



**DOCKET #:** W3042

**PROPOSED ZONING:**  
GI

**EXISTING ZONING:**  
RS9 and GI

**PETITIONER:**  
Overdale Associates  
for property owned  
by Same

**SCALE:** 1" represents 600'

**STAFF:** Roberts

**GMA:** 3

**ACRES:** 14.27

**NEAREST  
BLDG:** 50' north

**MAP(S):** 636834



August 26, 2009

Overdale Associates  
c/o Norris L. Crafton, President  
P. O. Box 12037  
Winston-Salem, NC 27117

RE: ZONING MAP AMENDMENT W-3042

Dear Mr. Crafton:

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  
Robert K. Sparks, P. O. Box 24296, Winston-Salem, NC 27114  
John A. Richardson, III, 22 Miller Street, Winston-Salem, NC 27104  
Jack Stewart, 2008 Portia Lane, Kernersville, NC 27284

**ACTION REQUEST FORM**

**DATE:** August 26, 2009  
**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 Overdale Associates

**SUMMARY OF INFORMATION:**

Zoning map amendment of Overdale Associates from RS-9 & GI to GI: property is located on the west side of Overdale Road, south of Old Milwaukee Lane (Zoning Docket W-3042).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Overdale Associates, Docket W-3042

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

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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 RS-9 to GI the zoning classification of the following described property:

PIN # 6833-64-6661

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-3042		
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>		
<b>Petitioner(s)</b>	Overdale Associates		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN # 6833-64-6661		
<b>Address</b>	4002 Overdale Road		
<b>Type of Request</b>	General use rezoning		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS-9 (Residential, Single Family; 9,000 sf minimum lot size) and GI (General Industrial) <b>to</b> GI (General Industrial)</p> <p><b>NOTE:</b> Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
<b>Zoning District Purpose Statement</b>	<p>The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties. The district is established to provide locations for major developments in Growth Management Areas 1, 2, and 3.</p>		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the site is located within an industrialized area within Growth Management Area 3.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	West side of Overdale Road, south of Old Milwaukee Lane		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Southeast		
<b>Site Acreage</b>	Approximately 14.27 acres		
<b>Current Land Use</b>	One single family residence is currently located on the site.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	GI	Industrial
	East	GI	Industrial
	South	GI	Industrial
	West	RS-9	Railroad and undeveloped property

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes, the uses allowed in the proposed GI district are compatible with the uses allowed in the adjacent GI zoned sites.			
<b>Physical Characteristics</b>	The site is partially wooded and has a moderate slope downward to the southwest.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The site is not within a water supply watershed.			
<b>Analysis of General Site Information</b>	The site appears to possess no constraints and is suitable for development within the proposed GI district.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Overdale Road	Collector Street	985'	1,500	NA
<b>Proposed Access Point(s)</b>	While no site plan is associated with this general use request, the site has extensive public street frontage on Overdale Road.			
<b>Trip Generation - Existing/Proposed</b>	No trip generation rates are available for the existing portion of the site which is zoned GI general use or the proposed GI general use zoning.			
<b>Sidewalks</b>	There are no sidewalks located in the general area.			
<b>Analysis of Site Access and Transportation Information</b>	Access to the site is adequate and no negative transportation impacts are anticipated. This industrial area does access through a residential area; however, it is an existing situation.			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy GMA</b>	Growth Management Area 3			
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>Recognize the scarcity of “greenfield” industrial sites and promote the wisest economic use of those limited resources. (p. 77)</li> <li>Suburban Neighborhoods have the most undeveloped land where much of the future residential, commercial and industrial development should occur. All of the Metro Activity Centers are located within this area. This area is appropriate for future urban or suburban development. (p. 30)</li> </ul>			
<b>Relevant Area Plan(s)</b>	The site is not within the boundaries of an area plan or development guide.			

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
	<b>(S)(4) - Is the requested action in conformance with <i>Legacy</i>?</b>					
Yes						
<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject property is located within an active industrial area. The southern portion of the site is already zoned GI along with the properties directly to the north, east and south. Staff sees the subject request as an opportunity to increase the community's inventory of "Greenfield" industrial sites.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2320	RS-9 to GI	Withdrawn at 5-13-99 PB meeting	1,200' northeast	9.25	Denial	Withdrawn
W-2843	RS-9 to MH	Approved 8-6-01	1,000' north	0.52	Approval	Approval
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Chapter 2-1.4 (C) General Industrial District</li> </ul>					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) <i>Legacy</i> policies:</b>			Yes		
	<b>(B) <i>Environmental Ord.</i></b>			NA		
	<b>(C) Subdivision Regulations</b>			NA		
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>						
<b>Positive Aspects of Proposal</b>				<b>Negative Aspects of Proposal</b>		
Request will allow for more industrially zoned property				Request may increase industrial traffic through a residential area.		
Request is consistent with the GI purpose statement						
Request is consistent with <i>Legacy</i>						
The surrounding area is primarily industrial in character.						

**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.**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Paul Mullican moved approval of the zoning map amendment.

SECOND: Lynne Mitchell

VOTE:

FOR: Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning