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
ACTIONS 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
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.
   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

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