DOCKET #: W2731

PROPOSED ZONING:
City RS-9

EXISTING ZONING:
County RS-9

PETITIONER:
City of Winston-Salem
for property owned by
The McAlpine Group, et al

SCALE: 1” represents 1000’

STAFF: Gould

GMA: 3

ACRE(S): 56.77

MAP(S): 618830
October 20, 2004

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

RE: ZONING MAP AMENDMENT W-2731

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
The McAlpine Group-West Clemmons, et al., 1329 E. Morehead St., Charlotte, NC 28204-2913
**ACTION REQUEST FORM**

<table>
<thead>
<tr>
<th>DATE:</th>
<th>October 20, 2004</th>
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</thead>
<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM:</td>
<td>A. Paul Norby, AICP, Director of Planning</td>
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</table>

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of City of Winston-Salem for property owned by The McAlpine Group-West Clemmonsville, et al and others

**SUMMARY OF INFORMATION:**

Zoning map amendment of City of Winston-Salem for property owned by The McAlpine Group-West Clemmonsville, et al and others from County RS-9 to City RS-9: property is located on the south side of Clemmonsville Road opposite Willmeade Drive (Zoning Docket W-2731)

**PLANNING BOARD ACTION:**

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

<table>
<thead>
<tr>
<th>Tax Block 3847</th>
<th>Tax Lot</th>
<th>112B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Block 3847A</td>
<td>Tax Lots</td>
<td>12, 13, 24, 25, 26, 27, 28, 29, 30, 31, 34, 48, 49, 50, 51, 188, 189, 190, 191, 192, and 193</td>
</tr>
</tbody>
</table>

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

DOCKET # W-2731
STAFF: Nancy Gould

Petitioner(s): City of Winston-Salem
Ownership: The McAlpine Group-West Clemmonsville, et al and others

REQUEST

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

Acreage: 56.77 acres

LOCATION:

Street: South of the intersection of W. Clemmonsville Road and Paula Drive and known as the Bethany Trace subdivision.
Jurisdiction: City of Winston-Salem. The subject area was annexed by the City of Winston-Salem on September 7, 2004.
Ward: South.

ANALYSIS

This case is under review only for zoning conversion from County Zoning to City Zoning due to annexation of the subject property into the City limits of Winston-Salem on September 7, 2004. The decision to annex the property was made by the City Council after review by the Public Works Committee. The Planning Board’s role in reviewing this petition pertains only to the change in zoning jurisdiction.

The proposal will not change the dimensional requirements for the subject properties. It will only reclassify the newly incorporated property from its Forsyth County zoning classification of RS-9 to the equivalent RS-9 City of Winston-Salem zoning classification. The zoning classifications and requirements are essentially the same.

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: Dara Folan
VOTE:
   FOR: Clark, Eickmeyer, Folan, Glenn, King, Lambe, Norwood, Smith
   AGAINST: None
   EXCUSED: None

_______________________
A. Paul Norby, AICP
Director of Planning