



DOCKET #: W3082

PROPOSED ZONING:
LI-L

EXISTING ZONING:
RS9

PETITIONER:
Edwin L. Welch and
Janie Sue Welch for
property owned by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRES: 1.72

**NEAREST
BLDG:** 33' northwest

MAP(S): 624874



November 23, 2010

Edwin L Welch and Janie Sue Welch
I. L. Long Construction Co., Inc.
4117 Indiana Avenue
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-3082

Dear Mr. Welch and Ms. Welch:

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
Donald M. Nielsen, Bell, Davis, & Pitt, P. O. Box 21029, Winston-Salem, NC 27120
Ron Harris, 2817 Wright Yow Lane, Greensboro, NC 27406
Rob Welch, P. O. Box 4186, Winston-Salem, NC 27115
Jeff Mueller, P. O. Box 9444, Greensboro, NC 27429

ACTION REQUEST FORM

DATE: November 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 Edwin L Welch and Janie Sue Welch

SUMMARY OF INFORMATION:

Zoning map amendment of Edwin L Welch and Janie Sue Welch from RS-9 to LI-L(Warehousing; Building Contractor General; and Building Contractor, Heavy): property is located on the southwest corner of Alspaugh Street and Marvin Boulevard (Zoning Docket W-3082).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL.
FOR: ARNOLD KING, DARRYL LITTLE, PAUL MULLICAN,
ALLAN YOUNGER
AGAINST: WESLEY CURTIS, BARRY LYONS, LYNNE MITCHELL
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Edwin L Welch and Janie Sue Welch,
Docket W-3082

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 RS-9 to LI-L(Warehousing; Building Contractor General; and Building Contractor, Heavy) the zoning classification of the following described property:

PIN #s 6827-94-6323, 6461, 6487, and 7506

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 Edwin L Welch and Janie Sue Welch.

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 Edwin L Welch and Janie Sue Welch. 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 Edwin L Welch and Janie Sue Welch, (Zoning Docket W-3082). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Warehousing; Building Contractor General; and Building Contractor, Heavy, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LI-L 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 ISSUANCE OF ZOING AND/OR GRADING PERMITS:**
 - a. Developer shall remove the existing driveways onto Alspaugh Street and record a negative access easement along Alspaugh Street and Marvin Boulevard.
 - b. Developer shall install a 15' Type III bufferyard within a 20' wide area along the frontages of Alspaugh Street and Marvin Boulevard.
- **PRIOR TO ISSUANCE OF ZOING AND/OR GRADING PERMITS:**
 - a. Any fencing along Alspaugh Street and Marvin Boulevard shall be installed on the inside of the bufferyard.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3082
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Edwin L. Welch and Janie Sue Welch
Owner(s)	Same
Subject Property	PIN #s 6827-94-6323, 6461, 6487, and 7506
Address	130, 138 and 142 Alspaugh Street
Type of Request	Special Use Limited rezoning to LI-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family District; 9,000 sf minimum lot size) to LI-L (Limited Industrial-Special Use Limited District). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Warehousing; Building Contractor General; and Building Contractor, Heavy
Neighborhood Contact/Meeting	<p>According to an email from the petitioners' attorney, an invitation to twenty-one nearby households was sent along with direct contact with T.W. Garner and North Hills Elementary School. Seven individuals attended the October 19 meeting, including the Shaws (129 Alspaugh Street), Haleys (210 Alspaugh Street) and the Brames (4125 Indiana Avenue). The Brames are leaders of the adjacent church and indicated that the church supported the project. No one at the meeting expressed opposition. Several phone calls were received in response to the invitation, most of them seeking information prior to the neighborhood meeting. I.L. Long has attempted to follow up with close neighbors who did not respond by phone or in person to the invitation. Included is a letter of support from the Principal of North Hills Elementary. T.W. Garner has verbally expressed its support.</p>
Zoning District Purpose Statement	<p>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.</p>
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>Planning staff believes that the proposed construction related land uses could have an "adverse effect" on the adjoining single family residential properties, making them less viable over the long run as a single family neighborhood.</p>

GENERAL SITE INFORMATION				
Location	Southwest corner of Alspaugh Street and Marvin Boulevard			
Jurisdiction	City of Winston-Salem			
Ward(s)	North			
Site Acreage	± 1.72 acres			
Current Land Use	Three single family homes are currently located on the site.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS9 & MH	Single family homes	
	East	RS9	Single family homes	
	South	HB & LI	Commercial uses	
	West	RS9 & LO	Single family home and undeveloped property	
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?			
	Planning staff believes that the requested LI District uses would present a sharp transition with the single family residential uses adjacent to the subject property. Generally, best planning practices involve a more gradual transition between industrial use and single family neighborhoods.			
Physical Characteristics	The site has a moderate slope downward to the southwest.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
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 apparent constraints and appears to be suitable for development within the proposed LI District.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Alspaugh Street	Collector Street	367'	NA	NA
Marvin Boulevard	Local Street	134'	NA	NA
Proposed Access Point(s)	The petitioner has agreed to remove the driveways onto Alspaugh Street and to record a negative access easement along both street frontages.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 1.72 acres x 43,560 sf / 9,000 = 8 units x 9.57 (SFR Trip Rate) = 77 Trips per Day			
	<u>Proposed Zoning: LI-L</u> No trip rate is available with the proposed request which has no site plan.			

Sidewalks	A sidewalk is located along the eastern side of Alspaugh Street.
Transit	Route 7 runs along Alspaugh Street.
Analysis of Site Access and Transportation Information	The petitioner has agreed to close the existing driveways on Alspaugh Street and to access the subject property through the adjacent lot to the south. No access would be allowed onto Alspaugh Street or Marvin Boulevard.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3 – Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Protect residential areas from inappropriate commercial and industrial encroachment.
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</i> recommends this site for low-density residential development (0-5 units per acre).
Other Applicable Plans and Planning Issues	The site is within the Forest Hills/North Hills – Rehabilitation, Conservation & Reconditioning area as certified on June 14, 1990. The objective of this program was to preserve the area as a residential neighborhood and encourage residential investment.
Addressing	There are no address numbering or street naming concerns.
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 Legacy?
	Planning staff believes the proposal is not in conformance with the recommendations of <i>Legacy</i> . Specifically, <i>Legacy</i> recommends “the protection of residential areas from inappropriate commercial and industrial encroachment.” (p. 123)
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone three RS9 lots totaling 1.72 acres to LI-L. The proposed uses are: Warehousing; Building Contractor General; and Building Contractor, Heavy. The site extends northward into a modest, single family neighborhood to the intersection of Alspaugh Street and Marvin Boulevard. The petitioners have volunteered the removal of any access points onto said streets and the installation of a 15’ Type III bufferyard within a 20’ wide setback area along the road frontages. They have also agreed that any fencing would be placed inside of said bufferyard and not adjacent to the public streets.</p> <p>Planning staff is conscious of the need and the benefits of business expansion, particularly in the current economic climate. However, those benefits must be weighed against both short term and long term impacts</p>

to the quality of life for the citizens who live nearby both now and 15-20 years in the future. The proposed uses are often characterized by intensive outdoor activity including noise and fumes associated with the operation of heavy equipment. Staff notes the above mentioned conditions may lessen these impacts. However, the subject corner lot site is directly adjacent to nine single family homes. Traditionally the most suitable location to transition such sharp land use distinctions is at the rear property line and not the front. When the zoning line occurs along the front property line across a neighborhood scale street, the impact is much more difficult to mitigate. Staff sees this small lot neighborhood as being vulnerable to the proposed industrial zoning.

The request is also inconsistent with the recommendations of *Legacy* in regard to the protection of residential areas from inappropriate industrial encroachment. Finally, the *North Suburban Area Plan* specifically recommends continued low density residential use on these lots.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2646	RS9 to LI	Approved 10-6-03	Directly southeast	1.44	Approval	Approval
W-1831	R4 to R7 (MH)	Approved 8-2-93	Directly east	.2	Approval	Approval
W-986	B3 to R1 (LO)	Approved 11-2-82	Directly west	.61	Approval	Approval

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
Request would allow for business expansion.	The request would extend industrial activity into a single family neighborhood. Potential negative impacts include: noise, lighting, changing the residential pattern of the streets, etc.
Proposed buffering and negative access restrictions would limit some of the impacts of the proposal.	The request is not consistent with the recommendations of the <i>North Suburban Area Plan</i> .
	The request is not consistent with the recommendations of <i>Legacy</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.

- **PRIOR TO ISSUANCE OF ZONING AND/OR GRADING PERMITS:**
 - a. Developer shall remove the existing driveways onto Alspaugh Street and record a negative access easement along Alspaugh Street and Marvin Boulevard.
 - b. Developer shall install a 15’ Type III bufferyard within a 20’ wide area along the frontages of Alspaugh Street and Marvin Boulevard.

- **PRIOR TO ISSUANCE OF ZOING AND/OR GRADING PERMITS:**
 - a. Any fencing along Alspaugh Street and Marvin Boulevard shall be installed on the inside of the bufferyard.

STAFF RECOMMENDATION: Denial

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-3082 NOVEMBER 11, 2010

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Don Nielsen, 100 N. Cherry, Winston-Salem, NC 27101

- I. L. Long has been in business in Winston-Salem since 1932. It has always taken a very active role in the community and neighborhood. It has been at its current location on the corner of Indiana and Spaugh since 1980 and plans to stay where it is for the long-term. It will continue to work with neighbors and friends.
- Some of their community work is listed in the letter sent to Planning Board members.
- I. L. Long is now bursting at the seams and needs to expand its general contracting facilities, primarily for the purpose of equipment storage.
- Although typically a property owner would ask for as many permitted uses in a district as possible, I. L. Long intends to remain at this site and therefore opted to ask only for the uses they need right now.
- This rezoning will eliminate existing overcrowding, allow more efficient use of its property and enhance the neighborhood.
- It will not require new entrances and will add no new traffic.
- No additional on-site employees are anticipated.
- A dense buffer will surround the rezoned property.
- I. L. Long contacted neighbors, had a neighborhood meeting, and personally followed up with neighbors seeking input. Samples of those contacts are on file.
- We know of no adjacent neighbors who are opposed to this rezoning request, and in fact have had neighborhood support.
- We have attempted to contact Mr. Mueller again and would be glad to meet with him. His rental property is not adjacent to the site and will not be affected by the low intensity uses requested.
- The North Suburban Area Plan states that the availability of suitable industrial land is important to an area's economic development. What better way to provide this than with a business that has been a vital part of the area for 30 years and intends to continue.

- We disagree with the staff report regarding the conclusion that the proposed uses might be “inappropriate”. The three proposed uses are appropriate because the UDO defines LI uses as “having little or no adverse effect upon adjoining properties.” Even though these uses will not adversely impact the neighborhood, I. L. Long has proposed extra buffering and conditions.
- Equipment may be started on the site, almost always during weekday working hours, but it is not any louder than school buses and transit buses using Alspaugh Street regularly.
- There will not be any new traffic in the residential areas.
- Much of the equipment will be stored inside.
- The property directly across Alspaugh Street was rezoned from RS-9 to LI general use in 2003. This means that all uses permitted in LI are allowed there including manufacturing.
- Legacy recommended that “economic development be promoted which is compatible with existing residential neighborhoods and other business developments.”
- While that property fronts on Indiana and Alspaugh, it had two single-family structures immediately adjacent and did not offer an extra bufferyard, eliminate any LI uses, or offer any conditions. In that case staff found that the residential properties “will be adequately protected from industrial uses by the buffers and setbacks required in the UDO.” That same conclusion applies here, especially since the petitioner has limited the uses and offered voluntary conditions to supplement UDO requirements.
- The UDO, Legacy, and North Suburban Area Plan all provide support for this kind of appropriate, carefully considered, protective development. Further, this development is essential to the needs of a small business that is a vital part of the community.

Ron Harris, 2817 Wright Yow Lane, Greensboro, NC 27406

- I’ve been retained to look at the landscape aspects of I. L. Long.
- I’ve worked with I. L. Long for over 30 years.
- The corporate footprint that it has left with the City and with the area immediately around its facility have been just outstanding.
- I was excited about being involved in this project because of their excellent history with landscaping issues and their involvement in the community and interest in surrounding areas.
- Obviously I. L. Long will comply with the rezoning ordinances that are in place.
- In looking at the necessary setbacks and necessary plant material we are looking at and planning to use seasonal color as well as various textures in the landscape to enhance the neighborhood.
- The fence is all that was required but additional landscaping is necessary for the buffer zone. The requirements would be a minimal but we would propose to enhance that.
- Those plans were shared at a community meeting. I talked with each neighbor that was in attendance at the meeting and they agreed with the project and plans. Any questions that they had we answered. They also agreed with the proposal to move forward.
- So at this time with the voice of the community and with the proposal and with what we have in terms of what we can do to enhance the neighborhood, it would be my projection to the Board to accept this proposal because it would be a great benefit to the North Hills Community.

Rob Welch, P. O. Box 4186, Winston-Salem, NC 27115

- I'm vice-president with I. L. Long Construction.
- Our physical address is 4117 Indiana Avenue, Winston-Salem, NC 27105
- We moved our operations from the Nissen Building downtown to the current location on Indiana Avenue.
- For the past 30 years we have demonstrated a strong alliance with all our neighbors including residential, corporate, religious institutions, and educational institutions.
- We simply want to be able to continue our operations in a more efficient manner.
- This is our home.
- We want to continue to be the best corporate citizens that we can be, continue to offer our on-going support and be the best neighbors we can.

AGAINST:

Jeff Mueller, P. O. Box 9444, Greensboro, NC 27429

- I live in Greensboro, 1800 Regal Lane, Greensboro, NC 27410
- I do own property in this area. One is already improved, one is not.
- I'm hearing from some people in the neighborhood that there are some good things about this and it's possible that they are true.
- My tenant would not comprehend if he were addressed because he does not speak English. I think there are several more in the neighborhood that are not English-fluent.
- Nevertheless I agree with the staff recommendation because I am concerned about the things the staff addressed on the website. My concerns are about noise; fumes; and the wide latitude that the zoning gives the business at hand there basically because of the type of zoning it is.
- I'm also concerned about the degradation of the neighborhood. I know I understand about the horticultural aspect and making it look pretty. But everywhere where neighborhoods jut up against urban blight, things start to go wrong. Either the neighborhood goes downhill or the perception of it goes downhill. Either one of those affects the property and affects rental values.
- I'm concerned about the things that may go on at night there even though that might not be the case.
- Light pollution, noise at night, noise early in the morning. Things that you're not hearing now.
- You don't know how tall the building might be. Is it three stories, four stories? What is the sight line going to look like? I don't think any of that is in the proposal.
- I do appreciate greatly that Mr. Welch reached out to the neighbors to advise them of what his intent is. I hope his business does well and continues to prosper.
- I just feel that the type of business as proposed seems to be at odds with the community as it is at this point.
- Possibly the whole area could turn industrial. But to have this stark contrast between where we are if that zoning is changed versus where we are now would concern me.
- We are only looking at a picture now. We can't see what it's going to look like when it's done.
- That's why I would appreciate denial of this request.

WORK SESSION

Mr. Lambe left the meeting at this point.

During discussion by the Planning Board, the following points were made:

1. Darryl Little: Is there an exit or entrance on Alspaugh Road to this property in question? Mr. Nielsen showed the location of the current entrance to the property where the existing structure is located and stated that there would not be any new entrances or exits on the rezoned property. Paul Mullican noted that the petitioners would be cutting off three driveways which are there currently.
2. Lynne Mitchell: I appreciate the good corporate citizen this company has been and it looks fantastic, but if this was going on next to Allerton would we view it differently? That's a concern I have - do we treat all neighborhoods the same? Because these houses may not be the same values as other houses monetarily, they are still a value to the people who live there. That's what I'm struggling with. This is a neighborhood and its people. It doesn't matter what the price of the home is.
3. Barry Lyons: I too commend the company for its community outreach. I also commend you for doing the right thing in reaching out. I cannot support the precedent of that much industrial encroachment into a residential zone.
4. Allan Younger: How many people were at the community meeting on the 19th and did they raise any objections? Don Nielsen responded that 21 letters were sent to nearby property owners. We got several phone calls before the meeting mostly just asking for more information. I don't think any of them came to the meeting. Then seven individuals came to the neighborhood meeting. That included the church group that is immediately adjacent, somebody from Alspaugh and I think somebody else from Marvin. Allan Younger: Of the people who live between the current office location and Shamel Street, how many of the people who live in those homes are renting them or owning them? The petitioners did not know immediately but went through the various sites and explained what they did know about ownership versus rental.
5. Wesley Curtis: Inspections, are there any maximum building heights that would be defined? Jeff Vaughn of the Inspection Division replied that there is a maximum of 70 feet. Anything over that has an additional setback from residential.
6. Wesley Curtis asked about the possibility of rezoning only part of this parcel which would allow the petitioner to expand as necessary but keep the residential character of the back portion of the lot intact. The petitioner's attorney explained that there are already significant buffers along the property lines. The petitioner,

Ed Welch, noted that they are willing to work with neighbors as much as possible. We respect the decisions of the staff and this board. We are certainly willing to give up the area at the third house if that is the wishes of the board.

Chairman King asked why that was necessary. He indicated that it seemed to him that it would be more beneficial to the neighborhood to have the proposed plan than to have the rental house. At this point it was understood that the petitioner was willing to rezone only a portion of this site if that were the wishes of the board.

MOTION: Wesley Curtis moved approval of the zoning map amendment with the removal of the back portion of this property.

SECOND: Lynne Mitchell

7. Paul Mullican: We have a business which has been a good steady neighbor. They are wanting to expand their business. This property isn't located in Buena Vista. If it were, it would be there. But it isn't. It is located here. They want to remain in this neighborhood. If we deny this expansion the company may have to move to maintain and expand their business. That would leave a vacant facility. We need to try to work with him. He has support from the whole neighborhood except for one gentleman who owns a rental house a few houses back from this site. On this street we have school buses which run every school day. Garner lets out on this street. But one thing I. L. Long will be able to do is when they're unloading tractor-trailers is to get the trucks on the property to unload them. That's a safety issue. That takes the tractor and trailer off the street. The petitioner is removing three driveways which are there now. To me this is the betterment of the neighborhood. He's going to do a buffer over and beyond the call of duty. What he's proposing to do and the way he is working with neighbors and the letters of support we've gotten from the school and businesses in the area leaves me with no reason to not grant his request as originally presented. I don't know what else the man could do. What he's proposing here will help the neighborhood.
8. Arnold King: I appreciate his willingness to concede to what you've asked for. I'm just not sure if that's the smartest move and best use of the property. Why leave a house sitting there when he's offered to improve the whole corner? It looks to me like what he proposed is better than the compromise.
9. Barry Lyons: The area plan and Legacy are done for a reason and I don't feel they are being taken into consideration here. There is a reason to stop industrial encroachment. Office would be a better transition into the neighborhood.
10. Arnold King: I lived in this neighborhood. It's my old stomping ground and I feel what they are proposing will benefit the neighborhood. I certainly wouldn't do anything to damage it.

11. Wesley Curtis: The basic reason I made the motion I did was the reasons from both sides. I certainly respect and see every day the things I. L. Long does for the community. At the same time I see the importance of trying to maintain the character of the community. If the petitioner is willing to make that concession it is a win for Long and maybe in the long term a win for the community. It is true that there are communities of all types across the City. Hopefully it is our viewpoint as a Board is that we look at all of them the same way. I offered the motion I did in an effort to look at all sides of the issue and provide the best solution for everyone.
12. Don Nielsen: We had not considered the possibility of removing that portion of the site from the rezoning petition. That needs to be considered. It could be useful as we have proposed or it could be useless. Mr. Welch made a very gracious offer, but I think we would still like to have what we requested. There are all sorts of other issues which are raised by deleting this area from the petition. We would prefer an up or down vote on the application as it is.

MOTION: Wesley Curtis rescinded his motion.

13. Arnold King: I would prefer to see the whole thing rezoned and let Pete Rodda (the Tax Administrator) send him a bigger tax bill than what he's going to send for an empty lot back there.

MOTION: Paul Mullican moved approval of the zoning map amendment as submitted.

SECOND: Darryl Little

VOTE:

FOR: Arnold King, Darryl Little, Paul Mullican, Allan Younger

AGAINST: Wesley Curtis, Barry Lyons, Lynne Mitchell

A. Paul Norby, FAICP
Director of Planning

NORTH HILLS ELEMENTARY SCHOOL
340 Alspaugh Drive
Winston-Salem, NC 27105

Office of Principal

October 19, 2010

Council Member Denise Adams
City Council, City of Winston-Salem
Suite 140, City Hall
101 N. Main Street
Winston-Salem, NC 27101

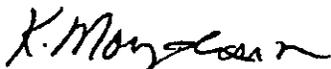
Dear Council Member Adams,

North Hills Elementary School is in support of I.L Long Construction Company in the construction of their new warehouse on Indiana Avenue. We appreciate all the support they have given the North Hills community.

I.L. Long Construction Company has been a wonderful business partner of North Hills Elementary School since 1997. They have gone above and beyond in meeting the needs of our students and staff. Some of their monetary contributions have been to pay for field trips for students who did not have the funds.

Council Member Adams, I and North Hill Elementary give our complete support to I.L. Long Construction Company.

Sincerely,



Karen Morning-Cain
Principal