compatible with the uses permitted in the adjacent IP HO and LO HO Districts.			
Physical Characteristics	The site has a moderate slope downward to the east.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Historic, Natural Heritage and/or Farmland Inventories	The subject property is located within the West End Historic Overlay District. The structure on the lot is known as the John E. Coleman House/FY0935. It was constructed in 1902 and is a contributing building to the West End National Register Historic District. According to the National Register nomination, the Coleman House is a monumental Colonial Revival dwelling, which is one of the most sophisticated houses of its period remaining in Winston-Salem. Any changes to the exterior of this property, including site features, must be approved for through the Historic Resources Commission's Certificate of Appropriateness (COA) process.			
	Historic resources staff is supportive of the proposed rezoning; the house, due to its immense size, could prove difficult to maintain as a single family residence. Staff believes it is preferable to adaptively reuse the property; otherwise, continued deterioration of the structure could occur.			
Analysis of General Site Information	The site is located within the West End Historic Overlay District which includes protective measures for exterior building renovations and the postponement of demolitions for up to one year. Otherwise, the site has no apparent constraints and appears to be suitable for development within the proposed LO HO District.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Summit Street	Collector Street	101'	NA	NA
Sixth Street	Local Street	200'	NA	NA

Proposed Access Point(s)	Because this is a rezoning request with no site plan, the exact location of access points (other than the existing driveway) is unknown; however, the site does have public road frontage on Summit Street and Sixth Street.
Trip Generation - Existing/Proposed	<u>Existing Zoning: RSQ HO</u> .46 acre yields 7 units x 6.59 (Multifamily Trip Rate) = 46 Trips per Day <u>Proposed Zoning: LO HO</u> No trip rate is available with the proposed request which has no site plan.
Sidewalks	Sidewalks are located along both sides of Summit Street and Sixth Street.
Transit	Route 18 runs along Fourth Street 1,000' to the south.
Analysis of Site Access and Transportation Information	Staff does not anticipate any negative transportation impacts from this request.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 2 – Urban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Infill development, like any land use issue, must balance the concerns of surrounding residents about the preservation of the character of their neighborhood with the needs of property owners and developers and the goals of the larger community. • To maintain downtown as a vital and growing city center, it is important that the majority of future office development be focused in downtown and not be dispersed to suburban activity nodes. • Protect existing neighborhoods through the creation of opportunities and incentives for their rehabilitation, redevelopment, and revitalization.
Relevant Area Plan(s)	<i>South Central Winston-Salem Area Plan (SCAP), 2003</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>SCAP</i> recognizes the subject property as single-family development. No change is recommended in the plan.
Addressing	There are no address numbering or street naming concerns.
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 Legacy?
	Yes
Analysis of Conformity to Plans and Planning Issues	The request is to rezone a corner lot in the West End Historic Overlay District from RSQ HO to LO HO. While the <i>South Central Winston-Salem Area Plan</i> recommends no change for the site, staff is supportive of the request for several reasons.

First, the HO District, which requires a Certificate of Appropriateness from the Historic Resources Commission for any exterior changes to the building or site, would remain in place. The request would permit the adaptive reuse of the property. Second, the site is located between LO HO and RM-18 HO zoning and is situated across the street from a neighborhood scale church. Therefore the request is compatible with the surrounding zoning and development pattern. Third, the proposed LO District is often suitable for corner lot properties which have frontage on a Collector Street.

In regard to off-street parking, while no site plan is part of this request, it appears that approximately 18 spaces could be provided in the rear yard and accessed from Sixth Street. At the required ratio of one parking space for 300 square feet of office space, this would accommodate approximately 5,400 square feet of office use. The current structure is 6,174 square feet.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2761	RM18 HO to LO-S HO	Approved 5-2-05	100' northwest	.26	Approval	Approval

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the purpose statement of the proposed LO District.	The <i>South Central Winston-Salem Area Plan</i> does not identify the site specifically for a change in land use.
The request is consistent with the recommendations of <i>Legacy</i> .	
The proposed district is compatible with the surrounding zoning pattern.	
The HO District, along with its protective requirements, will remain in place.	

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-3083 NOVEMBER 11, 2010

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Sam Gray, 5210 Wilson Hill Court, Winston-Salem, NC 27104

- This property is a really beautiful house, built in 1902, on the National Registry, called the Coleman house.
- Currently owned by the Winston-Salem Foundation under the trust of Wachovia or Wells Fargo Bank. We have the property under contract with Wells Fargo at this time with the stipulations that we're able to get it rezoned and that we'd be able to put a parking lot in the back of the property. Without those things we won't move forward with the deal.
- There are other stipulations. The bank wants us to close sooner rather than later so they are kind of pushing our time frame.
- We are small business owners. I'm a clinical psychologist with a small but growing private practice and my business partner does internet marketing and he has a growing business as well. Together we're hopeful that we can take this property, rezone it, and move into it ourselves. We are not developers. We're not real estate people trying to make money off the property. We know it's going to cost a lot of money actually to restore it which is what our hope is to do.
- We've met with historic architects. We've walked through the building. We are new to this and are learning as we go. We've met with people that do know about restoring historic properties. We've met with City folks about code requirements. Our goal is to work closely with the experts on this.
- We've met with some of the neighbors. We went knocking on doors.
- The person who owns the property directly behind us where the parking area would be is the only person from the neighborhood who has contacted us. We will be meeting as soon as possible. He was not in direct opposition to anything over the phone when we talked about it.
- We met with the West End Neighborhood Association Wednesday night. They have some concerns primarily about too much business encroaching into their neighborhoods. I can appreciate that. We intend to work closely with them as well as with the Historic Resources Commission (HRC). They are both very important.

- Our goal is to enhance this property. It has been in disrepair and there are a lot of things that need to be restored.
- This property has been on the market for a year and a half and continues to fall into disrepair. If we don't come in and do some things to restore it, it will continue to fall into disrepair. We feel it's a good effort if we can rezone it that we can restore this beautiful property.
- The property next door is zoned LO so there is a precedent in the neighborhood.
- We're open as well to consider limited use if that were something that needed to be talked about. If that were to be a deal breaker or something, we would be open to talking about that for the property as well.

Martin Quadland, 415 Oaklawn Avenue, Winston-Salem, NC 27104

- Sam spoke well to all the points. I just want to highlight that this is a beautiful, beautiful home. It's referenced in West End Historic books.
- If you walk through it right now you see that it's falling apart.
- There is a list of things that need to be fixed.
- We feel it's just on that edge where it will be difficult financially to restore it if it sits vacant much longer.
- David Poythress was kind enough to share their request that this be delayed a bit to give us a chance to talk about it.
- Unfortunately we have made commitments where I will be unable or very unlikely to be able to move forward with investing and trying to bring back this house to what it could be if we need to do that.
- I hope you take into consideration how little interest there has been in the house over the time it has been on the market when you make your decision.

AGAINST:

David Poythress, 922 West End Blvd., Winston-Salem, NC 27101

- I've lived in the West End for 18 years and have been really involved in the neighborhood.
- I've also been involved in the West End Neighborhood Association serving several offices on the Board.
- West End gets a bad rep for opposing everything. We aren't here to oppose this particularly.
- The only problem we have with this particular application is the timing.
- The West End Neighborhood was notified just a few days ago before their monthly meeting. Their newsletter had already gone out, so people in the neighborhood were not made aware of this so that we could discuss it. At the meeting the applicant had very few details they could share with us.
- The parking plan was just e-mailed to our e-serve this afternoon.
- One thing about this neighborhood is that we've dealt with institutions.
- We understand that as West End we are not Buena Vista. We have institutions, businesses, retail, and restaurants. There is a very fine balance between these uses and residential uses. In the past we've negotiated with businesses in good faith to afford them the luxury to rezone only to be let down. We're a little gun-shy on that.

- Recently we have worked with some situations in ways that were constructive for everyone.
- We like having all these uses in our neighborhood. That's what makes it a unique neighborhood.
- What we are concerned about is further encroachment of business into the neighborhood.
- This is a unique house. I disagree with Mr. Quadland. I've restored houses and I know when a house is right on the edge. This house is not on the edge.
- In fact, we may need to talk to the current owners of the house to do what they're supposed to do to maintain their house like everyone else is supposed to maintain their house. That's not a reason to change the zoning.
- That house actually qualified for Landmark status.
- Because the house is so large it is difficult for a single family to move in and restore it. We in the West End understand that. Our issue is timing.
- We haven't had time to bring it before the neighborhood. We don't have enough information to make an informed decision.
- We are only asking for more time. We are not here to oppose it or support it. We just ask for it to be delayed to give us time to review it.
- I'm sorry but if these gentlemen think they're going through the West End neighborhood and expedite things like they would anywhere else, they're in for a rude awakening.
- I'm not trying to deter them from this because what they've told us all sounds good. But I think the general use would be problematic.
- If it's limited use I think the neighborhood should have a little more input into what those uses should be. We're concerned about the long-term use, not about the short-term situation they are in because they have expanding businesses. Who is to say that in five years they are busting at the seams again and would need to go someplace else? We're left with whatever zoning you approve.
- We want to be a little more careful and calculated about this.
- We just request you delay it so that we can work with them and talk with them so that we can get more information and do like we normally do and negotiate some sort of amicable situation here.
- The current board members in the West End Association have no experience with zoning issues. We need to get some former board members together with the current members to look at this situation.

George Bryan, 1001 Reynolda Road, Winston-Salem, NC 27104

- West End member and still a homeowner in the West End.
- We're sensitive to these issues and I second what David says.
- The overall gist of our presentation is not necessarily to end up disagreeing with a business or a LO being in there. It just needs to be site specific with a good site plan to go with it so it's controlled in the future.
- That building is over 6,000 square feet so it theoretically could have many businesses in it. As it was presented to the West End was to rent it out to other folks. Having some control over that limit would be excellent for us.
- I was a bit surprised that your Planning staff didn't address parking. The plan did, but it clearly shows there is not enough parking there right now so that is something that is not clear to us in the future.

- 15 spaces can fit in the back. The ratio is 300 square feet to 1 parking space.
- There are many HRC issues.
- The trees in the back yard of this house have been here many years longer than the trees in the Robinwood case which was just heard.
- Most of the lot will have to be turned into impervious surface to accommodate the 15 spaces which are there now.
- There are questions. Unfortunately Sam wasn't able to answer questions about signage which will be inevitable on property like this.
- As you know, the CD/H/GG committee is considering how notification to the neighborhoods needs to happen in cases like this.
- West End is well known for being able to have meetings, discuss issues, negotiate about proposals. We have not had the opportunity to do that.
- You may be able to put some restrictions on it at this point. It has a long way to go before the HRC. If nothing else, please continue it so we have a chance to review it and talk with the Planning Department about it.

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. Chairman King asked for an example of something the neighborhood would want the petitioners to do which would not be covered by the Historic Resources Commission. David Poythress indicated that George Bryan might be better able to answer that.
2. Gary Roberts noted that HRC staff is supportive of this request. The Certificate of Appropriateness request will be reviewed separately in December, but as far as the rezoning the HRC staff is supportive.
3. Paul Norby: One reason staff did not suggest a special use district or even a limited use was knowing that any exterior change to the property involving cutting trees, creating a parking lot, changing entries, or any exterior change to the building itself would have to get a Certificate of Appropriateness (COA) from the HRC. To some degree having that worked out in a site plan for a rezoning creates a dual hoop. My fear is that what we do on the Planning end may end up conflicting with what ends up getting approved by the HRC and we could end up with things that aren't in sync with each other. We thought it was best to let the HRC process deal with the exterior changes and the rezoning process just deal with the zoning. One other thing we should summarize is what are the list of uses allowed in the LO District so you're aware of what the possibilities are.
4. Gary Roberts read the list of uses allowed in LO but which are not allowed in the current RSQ district. Paul Norby noted that if there are concerns with any of these uses that might be a reason to go with a Limited Use District so the uses could be limited but again on the site plan part of it our feeling is that the HRC should be the final say in terms of what is allowed on exterior changes. When the HRC considers a COA for this site they will fully consider all those external things.

5. Paul Mullican: So we are not really looking at the outside of the building, the landscaping, the parking and that type of stuff. The HRC will take care of all that. Basically what we're looking at today is changing the zoning.
6. Arnold King asked how the number of parking spaces will work. Jeff Vaughn stated that he had reviewed this request and has determined that the 18 required spaces are doable but he is not familiar with the grade and terrain. There are considerations which can allow fewer required spaces. HRC would still have to permit that through a COA.
7. Arnold King asked what we would we accomplish by delaying this case for a month that HRC is not going to do? It's clear the parties need to talk between now and the City Council meeting, but there are opportunities to do that.
8. Lynne Mitchell: It sounds like it is just a question of the uses.
9. Barry Lyons: They do need to communicate with and work closely with an organized neighborhood like the West End. It doesn't seem like the West End folks are adamantly opposed to this. They simply want to have a handle on what's going on. That's understandable.
10. Wesley Curtis: What type of outreach has he made? Sam Gray responded that they had gone through the neighborhood in the local vicinity of the property, knocked on doors, and left notices at each structure. I have met with the president and members of the West End Neighborhood Association this past Wednesday night. They only meet every other month so it's hard to work it out. David did say they would call a special meeting for us and I would certainly appreciate that. For expediency we would like to move forward. The HRC is there for a reason. We want to work with them. We're hoping you approve this so we can continue to move forward even if you approve this tonight that doesn't mean we're going to be able to do this deal. We have to have the HRC approve everything we do. We still have to have the City Council vote on this. There are still things that could kill this deal. We're just asking that we can continue to move forward with this process because if we can't then we have to start looking at other things for our business. We want to be in this property. We love it. The West End Association's feedback at the meeting was similar to what you've heard tonight. They had some concerns but were generally supportive. The e-mail I got after the meeting said they were supportive and I was well received but David brought up the same concerns that he's bringing up tonight and I respect that. We want to work closely with them. I know they've been burned in the past and there's nothing I can do about that. Even if you approve this tonight we would like to meet with the West End Association and work with them.
11. Arnold King: That's where I'm coming from. Continuing it will not accomplish much because they still have to deal with the West End Association, the HRC, City Council. We can hold it up 30 days before we grant approval, but that doesn't seem to benefit anyone.

12. Barry Lyons: Is it acceptable to the West End folks if we take action tonight as long as he's willing to work with you prior to this going to City Council? George Bryan: We simply did not have enough information. If you could approve it with limited use, yes that would be fine. Then we could sit down and define that with your planning staff. Limited use would provide safeguards that need to be there because we have seen structures change. Of course that could always be changed in the future.
13. Allan Younger: Other than the process being what it is and the length of time it takes to work through it, what is the urgency that you were alluding to? Sam Gray: The contract we have says if we can't close within a certain date the contract is null and void and we have to start over with the negotiation. We fought hard with the bank about that restriction because of the process, but that didn't work out. The second issue is that I'm losing money because I don't have room to expand. We aren't trying to jump through hoops without being considerate but we are on a timeline.
14. Barry Lyons: Moving it through with Limited Use seems to be the best compromise.
15. Wesley Curtis responded that we don't know what the limit should be.
15. Paul Mullican: I think they've got time to work this out between now and the Council meeting. David Poythress: Again the only thing is the timing. My only problem with the limited use is that there are folks out there who will be opposed to it. We haven't heard from them because of the timing, because this is going through so fast. For the sake of the neighborhood I ask that you delay this.
16. Paul Norby: I just spoke with the petitioners about what sort of uses they would be interested in if we considered Limited Use District zoning. Their response was that they were interested in Offices. We would suggest if this was changed to a Limited Use request that the RSQ uses would also be retained so that if necessary it could go back to residential without rezoning.
17. Arnold King asked the petitioners if it would be acceptable to them if this were changed to a Limited Use District zoning request and the uses were limited to Offices and Residential. Aaron King noted that it might be better to consider keeping all the uses which are currently allowed in both the RSQ and the LO District and adding the use "Office". The petitioners agreed that they would be willing to do that.

The meeting was temporarily halted to allow TV 13 to change the recording tape. Paul Mullican temporarily left the meeting and returned after this vote was taken.

MOTION: Lynne Mitchell moved approval of the zoning map amendment as altered to LO-L with uses limited to those allowed in both RSQ and LO and the additional use "Offices".

SECOND: Darryl Little

VOTE:

FOR: Wesley Curtis, Arnold King, Darryl Little, Barry Lyons, Lynne Mitchell, Allan Younger

AGAINST: None

A. Paul Norby, FAICP
Director of Planning