



DOCKET #: W3048

PROPOSED ZONING:
City RM8-S

EXISTING ZONING:
County RM8-S

PETITIONER:
The City of Winston-Salem
for property owned
by John F. Parsons and
Kim L. H. Parsons

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 0.12

NEAREST BLDG: 150' northeast

MAP(S): 636822



November 18, 2009

The City of Winston-Salem
c/o Lee Garrity, Manager
P. O. Box 2511
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-3048

Dear Mr. Garrity:

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

ACTION REQUEST FORM

DATE: November 18, 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 the City of Winston-Salem for property owned by John F Parsons and Kim L H Parsons

SUMMARY OF INFORMATION:

Zoning map amendment of the City of Winston-Salem for property owned by John F Parsons and Kim L H Parsons from County RM-8-S to City RM-8-S: property is located on the north side of Mount Hope Drive, west of Larck Crest Lane (Zoning Docket W-3048).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: THERE ARE NO CHANGES TO THE APPROVED SITE PLAN

CITY ORDINANCE - SPECIAL USE

Zoning Petition of the City of Winston-Salem for property owned by John F Parsons and Kim L H Parsons, Docket W-3048

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 County RM-8-S to City RM-8-S the zoning classification of the following described property:

PIN #6832-63-6038

Section 2. This Ordinance is adopted with the certification that the previous site plan and conditions are not changed by this zoning jurisdiction change and remain in effect.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit identical to the permit issued by Forsyth County Board of Commissioners pursuant to the Zoning Ordinance of the *Unified Development Ordinances*. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

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

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE 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 District Permit for the site shown on the site plan map included in this zoning petition of City of Winston-Salem for property owned by John F Parsons and Kim L H Parsons, (Zoning Docket W-3048). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for City RM-8-S (Residential Multifamily), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the RM-8-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

Conditions from the County MU-S zoning will apply to the City MU-S zoning.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3048
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	The City of Winston-Salem
Owner(s)	John F Parsons and Kim L H Parsons
Subject Property	PIN #6832-63-6038
Address	5083 Mount Hope Drive
Request Summary	Zoning Jurisdiction Conversion from County RM-8-S to City RM-8-S
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from County RM-8-S (Residential, Multifamily District; maximum 8 dwelling units per acre) to City RM-8-S (Residential Multifamily)
GENERAL SITE INFORMATION	
Location	North side of Mount Hope Drive, west of Larck Crest Lane
Jurisdiction	City of Winston-Salem
Ward(s)	Closest to Southeast
Site Acreage	Approximately .12 acre
Analysis of General Site Information	<p>The review for this case focuses on the zoning conversion from County zoning jurisdiction to Winston-Salem zoning jurisdiction triggered by the recent annexation of the subject property on November 2, 2009. The Planning Board's role in reviewing this petition pertains only to the zoning jurisdiction. The decision to annex the property was made by the Winston-Salem City Council with agreement by the property owners.</p> <p>This proposal will not change the permitted uses of the subject property, but will reclassify the newly incorporated property from its Forsyth County zoning classification to the equivalent City of Winston-Salem zoning classification. The two zoning classifications are equivalent and there are no changes in development rights or constraints.</p>

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 and certified that the previous site plan remains in effect.

SECOND: Clarence Lambe

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning