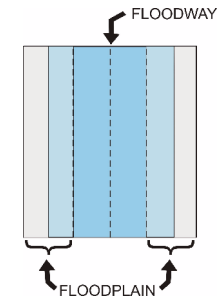


**DOCKET #:** W2890

**PROPOSED ZONING:**  
RS20

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Philip R S Waugh Jr.  
and Jean Wilder Waugh  
for property owned by  
Same



**SCALE:** 1" represents 600'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 16

**MAP(S):** 600866



October 25, 2006

Philip R. S. Waugh, Jr. and Jean W. Waugh  
4030 Shattalon Drive  
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2890

Dear Mr. & Ms. Waugh

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

**ACTION REQUEST FORM**

**DATE:** October 25, 2006  
**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 Philip R. S. Waugh, Jr. and Jean Wilder Waugh

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of Philip R. S. Waugh, Jr. and Jean Wilder Waugh from RS-9 to RS-20: property is located on the south side of Shattalon Drive, west of Petree Road (Zoning Docket W-2890).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** JERRY CLARK, WESLEY CURTIS, ARNOLD KING, CLARENCE LAMBE, PAUL MULLICAN, BRENDA SMITH  
**AGAINST:** CAROL EICKMEYER, LYNNE MITCHELL  
**SITE PLAN ACTION:** NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of Philip R. S. Waugh, Jr.  
and Jean Wilder Waugh, Docket W-2890

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 RS-20 the zoning classification of the following described property:

Tax Block 3465, Tax Lots 206A and 206B

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD DRAFT  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-2890		
<b>Staff</b>	Gary Roberts, AICP		
<b>Petitioner(s)</b>	Philip R.S. Waugh, Jr. and Jean Wilder Waugh		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Tax Lots 206A and 206B / Tax Block 3465		
<b>Type of Request</b>	General Use District rezoning from RS-9 to RS-20		
<b>Proposal</b>	<ul style="list-style-type: none"> <li>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS-9 Residential, Single Family District; 9,000 sf minimum lot size <b>to</b> RS-20 Residential, Single Family District; 20,000 sf minimum lot size</li> </ul> <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 RS-20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of this Ordinance. The district is established to promote orderly development in areas where public water is available. This district is intended for application in Growth Management Areas 2, 3, and 4.		
<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		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	South side of Shattalon Drive, west of Petree Road		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northwest		
<b>Site Acreage</b>	Approximately ± 16 acres		
<b>Current Land Use</b>	Two single family homes with accessory buildings.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS-9	Undeveloped
	East	RS-9 and RS40-S	Single family homes and undeveloped
	South	RS40-S	Undeveloped and single family homes across Mill Creek
	West	RS9-S	Single family homes

<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>			
	The single family residential uses within the proposed RS-20 District are compatible with the surrounding low density residential uses. The proposed RS-20 District does allow the following non-residential uses which are not permitted in the existing RS-9 District, however these uses must comply with the applicable use conditions and receive Special Use Permit approval from the Board of Adjustment. These uses are: Agricultural Production, Crops; Borrow Site; Dirt Storage; Fishing, Fee Charged; Landfill, Construction and Demolition; Nursing Care Institution; Riding Stable; and Transmission Tower.			
<b>Physical Characteristics</b>	The site is primarily undeveloped and contains mature woods and open grass areas. A significant portion of the site is within the 100 year floodplain of Mill Creek. In addition, the National Wetlands Inventory Map (Rural Hall Quad Sheet) shows a pond on the site.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the site.			
<b>Watershed and Overlay Districts</b>	The site is not within a water supply watershed.			
<b>Analysis of General Site Information</b>	Aside from the constraints posed by the above mentioned floodplain of Mill Creek, the site is suitable for development under the proposed RS-20 District.			
<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>
Shattalon Drive	Minor Thoroughfare	1,387'	9,400	16,100
<b>Proposed Access Point(s)</b>	Shattalon Drive provides the only public street access to the site.			
<b>Planned Road Improvements</b>	The Thoroughfare Plan recommends a three-lane urban cross-section with bicycle and pedestrian accommodation.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS-9</u> 16 acres x 43,560 / 9,000 = 77units x 9.57 (SFR Trip Rate) = 77 Trips per Day  <u>Proposed Zoning: RS-20</u> 16 acres x 43,560 / 20,000 = units x 9.57 (SFR Trip Rate) = 35 Trips per Day			
<b>Sidewalks</b>	There are no sidewalks located in the general area.			
<b>Transit</b>	None			
<b>Analysis of Site Access and Transportation Information</b>	Access to the site is adequate.			

CONFORMITY TO PLANS AND PLANNING ISSUES						
<b>Legacy GMA</b>		GMA3 (Suburban Neighborhoods)				
<b>Relevant Legacy Recommendations</b>		<ul style="list-style-type: none"> <li>Legacy recognizes that a vital part of our community's strategy to manage increased stormwater runoff is protecting floodplains from filling and development.</li> </ul>				
<b>Relevant Area Plan(s)</b>		The site is not within the boundaries of an area plan or development guide.				
<b>Greenway Plan Information</b>		The Winston Salem/Forsyth County Greenway Plan designates the portion of Mill Creek which forms the southeastern boundary of the subject property as the Muddy Creek Connector. The subject request is a general use petition and therefore conditions for greenway easements cannot be made part of the request. However in the future, a 40' easement along the subject property side of said creek may be pursued in order to provide a linkage to the Muddy Creek Greenway.				
<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>(S)(4) - Is the requested action in conformance with Legacy?</b>				
		Yes				
<b>Analysis of Conformity to Plans and Planning Issues</b>		The subject general use request is from one single family residential district to another. The proposed RS-20 District requires larger lots than the existing RS-9 District yet also allows some additional uses which must receive Special Use Permit approval from the Board of Adjustment as noted above. The site is not within the boundaries of an area plan or development guide and the request is not inconsistent with the recommendations of Legacy.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2751	RS-9 to RS-30	Approved 3-7-05	Directly northwest	10.56	Approval	Approval
F-896	R-6 to R6S-PRD (RS40-S)	Approved 7-25-88	Directly south across Mill Creek	86.05	Approval	Approval
F-833	R-6 to R-6 PRD (RS9-S)	Approved 3-24-87	Directly west	78.21	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request would decrease the permitted residential density on a site which has extensive floodplain.			The request would reduce the allowable density of a property located within GMA 3 where increased densities are often recommended when urban services are provided.			

**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: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Arnold King, Clarence Lambe, Paul Mullican, Brenda Smith

AGAINST: Carol Eickmeyer, Lynne Mitchell

EXCUSED: None

---

A. Paul Norby, FAICP  
Director of Planning