PETITIONER:
Darold J. Dumond and Merilyn J. Dumond for property owned by Same

SCALE: 1" represents 200'
STAFF: King
GMA: 1
ACRES: 0.18
NEAREST BLDG: adjacent
MAP(S): 630858

DOCKET #: W2950
PROPOSED ZONING:
PB
EXISTING ZONING:
LI
September 19, 2007

Darold J. Dumond and Merilyn J. Dumond
7716 Kinross Drive
Oak Ridge, NC  27310

RE:    ZONING MAP AMENDMENT W-2950

Dear Mr. Dumond and Ms. Dumond:

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: September 19, 2007
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 Darold J. Dumond and Merilyn J. Dumond

SUMMARY OF INFORMATION:

Zoning Map Amendment of Darold J. Dumond and Merilyn J. Dumond from LI to PB: property is located on the east side of Main Street, north of Seventh Street (Zoning Docket W-2950).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED
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 PB the zoning classification of the following described property:

Tax Block 0202, Tax Lot 117B

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

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2950</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Darold J. Dumond and Merilyn J. Dumond</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lot 117B, Tax Block 0202</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General use rezoning from LI to PB</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LI (Limited Industrial) to PB (Pedestrian Business).</td>
</tr>
</tbody>
</table>

**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.

## Zoning District Purpose Statement

The PB District is primarily intended to accommodate office, retail, service, institutional, and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.

## 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 1.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>East side of Main Street, north of Seventh Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>East</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 0.18 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Vacant commercial building</td>
</tr>
</tbody>
</table>
### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PB-S</td>
<td>Vacant commercial building</td>
</tr>
<tr>
<td>East</td>
<td>LI</td>
<td>Industrial warehouses</td>
</tr>
<tr>
<td>South</td>
<td>LI</td>
<td>Industrial warehouse</td>
</tr>
<tr>
<td>West</td>
<td>CB</td>
<td>Various commercial buildings</td>
</tr>
</tbody>
</table>

### 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 contains a mixture of residential and commercial uses.

### Physical Characteristics

The site’s topography is relatively flat and contains no streams or wetlands.

### Proximity to Water and Sewer

The site has access to public water and public sanitary sewer.

### Stormwater/Drainage

No known issues

### Watershed and Overlay Districts

The subject property is not located within a water supply watershed.

### Historic, Natural Heritage and/or Farmland Inventories

The site is located at 705-707 North Main Street. Located on the site are two buildings, which are contributing structures within the Downtown North National Register Historic District. The commercial building located at 705 North Main Street was constructed ca. 1928. According to the National Register nomination, this two-story building is almost completely intact. It features shop windows across the first story headed by a glass transom and a horizontal, brick-outlined panel. Windows carry across the second story with architectural detailing atop. The commercial building located at 707 North Main Street was also constructed ca. 1928. This one-story building contains architectural features similar to 705 North Main Street. Historic Resources staff believes the proposed PB zoning appropriate for the property. Additionally, it is important to note that the property owner could take advantage of income tax credits available for the rehabilitation of income-producing National Register structures.

### Analysis of General Site Information

The subject property is suitable for development under the PB zoning classification.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Street</td>
<td>Major Thoroughfare</td>
<td>+/- 62 ft</td>
<td>2,783</td>
<td>16,100</td>
</tr>
</tbody>
</table>
Proposed Access Point(s) | Since this is a general use rezoning request, the exact location of access points is unknown. The site does have public road frontage on Main Street.

Planned Road Improvements | The Thoroughfare Plan recognizes this portion of Main Street as adequate.

Trip Generation - Existing/Proposed | Existing Zoning: LI
No trip generation numbers available for general use LI zoning.

Proposed Zoning: PB
No trip generation numbers available for general use PB zoning.

Sidewalks | Sidewalks exist along Main Street.

Transit | Multiple transit routes run along Main Street.

Traffic Impact Study (TIS) | Not required

Analysis of Site Access and Transportation Information | The site is located in downtown Winston-Salem and has access to an extensive sidewalk network. Transit routes also run along Main Street.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

**Legacy GMA** | GMA 1 (City/Town Centers)

**Relevant Legacy Recommendations** | Revitalize and concentrate development in downtowns and existing commercial centers, maximizing the density in these areas rather than promoting growth at the suburban fringe.

**Relevant Area Plan(s)** | Downtown Plan

**Area Plan Recommendations** | Attract additional young people, particularly young professionals in the 20-35 age group, to live, work and play in downtown Winston-Salem.

**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?
Yes

(S)(4) - Is the requested action in conformance with Legacy?
Yes

**Analysis of Conformity to Plans and Planning Issues** | Staff has supported several rezonings from LI to PB in this area and views this request as consistent with those approved rezonings.

**RELEVANT ZONING HISTORIES**

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2892</td>
<td>LI to PB</td>
<td>Approved 11/6/06</td>
<td>Southeast</td>
<td>1.8</td>
<td>Approval</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff</th>
<th>CCPB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approval</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2879</td>
<td>LI to PB-S</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>W-2853</td>
<td>LI to PB</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**
- Section 2-1.3(F) PB District

**Complies with Chapter B, Article VII, Section 7-5.3**

| (A) Legacy policies: | Yes |
| (B) Environmental Ord. | NA |
| (C) Subdivision Regulations | NA |

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is consistent with the recommendations of <em>Legacy</em> and the <em>Downtown Plan</em>.</td>
<td>The specific use of the property is unknown.</td>
</tr>
<tr>
<td>The PB district offers more flexible building setbacks which is more suitable in an urban setting.</td>
<td>Preservation of the historically contributing structure is not assured.</td>
</tr>
<tr>
<td>The request is consistent with other PB zonings approved in the area.</td>
<td></td>
</tr>
</tbody>
</table>

**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: Wesley Curtis
VOTE:

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

AGAINST: None

EXCUSED: None