



DOCKET #: W2460

PROPOSED ZONING:
HB

EXISTING ZONING:
LI

PETITIONER:
Hertz Corporation

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 3.49

MAP(S): 624874



April 25, 2001

Hertz Corporation
c/o Brian Kaminski
225 Brae Avenue
Park Ridge, NJ 07656

RE: Zoning Map Amendment W-2460

Dear Mr. Kaminski:

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
Terrence Gleason, c/o Envirotek, 1111 Oberlin Road, Raleigh, NC 27605

ACTION REQUEST FORM

DATE: April 25, 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 Petition of Hertz Equipment Rental Corporation

SUMMARY OF INFORMATION:

Zoning map amendment of Hertz Equipment Rental Corporation from LI to HB: property is located on the south side of North Point Boulevard east of Cherry Street (Zoning Docket W-2460).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Hertz Equipment Rental Corporation, Docket W-2460

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 LI Limited Industrial District to HB Highway Business District the zoning classification of the following described property:

Tax Block 3437 Tax Lot 22C

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2460
STAFF: Gary Roberts

Petitioner(s): Hertz Equipment Rental Corporation
Ownership: Same.

REQUEST

From: LI Limited Industrial District
To: HB Highway 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: 3.49 acres

LOCATION

Street: South side of North Point Boulevard east of Cherry Street.
Jurisdiction: City of Winston-Salem.
Ward: North.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is currently wooded with a transmission tower located on the northeastern boundary adjacent to the railroad.

Adjacent Uses:

- North - Across North Point Boulevard are a strip shopping center; offices; and distribution centers zoned RS-9 and HB.
- Northeast - A vacant building zoned LI.
- East - NCDOT road maintenance/correctional facility zoned LI.
- South - NCDOT road maintenance/correctional facility zoned LI.
- West - Office building and NAPA parts store both zoned HB.

GENERAL AREA

Character/Maintenance: Commercial and industrial distribution type uses in good maintenance.
Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Request is for general use. No plans have been submitted.

Topography: Moderate slope away from the street to the southwest.

Vegetation/habitat: Partially wooded with low growing pine trees.

Constraints: None known.

TRANSPORTATION

Direct Access to Site: North Point Boulevard.

Street Classification: Major thoroughfare.

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

North Point Boulevard between Cherry Street and Norfolk Southern Railroad =
NC/27,000.

Transit: Route #10 along Indiana Avenue; Route #4 west on North Point Boulevard.

HISTORY

Relevant Zoning Cases:

1. W-2072; RS-9 to LI; approved August 5, 1996; north side of Craft Drive and southwest side of Southern Railroad between Polo Road and Dellwood Drive; 0.35 acre; Planning Board recommended approval and staff recommended denial.
2. W-2071; HB to LI; approved August 5, 1996; subject property; 3.5 acres; Planning Board and staff recommended approval.
3. W-1148; R-4 to I-2, UDO conversion to HB; approved June 4, 1984; 300 feet north of subject property, southwest side of Indiana Avenue southeast of Methodist Drive; 0.96 acre; Planning Board and staff recommend approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* calls for the development of activity nodes at planned locations and the separation and buffering of commercial, office, and industrial uses from residential areas.

Area Plan/Development Guide: Although no area plans apply to this property, it is located adjacent to the *Piney Grove Comprehensive Neighborhood Plan* (1982). That plan identifies several Light Industrial and Retail Trade/Services areas adjacent to this site.

ANALYSIS

The subject petition is for the rezoning of a 3.49 acre tract located on the southern side of North Point Boulevard, adjacent to the railroad track, from LI to HB. Ironically, this property was rezoned from HB to LI in 1996. Staff then noted that prior to the UDO conversion, the property was zoned I-2 which permitted both commercial and limited industrial uses.

It was also noted that during the 1995 conversion, property within this general area was converted to either HB or LI based upon the current and/or anticipated commercial or industrial uses. The subject property is surrounded on two sides by HB zoning. Rezoning this property back to HB would be consistent with much of the development in the general area.

Staff's only concern regarding this site is the potential height of ground signs (35 feet) which would be permitted under any general use district including the current LI district. Although the majority of uses along North Point Boulevard are of a relatively intense nature, the signage is pleasantly low key, and contributes to the attractiveness and quality of the development which has occurred there. It is hoped that the property owner will be sensitive to this matter as improvements are made to the site. Staff recommends approval of the request.

FINDINGS

1. *Vision 2005* calls for the development of activity nodes at planned locations.
2. The *Piney Grove Comprehensive Neighborhood Plan* (1982), identifies several Light Industrial and Retail Trade/Services areas adjacent to this site.
3. The subject request is generally consistent with the surrounding development pattern.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

[*For information purposes only:* The draft *Legacy Development Guide* proposes that we focus commercial activity in walkable mixed-use developments.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Steve Johnson

VOTE:

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

AGAINST: None

A. Paul Norby, AICP
Director of Planning