



DOCKET #: W2538

PROPOSED ZONING:
GO

EXISTING ZONING:
GO-S (Medical & Surgical
Offices; Professional Offices;
and Offices, Miscellaneous)

PETITIONER:
Bethlehem LLC

SCALE: 1" represents 200'

STAFF: Hall

GMA: 3

ACRE(S): 1.3

MAP(S): 606846



April 24, 2002

Bethlehem, LLC
Lenin J. Peters, MD, Owner
507 Lindsay Street
High Point, NC 27262

RE: ZONING MAP AMENDMENT W-2538

Dear Dr. Peters:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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
Jack D. Walker, 302-D Lindsay Street, High Point, NC 27262
W. Lewis Randall, MD, P. O. Box 1239, Wilkesboro, NC 28697

ACTION REQUEST FORM

DATE: April 24, 2002
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Bethlehem, LLC

SUMMARY OF INFORMATION:

Zoning map amendment of Bethlehem, LLC from GO-S to GO: property is located on the northeast side of Westbrook Plaza Drive south of Forrestgate Drive (Zoning Docket W-2538).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Bethlehem, LLC, Docket W-2538

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 Board of Aldermen 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 GO-S (Medical & Surgical Offices; Professional Offices; and Offices, Miscellaneous) to GO the zoning classification of the following described property:

Tax Block 3826M, Tax Lots 017 and 018D

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2538
STAFF: S. Chad Hall

Petitioner(s): Bethlehem, LLC
Ownership: Same

REQUEST

From: GO-S General Office District (Medical & Surgical Offices; Professional Offices;
and Offices, Miscellaneous)
To: GO General Office District

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: 1.30 acres

LOCATION

Street: Northeast side of Westbrook Plaza Drive south of Forrestdge Drive.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Office building.

Adjacent Uses:

North -	Vacant land zoned GO-S.
Northeast -	Office zoned GO-S.
East -	Multifamily zoned RM-U-S.
South -	Office zoned GO-S.
West -	Vacant land RS-9.
Northwest -	Single family residential zoned RS-9.

GENERAL AREA

Character/Maintenance: Mixture of medium to large scale office structures with nearby single family residential.

Development Pace: Moderate to rapid.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Minimal. Site is already developed.

Topography: There is an approximate change in elevation of 12' on the subject property (from an approximate elevation of 830' in the south to an approximate elevation of 842' in the northeast)

Watershed: Site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Westbrook Plaza Drive; I-40; Westgate Center Drive

Street Classification: Westbrook Plaza Drive - local; I-40 - freeway; Westgate Center Drive - minor thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

I-40 between US 421 and South Stratford Road = 54,000/95,900

Westgate Center Drive between Healy Drive and Hanes Mall Blvd = NC/16,100

Sight Distance: Fair to Good.

Sidewalks: None.

Transit: None.

Bike: None.

HISTORY

Relevant Zoning Cases:

1. W-1155; R-5 to R-1-S (Offices); approved June 4, 1984; includes this site, 25.7 acres total; Planning board and staff recommended approval. Final development plan of site approved May 11, 1989; Planning board and staff recommended approval.
2. W-1654; R-1-S (Offices) to R-1-S (Offices; and Medical dental or related offices); approved May 7, 1990; includes this site, 1.989 acres; Planning Board and staff recommended approval.
2. W-2187; GO-S (Professional Office; Offices, Miscellaneous; and Medical and Surgical Offices) to GO-S (Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; Banking and Financial Services; Health Services, Miscellaneous; Government Offices; School, Vocational or Professional; and Services, Business A); approved October 22 1997; southwest of subject property on northwest side of Westbrook Plaza Drive; 1.18 acres; Planning Board and staff recommended approval. NOTE: All pertinent conditions approved in Zoning Docket W-1997 are still in effect for this rezoning petition.
3. W-1997; RMU-S to GO-S (Professional Office; Offices, Miscellaneous; and Medical and Surgical Offices - TWO PHASE); approved October 2, 1995; southwest of subject property on northwest side of Westbrook Plaza Drive. This rezoning petition was done to correct a reclassification error of this property during the UDO zoning conversion process. The property was zoned R-1-S prior to the UDO. R-1 or R-1-S zoning allowed both unlimited residential density and office uses. The property was reclassified RMU-S

but the owner wanted to build an office building on this property. The petition was recommended for approval by both the Planning Board and staff.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods

Relevant Comprehensive Plan Recommendation(s): None.

Area Plan/Development Guide: *South Stratford Road Development Guide* (approved in 1989)

Relevant Development Guide Recommendation(s): The “development plan” (page 17 of the area plan) recommends that the subject property be developed for office uses.

ANALYSIS

The current rezoning request is for a 1.3 acre tract located on the northeast side of Westbrook Plaza Drive. The subject property is currently developed and is largely surrounded by developed office space. Vacant land, zoned GO-S is located north of the site and abuts the subject property. To the west, across Westbrook Plaza Drive, vacant land zoned RS-9 is available.

Numerous rezonings were requested during the 1970's in the area bordered by South Stratford Road, Interstate 40, Old Vineyard Road and the new I-40 bypass. The majority of land uses requested have been for office development. Special use district zoning was used for a number of these rezonings. In these special use district zones, development control was obtained with respect to building and parking placement, building heights, and development intensity.

The site falls within a larger area recommended for office use as indicated in the *South Stratford Road Development Guide*. The subject area calls for office uses.

Two relevant conditions to the development of this site involve localized impact fees prior to the issuance of building permits. The first impact fee was for the Stratford Road sewer outfall and the other was for the Westbrook Plaza Drive road improvements. Both fees have been paid.

In this instance, the conversion of an existing GO-S to a GO does not appear to adversely affect the character of the development around the subject property. The original GO-S classification was in attempts to regulate building and parking locations as well as building height and density of a parcel. Since the site is already developed, converting to a general GO classification does not impact the character of the area. While staff is comfortable with general use zoning on developed parcels, the reclassification of the subject property should not suggest that vacant or surrounding parcels should be rezoned to GO.

FINDINGS

1. The *South Stratford Road Development Guide* recommends office development for this area.
2. The subject property is currently developed and is largely surrounded by developed office space.
3. Both sewer and road improvement impact fees have been paid.
4. The rezoning of this property would not adversely effect the character of the area.
5. The rezoning of this previously developed property to a general use GO should not set a precedent for other uses in the area to convert to general use GO.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the zoning map amendment.

SECOND: Jimmy Norwood

VOTE:

FOR: Bost, Clark, Doyle, King, Norwood, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning