



**DOCKET #:** W3017

**PROPOSED ZONING:**  
GO

**EXISTING ZONING:**  
GO-S

**PETITIONER:**  
DGH Enterprises for  
property owned by Same

**SCALE:** 1" represents 300'

**STAFF:** King

**GMA:** 3

**ACRES:** .50

**NEAREST  
BLDG:** 4' north

**MAP(S):** 612846



January 21, 2009

DGH Enterprises, LLC  
1545 Northwest Blvd.  
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-3017

Dear Sirs:

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  
Lou Baldwin, 1500 S. Hawthorne Road, Winston-Salem, NC 27103

**ACTION REQUEST FORM**

**DATE:** January 21, 2009  
**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 DGH Enterprises, LLC

**SUMMARY OF INFORMATION:**

Zoning map amendment of DGH Enterprises, LLC from GO-S (Offices, Miscellaneous; Professional Office; and Banking and Financial Services) to GO: property is located on the west side of Genia Drive, across from Vest Mill Road (Zoning Docket W-3017).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of DGH Enterprises, LLC,  
Docket W-3017

AN ORDINANCE AMENDING THE WINSTON-SALEM  
CITY ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF THE CITY OF  
WINSTON-SALEM, N.C.

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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 GO-S (Offices, Miscellaneous; Professional Office; and Banking and Financial Services) to GO the zoning classification of the following described property:

PIN # 6814-47-1836

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-3017		
<b>Staff</b>	<a href="#">Aaron King</a>		
<b>Petitioner(s)</b>	DGH Enterprises, LLC		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN # 6814-47-1836		
<b>Type of Request</b>	General use rezoning		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> GO-S (General Office – Special Use Zoning) <b>to</b> GO (General Office).</p> <p><b>NOTE:</b> Both general 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>		
<b>Zoning District Purpose Statement</b>	The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within Growth Management Areas 1 and 2, Metro Activity Centers, and Growth Management Area 3 with access to thoroughfares.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the subject property is currently zoned GO-S and is located within GMA 3.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	West side of Genia Drive, across from Vest Mill Road		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Southwest		
<b>Site Acreage</b>	Approximately ± 0.50 acres		
<b>Current Land Use</b>	The existing structure on-site appears to be used as a single family residence.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	GO	Office building
	East	GB	Hauser Rental
	South West	RS-9	Single family home & undeveloped land
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>		
	Yes, the general area surrounding the subject property is composed of GO, GB, GO-S, and RS-9 zoning. The uses allowed in the surrounding districts would be compatible with the proposed GO district.		

<b>Physical Characteristics</b>	The site contains an existing structure that is residential in character. The rear portion of the site has been developed for a parking lot as per the original GO-S rezoning (W-941).			
<b>Proximity to Water and Sewer</b>	The subject property has access to public water and sanitary sewer.			
<b>Stormwater/ Drainage</b>	No known issues			
<b>Watershed and Overlay Districts</b>	The subject property is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	Staff views this site as appropriate for GO zoning and does not anticipate any negative development issues.			
<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>
Genia Drive	Local Road	+/- 94 feet	NA	NA
<b>Proposed Access Point(s)</b>	Since this is a general use request, the exact location of access points is unknown; however, the site does have frontage on a public road.			
<b>Planned Road Improvements</b>	None noted			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: GO-S</u> 966 / 1,000 x 11.01 (General Office Trip Rate) = 10 Trips per Day  <u>Proposed Zoning: GO</u> No trip generation numbers available for general use GO zoning.			
<b>Sidewalks</b>	None existing			
<b>Transit</b>	No			
<b>Traffic Impact Study (TIS)</b>	Not required			
<b>Analysis of Site Access and Transportation Information</b>	Staff does not anticipate any negative transportation impacts from this request.			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy GMA</b>	GMA 3 (Suburban Neighborhoods)			
<b>Relevant Legacy Recommendations</b>	<i>Legacy</i> recommends concentrating economic development activity in locations identified in the <i>Legacy Development Guide</i> including Winston-Salem's Downtown, Activity Centers, and urbanized areas with established infrastructure. Encourage redevelopment and reuse of existing sites and buildings which are visually compatible with the surrounding area.			
<b>Relevant Area Plan(s)</b>	<i>Southwest Suburban Area Plan (2008)</i>			

<b>Area Plan Recommendations</b>	The site is located within the South Stratford Road Metro Activity Center. It is located in an area designated in the adopted Plan for office use. The Plan notes that there are existing single-family residential buildings in the area that may be suitable for redevelopment. Redevelopment of the area should consist of comprehensively planned office development. Where this is not viable, individually developed office uses similar in character to the existing development in the area are also acceptable. Vehicular cross-access easements should link new development with adjacent parcels. These connections will ease traffic problems and improve circulation in the area.					
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(4) - Is the requested action in conformance with <i>Legacy</i>?</b>					
	Yes					
<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject request is consistent with the general recommendations of <i>Legacy</i> and the specific recommendations of the <i>Southwest Suburban Area Plan (SSAP)</i> .					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acres</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
W-941	R-5 to R-1-S	Approved 5/17/82	Subject property	0.50 acres	Approval	Approval
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Section 2-1.3(D) GO District</li> </ul>					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) <i>Legacy</i> policies:</b>		Yes			
	<b>(B) <i>Environmental Ord.</i></b>		NA			
	<b>(C) Subdivision Regulations</b>		NA			
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>						
<b>Positive Aspects of Proposal</b>			<b>Negative Aspects of Proposal</b>			
The request is consistent with <i>Legacy</i> and the <i>SSAP</i> .			A general use rezoning would allow any GO use on the site.			
GO zoning is compatible with the surrounding area.						

**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.**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

SECOND: Lynne Mitchell

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning