



**DOCKET #:** W2967

**PROPOSED ZONING:**  
NO-L

**EXISTING ZONING:**  
RS-7

**PETITIONER:**  
Marian L. Venable for  
property owned by Same

**SCALE:** 1" represents 300'

**STAFF:** King

**GMA:** 2

**ACRES:** 0.22

**NEAREST  
BLDG:** 6' west

**MAP(S):** 630 870

**F**

January 23, 2008

Marian Lowery Venable  
2836 NE Gilmer Avenue  
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2967

Dear Ms. Venable:

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:** January 23, 2008  
**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 Marian L. Venable

**SUMMARY OF INFORMATION:**

Zoning map amendment of Marian L. Venable from RS-7 to NO-L (Professional Office; Offices, Miscellaneous; and Residential Building, Single Family): property is located on the northwest side of Glenn Avenue, south of Sherbrooke Drive (Zoning Docket W-2967).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL.  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** LIMITED DISTRICT - NOT REQUIRED

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Marian L. Venable, Docket W-2967

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 RS-7 to NO-L (Professional Office; Offices, Miscellaneous; and Residential Building, Single Family) the zoning classification of the following described property:

Tax Lots 26B and 204, Tax Block 988

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 Marian L. Venable.

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 Marian L. Venable. 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 Marian L. Venable, (Zoning Docket W-2967). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Professional Office; Offices, Miscellaneous; and 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 NO-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional condition be met:

- **OTHER REQUIREMENTS:**
  - a. The existing structure shall be retained.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-2967		
<b>Staff</b>	<a href="#">Aaron King</a>		
<b>Petitioner(s)</b>	Marian L. Venable		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Tax Lots 26B and 204, Tax Block 988		
<b>Type of Request</b>	Special Use Limited rezoning request		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS-7 (Residential Single Family; 7,000 sf lot size) <b>to</b> NO-L (Neighborhood Office – Special Use Limited Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>Professional Office; Offices, Miscellaneous; and Residential Building, Single Family</li> </ul>		
<b>Zoning District Purpose Statement</b>	<p>The NO District is primarily intended to accommodate very low intensity office uses within converted single family detached units. The district is intended to be located on the periphery of established residential areas and along major and minor thoroughfares. The district is established to provide convenient locations for offices, the size and operating characteristics of which require limited parking and which generate little traffic. Standards are designed so that this district may serve as a transitional land use between residential districts and commercial districts. This district is intended for application in Growth Management Areas 2, 3, and 4.</p>		
<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 site is located within GMA 2 and is located on a minor thoroughfare.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Northwest side of Glenn Avenue, south of Sherbrooke Drive		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northeast		
<b>Site Acreage</b>	Approximately ± 0.22 acres		
<b>Current Land Use</b>	Single family home		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS-7	SF homes
	East	GB & GI	Parking lot & SF homes
	South	RS-7	Undeveloped land
	West	RS-7	SF 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>			
	Yes, the site faces properties with intense zoning classifications such as GB and GI.			
<b>Physical Characteristics</b>	The subject property contains a relatively flat topography with no streams or wetlands.			
<b>Proximity to Water and Sewer</b>	The site has access to public water and public 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>	The subject property is 0.22 acres in size and is located on the northwest side of Glenn Avenue, south of Sherbrooke Drive. The site contains a small home (+/- 768 sf) built in the 1950's. The site's topography is flat; however, the site is elevated from Glenn Avenue.			
<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>
Glenn Avenue	Minor Thoroughfare	+/- 117 feet	4,000	12,700
<b>Proposed Access Point(s)</b>	Since this is a Special Use Limited (SUL) rezoning request, the exact location of access points is unknown. The site does have public road frontage on Glenn Avenue.			
<b>Planned Road Improvements</b>	The Thoroughfare Plan recommends that Glenn Avenue be constructed as a three lane cross section with sidewalks and curb & gutter.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS-7</u> 1 unit = 10 Trips per Day  <u>Proposed Zoning: NO-L</u> 768 / 1,000 x 11.01 (General Office Trip Rate) = 8 Trips per Day			
<b>Sidewalks</b>	None existing			
<b>Traffic Impact Study (TIS)</b>	Not required			
<b>Analysis of Site Access and Transportation Information</b>	The request does not appear to generate any negative transportation impacts.			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy GMA</b>	GMA 2 (Urban Neighborhoods)			
<b>Relevant Legacy Recommendations</b>	Legacy recommends managing growth by making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities. Older urban and suburban neighborhoods should be reinforced as good places to live and			

	do business. It encourages redevelopment and reuse of existing sites and buildings which are visually compatible with the surrounding area.					
<b>Relevant Area Plan(s)</b>	<b><i>Carver Road/Ogburn Station Development Guide</i></b> (adopted 1991); Draft <b><i>Northeast Area Plan</i></b> (Not yet adopted)					
<b>Area Plan Recommendations</b>	The site is located in an area designated for low-density residential use in the <i>Carver Road/Ogburn Station Development Guide</i> . While the Draft <i>Northeast Area Plan</i> does not specifically propose any change in the land use for the site at this time, staff is discussing plan revisions for this general 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>(S)(4) - Is the requested action in conformance with <i>Legacy</i>?</b>					
Yes						
<b>Analysis of Conformity to Plans and Planning Issues</b>	Staff views the subject property as suitable for the low-intensity office conversion that is being requested. The site is located across Glenn Avenue from properties zoned GB and GI, with both districts allowing a wide range of very intense uses. Staff believes this request is reasonable by allowing an adaptive reuse of the existing structure for office use. The request is consistent with the recommendations of <i>Legacy</i> which mentions “encouraging reuse and infill and capitalizing on other development opportunities.”					
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b>					
<ul style="list-style-type: none"> <li>Condition requiring the existing home to remain</li> </ul>						
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2916	GI to LI	Approved 6/4/07	Northeast	4.79	Approval	Approval
W-2752	HB-S to RS-7	Approved 4/4/05	North	0.25	Approval	Approval
W-2108	RS-7 to HB-S	Approved 12/2/96	North	1.4	Approval	Approval
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Section 2-1.3(A) NO 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 the recommendations of <i>Legacy</i> .						



The site is located across Glenn Avenue from GB and GI zoning.	
Staff views this adaptive reuse as a reasonable request.	
The request does not appear to generate any negative transportation impacts.	
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>	
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.	
<b><u>OTHER REQUIREMENTS:</u></b>	
a. The existing structure shall be retained.	

**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: Clarence Lambe

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