DOCKET #: W2784

PROPOSED ZONING:
City RS9

EXISTING ZONING:
County RS9

PETITIONER:
City of Winston-Salem

SCALE: 1” represents 600’

STAFF: Reed

GMA: 3

ACRE(S): 45.86

MAP(S): 618830
July 20, 2005

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

RE:   ZONING MAP AMENDMENT W-2784

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, AICP
        Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
ACTION REQUEST FORM

DATE: July 20, 2005
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of City of Winston-Salem for property owned by multiple owners

SUMMARY OF INFORMATION:

Zoning map amendment of City of Winston-Salem for property owned by multiple owners from County Zoning Jurisdiction (RS-9) to City Zoning Jurisdiction (RS-9): property is located on the southwest corner of Old Salisbury Road and Midpines Drive (Zoning Docket W-2784).

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 multiple owners, Docket W-2784

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

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

  Tax Block 3846  Tax Lot 42M
  Tax Block 3846D Tax Lots A, B, 1-9, 105-114, and 131-140

Section 2. This ordinance shall become effective upon adoption.
ZONING STAFF REPORT

DOCKET #  W-2784
STAFF:  David Reed

Petitioner(s):  City of Winston-Salem
Ownership:  Prime Properties of Winston-Salem, LLC; Fe C. Perez; Jamie Perez; Camden Homes, LLC; John W. Gentry; Rebecca Gentry; Peter L. Balthrop, Sr.; and Donna Balthrop

REQUEST

From:  County RS-9
To:  City RS-9

NOTE:  This is a general use zoning conversion petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage:  45.87

LOCATION:

Street:  Southwest corner of Old Salisbury Road and Midpines Drive
Jurisdiction:  City of Winston-Salem
Ward:  South

ANALYSIS:

The only thing under review in this case is the zoning conversion from County zoning to City zoning resulting from the June 20, 2005 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 City Council after review by the Public Works Committee, based on a petition by the property owners.

This proposal will not change the dimensional requirements of the subject properties but will reclassify the newly incorporated property from its Forsyth County zoning classification to the equivalent City of Winston-Salem zoning classification. The zoning classifications are essentially equivalent with the exception of a limited number of permitted uses.

The property owners were notified of this necessary zoning classification change by first class mail.

STAFF RECOMMENDATION

Zoning:  APPROVAL.
PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

MOTION:  Jerry Clark moved approval of the zoning map amendment.
SECOND:  Paul Mullican
VOTE:
   FOR:  Clark, Curtis, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Smith
   AGAINST:  None
   EXCUSED:  None

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A. Paul Norby, AICP
Director of Planning