DOCKET #: W2574

PROPOSED ZONING:
City RS9

EXISTING ZONING:
County RS9

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

SCALE: 1" represents 400'

STAFF: Gallaway

GMA: 3

ACRE(S): 15.4

MAP(S): 660858
September 20, 2002

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

RE:    ZONING MAP AMENDMENT W-2574

Dear Mr. Stuart:

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: September 20, 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 City of Winston-Salem for property owned by C. Edwards and Co., Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of the City of Winston-Salem for property owned by C. Edwards and Co., Inc. from County RS-9 to City RS-9: property is located east of Creekview Drive terminus, west of Sedge Garden Road and north of Fishers Branch Creek Maps (Zoning Docket W-2574).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED
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 County RS-9 to City RS-9 the zoning classification of the following described property:

Tax Block 5341C, Tax Lots A, B, 1-40

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

DOCKET #  W-2574
STAFF: Suzy Gallaway

Petitioner(s): City of Winston-Salem
Ownership: C. Edwards and Co., 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: 15.4 acres

LOCATION

Street: West of Sedge Garden Road east of Creekview Drive and north of Fishers Branch Creek
Jurisdiction: to be annexed into City of Winston-Salem
Ward: Closest is East.

ANALYSIS

The current rezoning request consists of a 15.4 acres tract located west of Sedge Garden Road east of Creekview Drive and north of Fishers Branch Creek. Specifically under review is the associated 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 is made by the Board of Aldermen upon recommendation 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 present 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 zoning classification change by certified mail and the certified receipts are on file in the zoning docket.

STAFF RECOMMENDATION
Zoning: **APPROVAL.**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: John Bost moved approval of the map amendment.
SECOND: Philip Doyle
VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, King, Norwood, Powell
AGAINST: None
EXCUSED: None

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A. Paul Norby, AICP
Director of Planning