



DOCKET #: W3002

PROPOSED ZONING:
HB

EXISTING ZONING:
LI

PETITIONER:
Dennis T. Blalock for property
owned by Same

SCALE: 1" represents 200'

STAFF: King

GMA: 2

ACRES: .34

**NEAREST
BLDG:** 5' southeast

MAP(S): 624874, 624870

F

October 22, 2008

Dennis T. Blalock
5618 Pine View Dr
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-3002

Dear Mr. Blalock:

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
Tracy Billings, P. O. Box 1561, Lawrenceville, GA 30046

ACTION REQUEST FORM

DATE: October 22, 2008
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 Dennis T. Blalock

SUMMARY OF INFORMATION:

Zoning map amendment of Dennis T. Blalock from LI to HB: property is located on the south side of Indiana Avenue across from Alspaugh Street (Zoning Docket W-3002).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Dennis T. Blalock, Docket W-3002

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 LI to HB the zoning classification of the following described property:

PIN# 6827-93-4914

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3002		
Staff	Aaron King		
Petitioner(s)	Dennis T. Blalock		
Owner(s)	Same		
Subject Property	PIN# 6827-93-4914		
Type of Request	General Use Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LI (Limited Industrial District) to HB (Highway Business District).</p> <p>NOTE: 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>		
Zoning District Purpose Statement	<p>The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in Growth Management Areas 2, 3, and 4.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the site is located in GMA 2 and has direct access to a major thoroughfare.		
GENERAL SITE INFORMATION			
Location	South side of Indiana Avenue across from Alspaugh Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	North		
Site Acreage	Approximately ± .34 acre		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB	Commercial uses
	East	LI	Manufacturing operation
	South	LI	Railroad and Industrial uses
	West	HB	Undeveloped

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the site is located in an area that is composed of general use LI and HB zoning.			
Physical Characteristics	The site is currently undeveloped and contains an existing gravel parking lot. The topography of the site is relatively flat and contains no streams or wetlands.			
Proximity to Water and Sewer	Public water and sewer area available.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	The site appears to possess no development constraints.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Indiana Avenue	Major Thoroughfare	109'	16,000	23,900
Proposed Access Point(s)	Since this is a general use request, the exact location of access points is unknown. The site does have public road frontage along Indiana Avenue.			
Trip Generation - Existing/Proposed	No trip generation numbers available with general use zoning.			
Sidewalks	The Thoroughfare Plan recommends sidewalks along Indiana Avenue.			
Transit	Route 10 along Indiana Avenue.			
Analysis of Site Access and Transportation Information	Staff would estimate that this rezoning might generate an increase in trip generation, since commercial zoning typically generates more traffic than industrial zoning.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 2, (Urban Neighborhoods)			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • <i>Infill and Redevelopment</i>: Revitalize and concentrate development in downtowns and existing commercial centers, maximizing the density in these areas rather than promoting growth at the suburban fringe. • <i>Growth Management</i>: Manage growth by making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities. Older urban and suburban neighborhoods should be reinforced as good places to live and do business. 			

Relevant Area Plan(s)	<i>North Suburban Area Plan (2005)</i>					
Area Plan Recommendations	<ul style="list-style-type: none"> <i>Proposed Land Use:</i> The adopted map shows the proposed location for commercial use. 					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	The subject request is consistent with the general recommendations of <i>Legacy</i> and the specific recommendations of the <i>North Suburban Area Plan (NSAP)</i> .					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2961	LI to RS-9	Approved 11/5/07	West	0.43	Approval	Approval
W-2656	RS-9 to NO-S	Approved 11/17/03	Northwest	0.46	Denial	Denial
W-2072	RS-9 to LI	Approved 8/5/96	West	0.35	Denial	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is consistent with the recommendations of <i>Legacy</i> and the <i>NSAP</i> .			The request might generate an increase in trip generation.			
The site is currently bordered by HB zoning to the west.						
Approval of this rezoning may encourage a re-investment in the site.						

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, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican

AGAINST: None

EXCUSED: None

ABSENT: Carol Eickmeyer, Brenda Smith

A. Paul Norby, FAICP
Director of Planning