



DOCKET #: W2917

PROPOSED ZONING:
City Zoning Jurisdiction

EXISTING ZONING:
County Zoning Jurisdiction

PETITIONER:
City of Winston-Salem
for property owned by
Old Towne LLC

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 32.19

NEAREST BLDG: 45' southeast

MAP(S): 594886 600886

F

April 25, 2007

City of Winston-Salem
c/o Lee Garrity, Manager
P. O. Box 2511
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2917

Dear Mr. Garrity:

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
Old Towne LLC, 201 North Tryon Street, Charlotte, NC 28202
Eastwood Construction Co., Inc, 1912 Eastchester Drive, High Point, NC 27265

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 City of Winston-Salem for property owned by Old Towne, LLC and Eastwood Construction Co. Inc.

SUMMARY OF INFORMATION:

Zoning Map Amendment of City of Winston-Salem for property owned by Old Towne, LLC and Eastwood Construction Co. Inc. from County Zoning Jurisdiction to City Zoning Jurisdiction for RS-9 zoned property: property is located between Reynolda Road and Bethania Road, across from Lakeview Drive (Zoning Docket W-2917).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - GENERAL USE

Zoning Petition of City of Winston-Salem for
property owned by Old Towne, LLC and
Eastwood Construction Co. Inc., Docket W-2917

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 County Zoning Jurisdiction RS-9 to City Zoning Jurisdiction RS-9 the zoning classification of the following described property:

Tax Block 4747A	Tax Lots A-E, 1-76, and 95-137
Tax Block 4747	Tax Lot 28B

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-2917
Staff	Gary Roberts, AICP
Petitioner(s)	City of Winston-Salem
Owner(s)	Old Towne, LLC and Eastwood Construction co. Inc.
Subject Property	Tax Lots A-E, 1-76 and 95-137 / Tax Block 4747A and Tax Lot 28B / Tax Block 4747
Type of Request	Zoning Jurisdiction Conversion
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from County RS-9 Residential, Single Family District; 9,000 sf minimum lot size to City RS-9 Residential, Single Family District; 9,000 sf minimum lot size
GENERAL SITE INFORMATION	
Location	Between Reynolda Road and Bethania Road, across from Lakeview Drive
Jurisdiction	City of Winston-Salem (closest to North and Northwest Wards)
Analysis	<p>The review for this case focuses on the zoning conversion from County zoning jurisdiction to Winston-Salem zoning jurisdiction triggered by the recent annexation of the subject property. The Planning Board's role in reviewing this petition pertains only to the zoning jurisdiction. The decision to annex the property was made by the Winston-Salem City Council with agreement by the property owners.</p> <p>This proposal will not change the permitted uses of the subject property, but will reclassify the newly incorporated property from its Forsyth County zoning classification to the equivalent City of Winston-Salem zoning classification. The two zoning classifications are equivalent and there are no changes in development rights or constraints.</p>

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: Clarence Lambe moved approval of the zoning map amendment.

SECOND: Paul Mullican

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