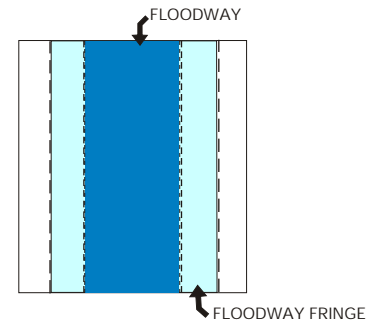


DOCKET #: W2547

PROPOSED ZONING:
GB

EXISTING ZONING:
GI

PETITIONER:
John Southerland



SCALE: 1" represents 200'

STAFF: Hall

GMA: 2

ACRE(S): 0.62

MAP(S): 624858



June 28, 2002

John Southerland
3845 Queen Anne Circle
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2547

Dear Mr. Southerland:

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

ACTION REQUEST FORM

DATE: June 18, 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 Petition of John Southerland.

SUMMARY OF INFORMATION:

Zoning Petition of John Southerland.

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL

FOR: AVANT, BOST, CLARK, DOYLE, FOLAN, KING, POWELL,
KENNEDY-SLOAN

AGAINST: NONE

SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - GENERAL USE

Zoning Petition of John Southerland, Docket W-2547

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 GI (General Industrial District) to GB (General Business) the zoning classification of the following described property:

Tax Block 0910H, Tax Lots 39, 40, 44, 42, 43, and 44

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2547
STAFF: S. Chad Hall

Petitioner(s): John Southerland
Ownership: Same

REQUEST

From: GI General Industrial District
To: GB General Business 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: 0.62 acre

LOCATION

Street: North side of Northwest Boulevard east of Thurmond Street
Jurisdiction: City of Winston-Salem
Ward: North

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: An existing commercial building is on the site. The surrounding area has an industrial and commercial character, dominated by GI and LI zoning with GB zoning adjacent to the subject property.

Adjacent Uses:

North -	Single Family Residential zoned RS-7
East -	Roy Mustin Automotive, Inc. zoned GB
South -	Willard Cab Company and a vacant structure zoned GI
West -	B&C Auto Service and Club 2000 zoned GI

GENERAL AREA

Character/Maintenance: Well maintained commercial and industrial uses.
Development Pace: Moderate to Slow

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No specific impact determined with general use zoning.

rezoning should generate no negative impact on this area. The site lies within an area that has been historically used for industrial and other commercial purposes.

The approximately sixty (60) foot grade differential directly behind the site creates a dramatic separation from the residential zoning on the heights above, and provides more than adequate separation and buffering from the housing units there.

Rezoning would permit a number of different uses not currently allowed in GI zoning, specifically retail uses such as outdoor display retail. The size of the site and its location may limit the development potential.

FINDINGS

1. There is more than adequate separation between this development zone and nearby residential zones.
2. Rezoning from industrial to business zoning will not significantly alter the character of the area.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Terry Powell moved approval of the zoning map amendment.

SECOND: Philip Doyle

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Kennedy-Sloan King, Powell,

AGAINST: None

A. Paul Norby, AICP
Director of Planning