



DOCKET #: W2620

PROPOSED ZONING:
City RS9

EXISTING ZONING:
County RS9 and City RS9

PETITIONER:
City of Winston-Salem
for property owned by others

SCALE: 1" represents 600'

STAFF: Reed

GMA: 3

ACRE(S): 17.21

MAP(S): 624834



DRAFT ZONING STAFF REPORT

DOCKET # W-2620
STAFF: David Reed

Petitioner(s): City of Winston-Salem
Ownership: SIHO Properties, Inc.

REQUEST

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

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

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

Acreage: 17.21 acres

LOCATION

Street: South side of Clemmons Road east of Old Salisbury Road
Jurisdiction: to be annexed into City of Winston-Salem
Ward: Closest is South Ward

ANALYSIS

The only thing under review in this case is the zoning conversion from County RS-9 to City RS-9 resulting from the annexation of the subject property. 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.

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.

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

STAFF RECOMMENDATION

Zoning: APPROVAL.