



Printed: 3/14/2007

DOCKET #: W2916

PROPOSED ZONING:
LI

EXISTING ZONING:
GI

PETITIONER:
Branco Corporation for
property owned by Same

SCALE: 1" represents 400'

STAFF: King

GMA: 2

ACRES: 4.79

**NEAREST
BLDG:** 5' southwest

MAP(S): 636870

F

April 25, 2007

Branco Corporation
c/o Ralph Edmond Branscomb, Jr.
3709 Glenn Avenue
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2916

Dear Mr. Branscomb:

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: April 25, 2007
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 Branco Corporation from GI to LI: property is located on the east side of Glenn Avenue, south of Akron Drive (Zoning Docket W-2916).

SUMMARY OF INFORMATION:

Zoning Map Amendment of Branco Corporation from GI to LI: property is located on the east side of Glenn Avenue, south of Akron Drive (Zoning Docket W-2916).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Branco Corporation, Docket W-2916

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 to LI the zoning classification of the following described property:

Tax Block 2981, Tax Lot 046E

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2916		
Staff	Aaron King		
Petitioner(s)	Branco Corporation		
Owner(s)	Same		
Subject Property	Tax Lot 46E, Tax Block 2981		
Type of Request	General use rezoning from GI to LI.		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) to LI (Limited Industrial).</p> <p>NOTE: 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>		
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 Growth Management Areas 1, 2, 3, and 4, and activity centers.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the subject property is located in GMA 2 and already zoned for industrial use.		
GENERAL SITE INFORMATION			
Location	East side of Glenn Avenue, south of Akron Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northeast		
Site Acreage	Approximately ± 4.79 acres		
Current Land Use	The site currently contains an existing industrial building.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	GI & RS-7	Single family homes
	East	GI	Industrial buildings that are accessory to the airport
	South	GI	Warehouse
	West	HB	Various commercial uses

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, site is adjacent to a large amount of GI zoned property.			
Physical Characteristics	The site is developed and contains a flat topography. There are no streams or wetlands located on the site.			
Proximity to Water and Sewer	The site has access to public water and public sanitary sewer.			
Stormwater/ Drainage	No known issues			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	The subject property is 4.79 acres in size and currently contains an existing industrial building and associated parking and loading areas. The site's topography is flat and poses no development issues.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Glenn Avenue	Minor Thoroughfare	+/- 1,131 feet	8,200	12,700
Proposed Access Point(s)	Since this is a general use request, the exact location of access points is unknown. The site does have public road frontage along Glenn Avenue.			
Planned Road Improvements	The Thoroughfare Plan recommends that Glenn Avenue be constructed as three lane cross section with curb and gutter and sidewalks.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: GI</u> No trip generation numbers for general use GI zoning. <u>Proposed Zoning: LI</u> No trip generation numbers for general use LI zoning.			
Sidewalks	No sidewalks existing along Glenn Avenue			
Transit	Route 9 runs along Glenn Avenue and Liberty Street.			
Traffic Impact Study (TIS)	Not required.			
Analysis of Site Access and Transportation Information	The site has access to Glenn Avenue and should not pose any negative transportation impacts.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	GMA 2 (Urban Neighborhoods)			
Relevant Area Plan(s)	<i>Carver Road/Ogburn Station Development Guide (1991)</i> <i>Northeast Area Plan</i>			

Area Plan Recommendations	<ul style="list-style-type: none"> The subject property is located within the boundaries of the <i>Carver Road/Ogburn Station Development Guide</i>. The future land use plan recognizes this site as industrial. The site is also located within the boundaries of the <i>Northeast Area Plan (NAP)</i> which is currently underway. The <i>NAP</i> also recognizes this site for industrial use. 					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	This request could be considered a down-zoning, from GI to LI. LI is a less intense district than GI, and therefore, many of the more intense industrial uses are not permitted in LI. The LI district does have a smaller minimum lot size and narrower minimum lot width than required in the GI district.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
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	1.40	Approval	Approval
W-1806	R-4 to B-3-S	Approved 2/1/93	North	0.41	Approval	Approval
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.4(A) LI District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:			Yes		
	(B) <i>Environmental Ord.</i>			NA		
	(C) Subdivision Regulations			NA		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request could be considered a down-zoning.			LI zoning would allow smaller lots and in turn, more curb cuts.			
LI is a less intense district than GI.						
The request should not generate any negative transportation impacts.						
The site is already zoned for industrial use and located in a largely industrial area.						
The request is consistent with the recommendations of the <i>Carver Road/Ogburn Station Development Guide</i> .						

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

A. Paul Norby, FAICP
Director of Planning