



DOCKET #: W2856

PROPOSED ZONING:
City RS9

EXISTING ZONING:
County RS9

PETITIONER:
City-County Planning
Board for property owned
by Grady L. Estep et
al.

SCALE: 1" represents 600'

STAFF: Roberts

GMA: 3

ACRE(S): 31.45

MAP(S): 624830



May 24, 2006

City of Winston-Salem
c/o Bryce A. Stuart, Manager
P. O. Box 2511
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2856

Dear Mr. Stuart:

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: May 24, 2006
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 City of Winston-Salem for property owned by Grady L. Estep, Joseph A. Harrison, Lillian James Snapp, and Thelma James Craver

SUMMARY OF INFORMATION:

Zoning Map Amendment of the City of Winston-Salem for property owned by Grady L. Estep, Joseph A. Harrison, Lillian James Snapp, and Thelma James Craver from County RS-9 to City RS-9: property is located on the northwest corner of Peters Creek Parkway and the proposed West Clemmonsville Road extension (Zoning Docket W-2856).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of City of Winston-Salem for property owned by Grady L. Estep, Joseph A. Harrison, Lillian James Snapp, and Thelma James Craver, Docket W-2856

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

All that tract or parcel of land lying in the Southfork Township, County of Forsyth, State of North Carolina, and being more particularly described as follows.

Beginning from a point located along the northern right-of-way of Clemmonsville Road Ext. (Proposed) having NAD 83 Coordinates, N: 832002.95, E: 1625797.71 and being the southwesterly corner of Tax Lot 24M, Block 3858: thence north 00° 13' 06" east a distance of 332.48 feet; thence north 00° 17' 10" east a distance of 816.10 feet; thence north 88° 57' 39" east a distance of 666.51 feet; thence north 89° 00' 15" east a distance of 388.22 feet; thence north 88° 35' 50" east a distance of 122.86 feet; thence with the existing city limits line south 01° 22' 45" east a distance of 245.00 feet; thence north 88° 46' 15" east a distance of 44.13 feet; thence south 00° 59' 33" west a distance of 248.00 feet; thence south 88° 46' 15" west a distance of 6.00 feet; thence south 01° 26' 34" west a distance of 342.45 feet; thence south 01° 26' 34" west a distance of 268.99 feet; thence leaving the existing city limits line south 86° 03' 18" west a distance of 1038.32 feet; thence with a curve turning to the right with an arc length of 171.50 feet, with a radius of 909.93 feet, with a chord bearing of north 88° 32' 44" west, with a chord length of 171.25 feet; which is the point of beginning; being Tax Lots 24M, 24Q, 24R, 26K, and a portion of 116; Tax Block 3858 and

Having an area of 31.45 acres.

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2856
May 11, 2006**

PETITION INFORMATION	
Docket #	W-2856
Staff	Gary Roberts
Petitioner(s)	City of Winston-Salem, Tax Block 3858
Owner(s)	Grady L. Estep, Joseph A. Harrison, Lillian James Snapp, and Thelma James Craver
Subject Property	Tax Lots 24M, 24Q, 24R, 26K, and 116 /Tax Block 3858
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from County RS9 to City RS9.
GENERAL SITE INFORMATION	
Location	Northwest corner of Peters Creek Parkway and the proposed West Clemmonsville Road extension
Site Acreage	± 31.45 acres
Jurisdiction	City of Winston-Salem (closest to South Ward).
Analysis	<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 properties. 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: Jerry Clark moved approval of the zoning map amendment.

SECOND: Paul Mullican

VOTE:

FOR: Jerry Clark, Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning