



DOCKET #: W3067

PROPOSED ZONING:
LI

EXISTING ZONING:
GI-S

PETITIONER:
William T. Logan
for property owned
by James M. Logan

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRES: 1.81

**NEAREST
BLDG:** 68' southeast

MAP(S): 630870



June 23, 2010

James M. Logan
c/o William Thomas Logan, Executor
P. O. Box 58
Pfafftown, NC 27040

RE: ZONING MAP AMENDMENT W-3067

Dear Mr. Logan:

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

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Robert W. Sparks, P. O. Box 24296, Winston-Salem, NC 27114

ACTION REQUEST FORM

DATE: June 23, 2010
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of James M. Logan

SUMMARY OF INFORMATION:

Zoning map amendment of James M. Logan from GI-S (Recycling Center) to LI: property is located on the southwest side of Indiana Avenue, across from Parkwood Avenue (Zoning Docket W-3067).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of James M. Logan, Docket W-3067

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 GI-S (Recycling Center) to LI the zoning classification of the following described property:

All that parcel of land lying in Winston Township, County of Forsyth and State of North Carolina containing 1.80917 acres, more or less, as shown on survey by Thomas A. Riccio, Professional Land Surveyor, described as follows:

Beginning at an iron stake lying in the southwest right-of-way line of Indiana Avenue, northwest corner of the property of Tar Heel Paving Co., Inc. (Tax Block 2035, Lot 113) and running thence south 36° 38' 19" west 225.53 feet to an iron stake located in the right-of-way line of the Southern Railway; running thence with the railroad north 35° 23' 00" west 478.13 feet to a point; running thence north 54° 28' 51" east 137.10 feet to a point in Indiana Avenue; thence running with the right-of-way line of Indiana Avenue south 45° 36' 35" east 206.56 feet to a point and continuing south 46° 38' 01" east 209.60 feet to the place of BEGINNING.

Tax Block 2036, Lot 101B and part of Lots 02A and 102.

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3067		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	James M. Logan		
Owner(s)	Same		
Subject Property	Portion of PIN # 6837-03-1038		
Address	4000 and 4004 Indiana Avenue		
Type of Request	General use rezoning from GI-S to LI		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI-S (General Industrial District, Recycling Center) to LI (Limited Industrial District).</p> <p>NOTE: Both general, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Zoning District Purpose Statement	The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in GMAs 1, 2, 3 and 4 and Metro Activity Centers.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located within GMA 2 and is adjacent to other LI and GI zoned properties.</p>		
GENERAL SITE INFORMATION			
Location	Southwest side of Indiana Avenue, across from Parkwood Avenue		
Jurisdiction	City of Winston-Salem		
Ward(s)	North		
Site Acreage	± 1.81 acres		
Current Land Use	Vacant industrial buildings		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North and northeast	LI & RS-9	Undeveloped property and single family homes
	Southeast	LI	Tar Heel Paving Company
	Southwest and west	LI	Railroad and industrial use

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the site is located adjacent to LI and GI zoning.			
Physical Characteristics	The subject property is an existing developed site. The topography of the site is relatively flat and there are no streams or wetlands.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	The site has no known constraints other than its relatively narrow width and the presence of two platted unopened streets which traverse the site.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Indiana Avenue	Major Thoroughfare	390'	16,000	23,900
Proposed Access Point(s)	Because this is a General Use request with no site plan, the exact location of access points (other than the existing driveways) is unknown; however, the site does have public road frontage on Indiana Avenue.			
Planned Road Improvements	The Comprehensive Transportation Plan recommends sidewalks on both sides of Indiana Avenue.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: GI-S</u> 29,328 / 1,000 x 6.97 (General Light Industrial Trip Rate) = 65 Trips per Day <u>Proposed Zoning: LI</u> No trip rate is available with the proposed request which has no site plan.			
Sidewalks	Sidewalks are located along the opposite side of Indiana Avenue.			
Transit	Route 10 along Indiana Avenue			
Analysis of Site Access and Transportation Information	Staff does not anticipate any negative transportation impacts from this request.			

CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 2, Urban Neighborhoods
Relevant Legacy Recommendations	<p>One of the objectives of <i>Legacy</i> is the redevelopment of abandoned industrial and brownfield sites. Some of the benefits that <i>Legacy</i> mentions regarding the redevelopment of abandoned industrial sites are:</p> <ul style="list-style-type: none"> • By rehabilitating derelict and underutilized properties which are currently fiscal and social liabilities, these abandoned industrial and brownfield sites can again become assets to the local tax base and positive contributors to the overall community image. • These abandoned industrial sites are typically located in established urban locations, and are often more accessible than “greenfields” by public transportation and are more conveniently located near other types of public infrastructure. • Since required infrastructure is already in place, the public costs to revitalize such sites is often less than the short or long term costs of developing suburban fringe sites.
Relevant Area Plan(s)	<i>North Suburban Area Plan (2005)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>North Suburban Area Plan (NSAP)</i> recommends commercial use for the site.
Addressing	If the two buildings are occupied by separate tenants they will need separate address number assignments. If multiple tenants are in one building then either multiple addresses will be assigned for exterior doors or multiple interior suite numbers will be assigned.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with <i>Legacy</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The proposed LI zoning is consistent with the previous zoning of the site and the surrounding zoning and land uses.</p> <p>Staff believes the request is in conformance with the recommendations of <i>Legacy</i> because it may encourage reinvestment in industrial buildings that appear to have been unoccupied for some time. <i>Legacy</i> recognizes that by reusing existing industrial sites, they can become assets to the local tax base, positive contributors to the overall community image, and are typically located near existing infrastructure reducing the cost of redevelopment.</p> <p>While the <i>NSAP</i> recommends that site be used for commercial use, staff feels the proposed industrial use would also be appropriate, given the previous zoning of the site and the existing surrounding zoning and land use pattern.</p>

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2857	LI to GI-S	Approved 6-5-06	Current site	1.81	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
LI zoning is consistent with the previous zoning of the site and the surrounding zoning and land uses.			LI zoning is not specifically in conformance with the <i>NSAP</i> .			
The request may result in reinvestment in a site that appears to have been deteriorating for some time.						
The request is in conformance with the recommendations of <i>Legacy</i> that address reuse of abandoned industrial sites.						

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-3067
JUNE 10, 2010**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Wesley Curtis moved approval of the zoning map amendment.

SECOND: Arthur King

VOTE:

FOR: Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell

AGAINST: None

A. Paul Norby, FAICP
Director of Planning