DOCKET #: W2977

PROPOSED ZONING:
City RS9

EXISTING ZONING:
County RS9

PETITIONER:
City of Winston-Salem for property owned by Dennis A. Newman and Pamela C. Newman

SCALE: 1” represents 600’

STAFF: Roberts

GMA: 3

ACRES: 2.06

NEAREST BLDG: 80' west

MAP(S): 600866
May 21, 2008

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

RE: REZONING MAP AMENDMENT W-2977

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

<table>
<thead>
<tr>
<th>DATE:</th>
<th>May 21, 2008</th>
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<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
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<tr>
<td>FROM:</td>
<td>A. Paul Norby, FAICP, Director of Planning</td>
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### COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning map amendment of City of Winston-Salem for property owned by Dennis A Newman and Pamela C Newman

### SUMMARY OF INFORMATION:

Zoning map amendment of City of Winston-Salem for property owned by Dennis A Newman and Pamela C Newman from County RS-9 Zoning Jurisdiction to City RS-9 Zoning Jurisdiction: property is located on the north side of Hilltop Drive, east of Hilltop Court (Zoning Docket W-2977).

### PLANNING BOARD ACTION:

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<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
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<td>FOR:</td>
<td>UNANIMOUS</td>
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<tr>
<td>AGAINST:</td>
<td>NONE</td>
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<td>SITE PLAN ACTION:</td>
<td>NOT REQUIRED</td>
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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 County RS-9 to City RS-9 the zoning classification of the following described property:

Tax Lot 1M, Tax Block 4635

Section 2. This ordinance shall become effective upon adoption.
PETITION INFORMATION

Docket #   W-2977
Staff   Gary Roberts Jr., AICP
Petitioner(s)   City of Winston-Salem
Owner(s)   Dennis A. Newman and Pamela C. Newman
Subject Property   Tax Lot 001M / Tax Block 4635
Type of Request   Zoning Jurisdiction Conversion
Proposal   The petitioner is requesting to amend the Official Zoning Maps for the subject property from County RS-9 (Residential Single Family; 9,000 sf. lot size) to City RS-9 (Residential Single Family; 9,000 sf. lot size).

GENERAL SITE INFORMATION

Location   North side of Hilltop Drive, east of Hilltop Court
Jurisdiction   City of Winston-Salem (closest to West and Northwest wards)
Analysis   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. 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.

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.

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: Clarence Lambe moved approval of the zoning map amendment.
SECOND: Paul Mullican
VOTE:

FOR:  Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith
AGAINST:  None
EXCUSED:  None

A. Paul Norby, FAICP
Director of Planning