



September 25, 2013

Pat and Patsy Taylor  
3609 Greystone Drive  
Winston-Salem, NC 27107

Re: Zoning Petition W-3192

Bryce A. Stuart Municipal Building  
100 E. First Street  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
Fax 336.748.3163  
[www.cityofws.org/planning](http://www.cityofws.org/planning)

Dear Pat and Patsy Taylor :

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning and Development Services

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

**City Council:** Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Molly Leight, South Ward; Wanda Merschel, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

**Forsyth County Commissioners:** Richard V. Linville, Chairman; Gloria D. Whisenhunt, Vice Chair; Mark Baker; Walter Marshall; David R. Plyler, Bill Whiteheart; Everette Witherspoon; County Manager: Dudley Watts, Jr.

**City-County Planning Board:** Arnold G. King, Chair; Allan Younger, Vice-Chair; Tommy Hicks; Clarence R. Lambe, Jr.; Darryl Little; Barry A. Lyons; Lynne Mitchell; Paul W. Mullican; Brenda J. Smith

**CityLink311**

Call 311 or 336-727-8000  
[citylink@cityofws.org](mailto:citylink@cityofws.org)

**ACTION REQUEST FORM**

**DATE:** September 25, 2013  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning and Development Services

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning petition of Pat and Patsy Taylor.

**SUMMARY OF INFORMATION:**

Zoning petition of Pat and Patsy Taylor from RS9 to RSQ-L (Residential Building, Single Family): property is located on the southwest corner of Frazier View Lane and Manchester Street (Zoning Docket W-3192).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Pat and Patsy Taylor, Docket W-3192

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 City Council 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 RS9 to RSQ-L (Residential Building, Single Family) the zoning classification of the following described property:

PIN # 6846-07-0408

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ to Pat and Patsy Taylor.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Pat and Patsy Taylor. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Pat and Patsy Taylor, (Zoning Docket W-3192). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Residential Building, Single Family, approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the Section 6-1.5 zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  - a. Developer shall record a final subdivision plat for the subject property in the office of the Register of Deeds within 180 days of approval.
  
- **PRIOR TO SIGNING OF FINAL PLAT:**
  - a. Developer shall obtain a bufferyard variance from the Zoning Board of Adjustment.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

PETITION INFORMATION	
<b>Docket #</b>	W-3192
<b>Staff</b>	<a href="#">David E. Reed, AICP</a>
<b>Petitioner(s)</b>	Pat & Patsy Taylor
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN # 6846-07-0408
<b>Address</b>	2832 Manchester Street
<b>Type of Request</b>	Special use limited rezoning from RS9 to RSQ-L
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS9 (Residential, Single Family district; 9,000 sf minimum lot size) <b>to</b> RSQ-L (Residential Single Family Quadraplex - special use limited district). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Residential Building, Single Family</li> </ul> <p><b>NOTE:</b> General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>
<b>Neighborhood Contact/Meeting</b>	<p>The following letter was hand delivered by the petitioner to each occupied property on Manchester and Ansonia Streets down to 26<sup>th</sup> Street:</p> <p><b>TO WHOM IT MAY CONCERN:</b></p> <p><b>My name is Pat Taylor and I own a parcel of land at 2832 Manchester 2020 Frazier View Lane, and 2010 Frazier View Lane.</b></p> <p><b>When these houses were built they were built on one parcel of land.</b></p> <p><b>I am getting permission from the Planning Department of the City of Winston-Salem to put <u>each house</u> on its own property. I will not be adding on or changing these houses in any way.</b></p> <p><b>It is my responsibility to go through the proper channels of the City of Winston-Salem's, Planning Department.</b></p> <p><b>They will be posting sign's concerning this on these properties.</b></p> <p><b>I feel that you would want to know this, and if you have concerns or comments they will have a phone number on the signs for you to call.</b></p> <p><b>Thank you for your co-operation.</b></p> <p style="text-align: right;"><b>Pat Taylor, Property Owner</b></p>
<b>Zoning District Purpose Statement</b>	The RSQ District is primarily intended to accommodate predominantly single family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. This district is intended for application in GMAs (Growth

	Management Areas) 2 (Urban Neighborhoods), and 3 (Suburban Neighborhoods) and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.			
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>			
	Yes, the site is located within the Urban Neighborhoods GMA and is limited to single family detached dwellings which is the current use of the property and the predominant use in the neighborhood.			
<b>GENERAL SITE INFORMATION</b>				
<b>Location</b>	Southwest corner of Frazier View Lane and Manchester Street			
<b>Jurisdiction</b>	City of Winston-Salem			
<b>Ward(s)</b>	Northeast Ward			
<b>Site Acreage</b>	± 0.49 acres			
<b>Current Land Use</b>	Single Family Residential			
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>	
	North	GI	Airport runway	
	East	GI	Airport runway	
	South	RS9	Single Family Homes	
	West	RS9	Single Family Homes	
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes, because the property is limited to single family residential, it is compatible with the uses permitted on the surrounding properties to the south and west.			
<b>Physical Characteristics</b>	Site is level and is developed with three single family homes.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the site.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The subject property is currently developed with three single family homes. The site includes no regulatory floodplains, steep slopes, or watersheds and the dimensional requirements for the proposed RSQ-L district will allow each of the homes to be located on a separate lot.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Manchester Street	Local Street	103 feet	N/A	N/A
Frazier View Lane	Local Street	182 feet	N/A	N/A
<b>Proposed Access Point(s)</b>	Because this is a special use limited request with no site plan or access conditions, the exact location of access is unknown.			

<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS9</u>  .49 acre x 43,560 / 9,000 = 2 units x 9.57 (SFR Trip Rate) = 20 Trips per Day</p> <p><u>Proposed Zoning: RSQ-L</u>  .49 acre x 43,560 / 5,000 = 4 units x 9.57 (SFR Trip Rate) = 39 Trips per Day</p>					
<b>Sidewalks</b>	There are no sidewalks located in the general area.					
<b>Transit</b>	Route 2 runs along Manchester Street approximately 1,100 feet south of the site.					
<b>Analysis of Site Access and Transportation Information</b>	The site fronts on the corner of two local streets and the anticipated trip generation is comparable to what could occur under the current zoning.					
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>						
<b>Legacy GMA</b>	Growth Management Area 2 - Urban Neighborhoods.					
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• Growth concentrated in GMA 2 is more cost effective from a public service delivery standpoint, reduces the pressure for development in the Future Growth Area, preserves open space and rural areas, and avoids traffic congestion and costly new infrastructure.</li> <li>• Legacy recommends bringing older housing up to code.</li> <li>• Promote the concept of gentle density in existing neighborhoods.</li> </ul>					
<b>Relevant Area Plan(s)</b>	<i>East/Northeast Winston-Salem Area Plan, 2008.</i>					
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The <i>East/Northeast Winston-Salem Area Plan</i> recommends the site for single-family use.</li> </ul>					
<b>Other Applicable Plans and Planning Issues</b>	Master Plan Update, Smith Reynolds Airport, Winston-Salem, North Carolina, 2012. The Preferred Airport Development Alternative proposes acquiring this and surrounding properties for airport expansion due to their proximity to the main runway. The Airport Director, Mark Davidson, indicated by telephone that he has no problem with the rezoning.					
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
	<b>(R)(4) - Is the requested action in conformance with Legacy?</b>					
Yes						
<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject request is consistent with Legacy and the <i>East/Northeast Winston-Salem Area Plan</i> and does not propose any intensification of land use that would be adverse to future airport plans.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2788	RS9, RSQ, &	Approved	2,400'	34.49	Approval	Approval

	RM18 to LI	10/03/05	west			
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
RSQ-L zoning will allow the existing homes to be on separate lots thereby allowing a nonconforming situation to become conforming.			RSQ zoning could set a precedent for more intense residential zoning adjacent to the airport.			
Special use limited zoning allows the site to be restricted to single family use only.						
Proposal is consistent with <i>Legacy</i> and the <i>East/Northeast Winston-Salem Area Plan</i>						
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL						
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.						
<ul style="list-style-type: none"> <li>• <b><u>PRIOR TO THE ISSUANCE OF ANY PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. Developer shall record a final subdivision plat for the subject property in the office of the Register of Deeds within 180 days of approval.</li> </ul> </li> <li>• <b><u>PRIOR TO SIGNING OF FINAL PLAT:</u></b> <ul style="list-style-type: none"> <li>a. Developer shall obtain a bufferyard variance from the Zoning Board of Adjustment.</li> </ul> </li> </ul>						

**STAFF RECOMMENDATION: APPROVAL**

**NOTE:** These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**



---

**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3192  
SEPTEMBER 12, 2013**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Paul Mullican moved approval of the zoning petition including revised staff recommended conditions.

SECOND: Lynne Mitchell

VOTE:

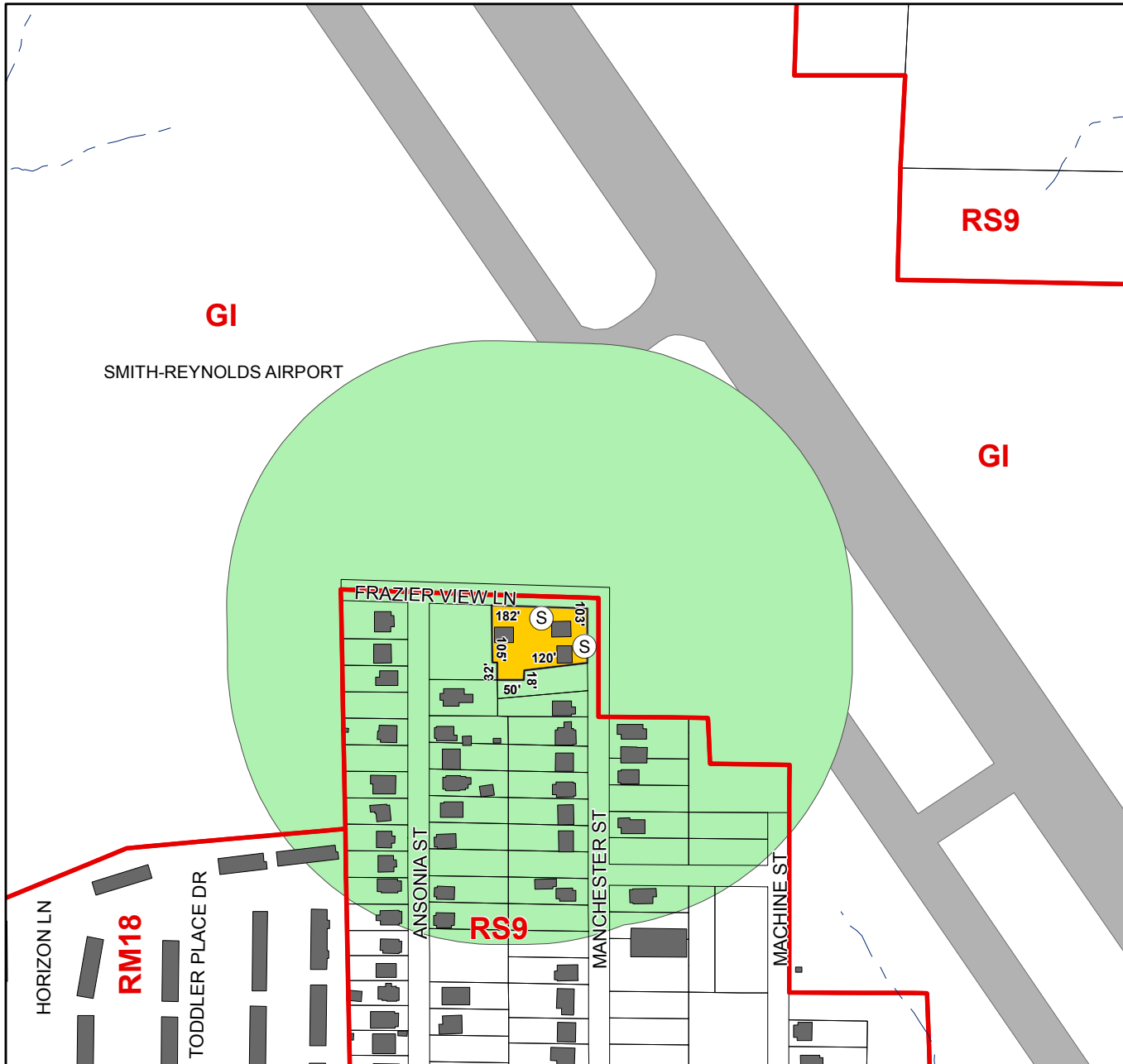
FOR: Tommy Hicks, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

---

A. Paul Norby, FAICP  
Director of Planning and Development Services



**DOCKET #:** W3192

**PROPOSED ZONING:**  
RSQ-L

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Pat Taylor and Patsy Taylor  
for property owned by Same

- Subject property
- 500' notification radius

**SCALE:** 1" represents 300'

**STAFF:** Reed

**GMA:** 2

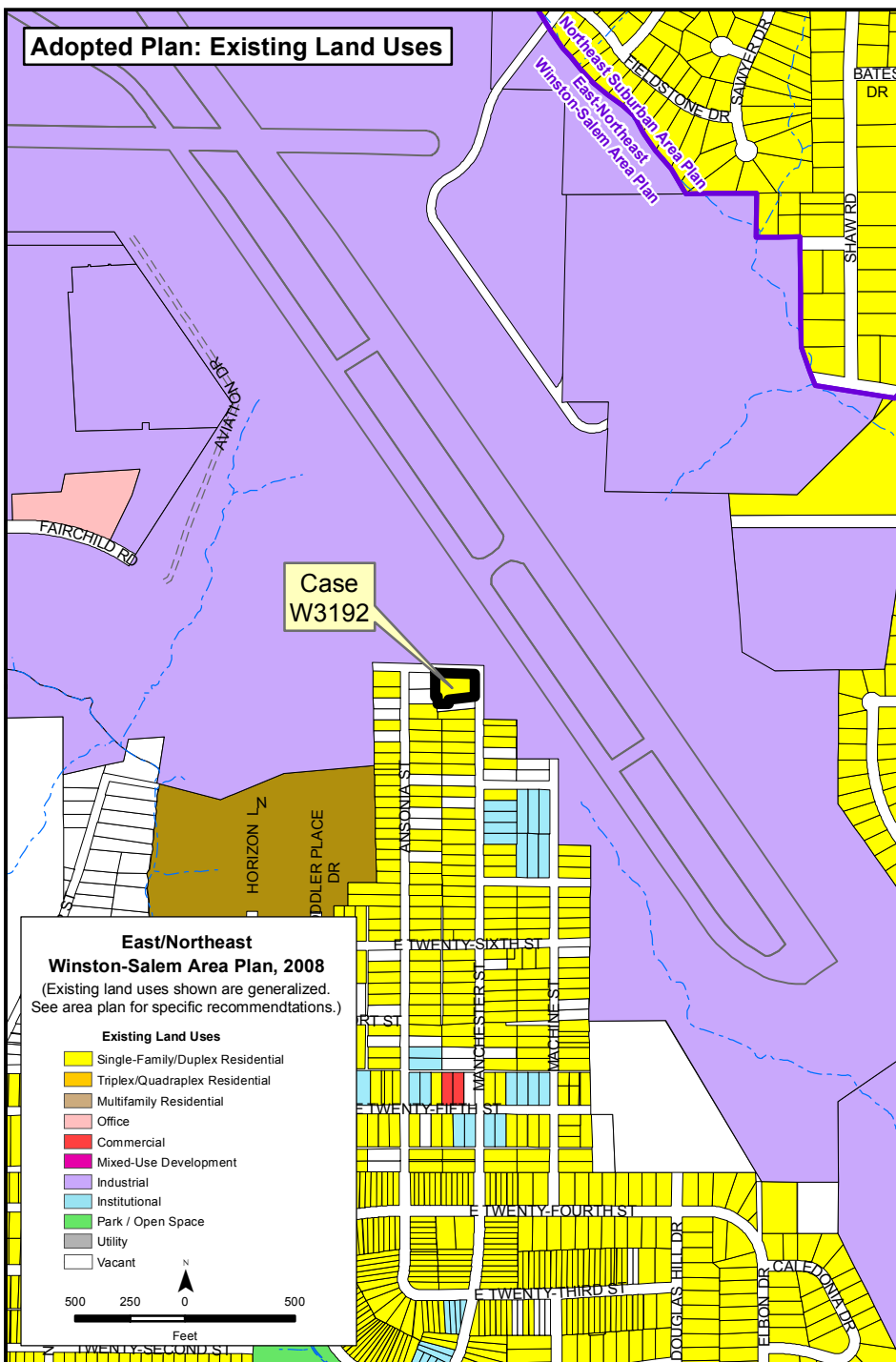
**ACRES:** 0.49

**NEAREST BLDG:** 54' southwest

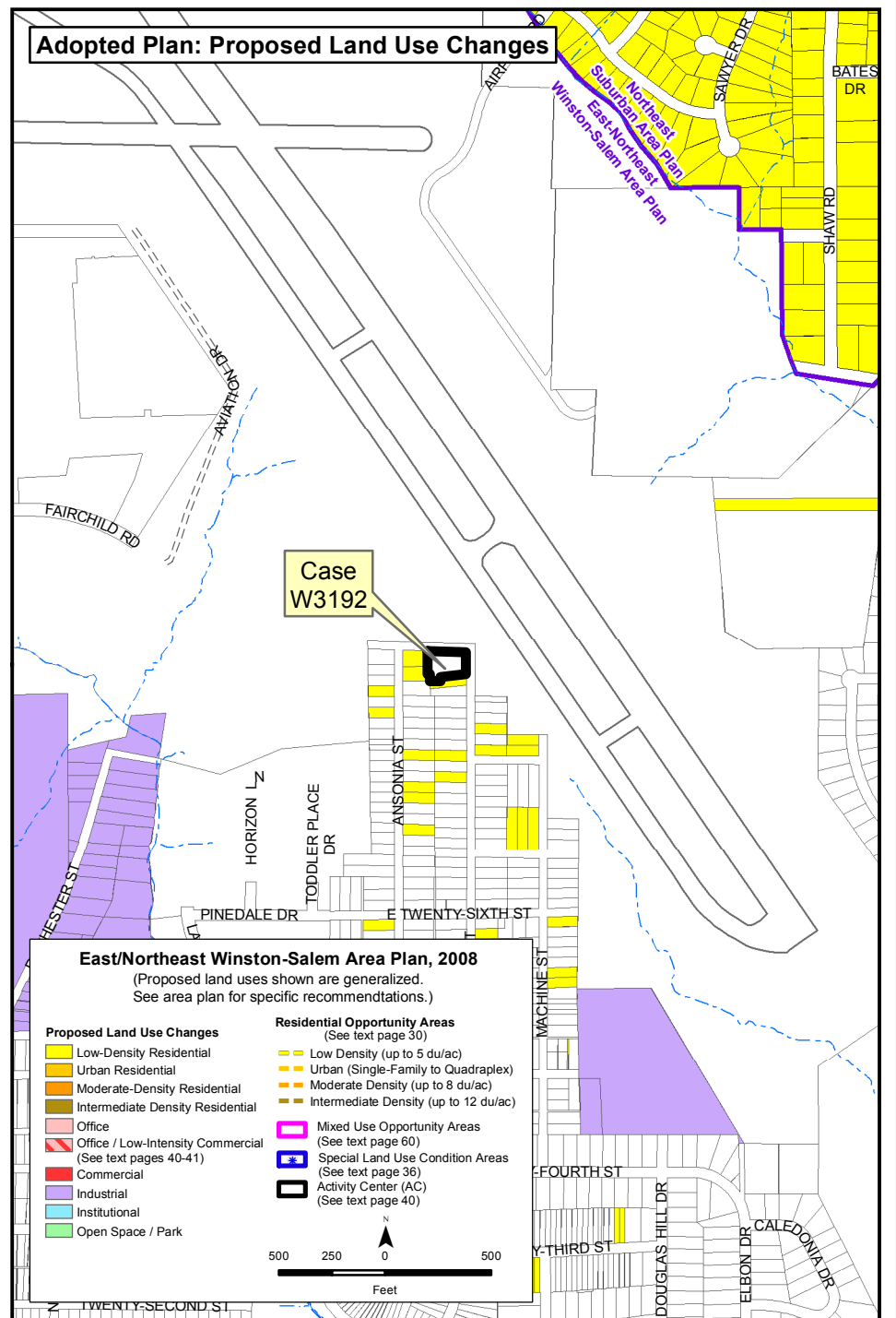
**MAP(S):** 636866



### Adopted Plan: Existing Land Uses



### Adopted Plan: Proposed Land Use Changes



**W-3192 ATTACHMENT A**  
**EXISTING RS9 USES ALLOWED**  
**City of Winston-Salem Jurisdiction Only**

**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**

Adult Day Care Home  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private

**USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Church or Religious Institution, Community  
Golf Course  
Library, Public  
Limited Campus Uses  
Planned Residential Development  
School, Private  
School, Public  
Utilities

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Bed and Breakfast  
Child Day Care, Large Home  
Habilitation Facility A  
Landfill, Land Clearing/Inert Debris  
Manufactured Home, Class A  
Park and Shuttle Lot

**USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site  
Parking, Off-Site, for Multifamily or Institutional Uses

APPROVAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN  
W-3192  
(PAT AND PATSY TAYLOR)

The proposed zoning map amendment from RS9 (Residential, Single Family; 9,000 sf minimum lot size) to RSQ-L (Residential Single Family Quadraplex - special use limited) with its added conditions is generally consistent with the *Legacy Comprehensive Plan* and the *East/Northeast Winston-Salem Area Plan* and is reasonable and in the public interest because:

1. The special use limited district allows the site to be restricted to single family use only; and
2. The zoning request will allow existing homes to be on separate lots thereby allowing a nonconforming situation to become conforming.

DENIAL  
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN  
W-3192  
(PAT AND PATSY TAYLOR)

Although the proposed zoning map amendment from RS9 (Residential, Single Family; 9,000 sf minimum lot size) to RSQ-L (Residential Single Family Quadraplex - special use limited) with its added conditions is generally consistent with the *Legacy Comprehensive Plan* and the *East/Northeast Winston-Salem Area Plan*, denial of the petition is reasonable and in the public interest because the RSQ zoning could set a precedent for more intense residential zoning adjacent to the airport.