



**DOCKET #:** W2450

**PROPOSED ZONING:**  
LB

**EXISTING ZONING:**  
RS9 and LB

**PETITIONER:**  
Ayman Zendah

**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 1.2

**MAP(S):** 630834



February 21, 2001

Ayman Zendah  
4766 Winslow Lane  
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2450

Dear Mr. Zendah:

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  
Randall G. Kale, 3550 Vest Mill Road, Winston-Salem, NC 27103

**ACTION REQUEST FORM**

**DATE:** February 21, 2001  
**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 Ayman Zendah

**SUMMARY OF INFORMATION:**

Zoning map amendment of Ayman Zendah from RS-9 and LB to LB: property is located on the northwest side of Main Street north of Konnoak Drive (Zoning Docket W-2450).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Ahman Zendah, Docket W-2450

AN ORDINANCE AMENDING THE WINSTON-  
SALEM  
CITY ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF THE CITY OF  
WINSTON-SALEM, N.C.

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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 LB and RS-9 to LB the zoning classification of the following described property:

Tax Block 1394, Tax Lots 101B and 105

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2450  
**STAFF:** Gary Roberts

Petitioner(s): Ayman Zendah  
Ownership: Same

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf and LB Limited Business District  
To: LB Limited 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: 1.2 acres

### **LOCATION**

Street: Northwest side of Main Street north of Konnoak Drive.  
Jurisdiction: City of Winston-Salem.  
Ward: Southeast.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Small accessory building.

Adjacent Uses:

- North - Single family residential uses zoned RS-9.
- East - Single family residential uses zoned RS-9.
- South - Uniroyal Tire Store and car sales lot, both zoned LB. Across Main Street south of the current site is a bar zoned LB.
- West - Single family residential uses zoned RS-9.

### **GENERAL AREA**

Character/Maintenance: Modest single family homes and businesses in good condition.  
Development Pace: Slow to moderate.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site has already been cleared.  
Topography: Flat.

## **TRANSPORTATION**

Direct Access to Site: Main Street.  
Street Classification: Minor thoroughfare.  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
Main Street from Konnoak to Clemmonsville Road = 5,100/15,000

## **HISTORY**

Relevant Zoning Cases:

1. W-2041; RS-9 to LB; approved April 1, 1996; west side of South Main Street near intersection with Konnoak Drive; 0.54 acre; Planning Board and staff recommend approval.
2. W-2116; RS-9 to GB-S [Residential Building, Multifamily; Restaurant (without drive-through service); and Storage Services, Retail]; approved January 6, 1997; east side of Main Street across from Davie Avenue; 1.06 acres; Planning Board and staff recommended approval with conditions.
3. W-1937; RS-9 to HB-S (Convenience Store; Food or Drug Store; Furniture and Home Furnishing Store; General Merchandise Store; Hardware Store; Outdoor Display Retail; Retail; Retail Store, Specialty or Miscellaneous; Funeral Home; Medical and Surgical; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Warehousing; and Child Day Care Center - TWO PHASE); approved January 17, 1995; 1.18 acres; remanded by Board of Aldermen for Special Use Zoning; Planning Board recommended approval, staff recommended denial.

## **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* recommends development of commercial activity nodes at planned locations, separation and buffering of commercial from residential areas and preservation of stable neighborhoods.

Area Plan/Development Guide: This site does not lie within the boundaries of a development guide or an area plan.

## **ANALYSIS**

The petitioner is requesting approval to rezone approximately ½ of an acre along the north side of the existing Uniroyal Tire Store on South Main Street. The zoning line between LB and RS-9 currently divides the subject properties.

The requested rezoning will align the property lines with the zoning boundary. The subject property is 4-6 feet below the grade of the adjacent residential property thereby reducing the impact of any future commercial expansion. While staff is concerned with the protection of the adjacent residential properties, we see this request as a logical extension of LB onto the remainder of the subject lots and hereby recommend approval.

## **FINDINGS**

1. *Vision 2005* recommends development of commercial activity nodes at planned locations, separation and buffering of commercial from residential areas and preservation of stable neighborhoods.
2. This site does not lie within the boundaries of a development guide or an area plan.
3. The request would align the zoning boundary line with the property line.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

[*For information purposes only:* The draft *Legacy* Comprehensive Plan: The petitioner's site is in the suburban neighborhoods growth management area. The plan recommends that commercial development occur at compact nodes rather than in a linear fashion along major thoroughfares. The plan also encourages commercial services adjacent to neighborhoods where that development provides some of the weekly shopping needs of adjacent residential areas.]

## **PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: James Rousseau moved approval of the zoning map amendment.

SECOND: Steve Johnson

VOTE:

FOR: Johnson, King, Powell, Rousseau, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning