DOCKET #: W2804

PROPOSED ZONING: City RS9

EXISTING ZONING: County RS9

PETITIONER: City of Winston-Salem for property owned by The Sherwood Company

SCALE: 1" represents 600'

STAFF: Reed

GMA: 3

ACRE(S): 16.34

MAP(S): 600830
October 19, 2005

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

RE:    ZONING MAP AMENDMENT W-2804

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
A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of City of Winston-Salem

SUMMARY OF INFORMATION:

Zoning Map Amendment of City of Winston-Salem from County RS-9 to City RS-9: property is located on the west side of Stratford Road north of Stratford Crossing Drive (Zoning Docket W-2804).

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, Docket W-2804

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:

Tax Lots 000A and 1-64 Tax Block 3897B

Section 2. This ordinance shall become effective upon adoption.
CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2804
October 13, 2005

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2804</th>
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</thead>
<tbody>
<tr>
<td>Staff</td>
<td>David Reed</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Shugart Enterprises, LLC; et. al.</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lots 000A and 1-64 /Tax Block 3897B</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Zoning Conversion</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from County RS9 to City RS9.</td>
</tr>
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</table>

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Stratford Road north of Stratford Crossing Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Acreage</td>
<td>± 23.54 acres</td>
</tr>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem (closest to Southwest Ward).</td>
</tr>
<tr>
<td>Analysis</td>
<td>The review for this case focuses on the zoning conversion from County zoning jurisdiction to Winston-Salem zoning jurisdiction triggered by the pending 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 will be 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.</td>
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**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: Paul Mullican moved approval of the zoning map amendment.
SECOND: Jerry Clark
VOTE:
  FOR: Curtis, Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Smith
  AGAINST: None
  EXCUSED: None

__________________________________________
A. Paul Norby, AICP
Director of Planning