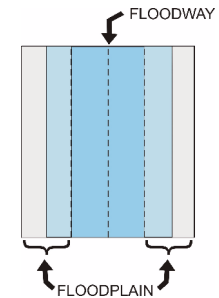


**DOCKET #:** F1484

**PROPOSED ZONING:**  
RS30-S

**EXISTING ZONING:**  
AG

**PETITIONER:**  
K.T. Isenhour Inc. for  
property owned by Forsyth  
Respiratory Associates  
P.A.



**SCALE:** 1" represents 1200'

**STAFF:** Roberts

**GMA:** 3

**ACRES:** 90.68

**NEAREST  
BLDG:** 30' west

**MAP(S):** 570842, 576842

**F**

May 23, 2007

City of Winston-Salem  
c/o Lee Garrity, Manager  
100 East First Street  
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2931

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

**ACTION REQUEST FORM**

**DATE:** May 23, 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 Anna L. Nelson

**SUMMARY OF INFORMATION:**

Zoning map amendment of City of Winston-Salem for property owned by Anna L. Nelson from County Zoning Jurisdiction to City Zoning Jurisdiction for property zoned RS-9: property is located on the north side of Denise Lane west of Darwick Meadow Trail (Zoning Docket W-2931).

**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 Anna L. Nelson, Docket W-2931

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

Tax Block 3880D, Tax Lot 051

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT FOR: Docket # W-2931**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-2931
<b>Staff</b>	Aaron King
<b>Petitioner(s)</b>	City of Winston-Salem
<b>Owner(s)</b>	Anna L. Nelson
<b>Subject Property</b>	Tax Lot 51, Tax Block 3880D
<b>Type of Request</b>	Zoning Jurisdiction Conversion
<b>Proposal</b>	The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> County RS-9 (Residential Single Family; 9,000 sf. lot size) <b>to</b> City RS-9 (Residential Single Family – Special Use Zoning).
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	North side of Denise Lane west of Darwick Meadow Trail
<b>Jurisdiction</b>	City of Winston-Salem (closest to Southeast ward)
<b>Analysis</b>	<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: Jerry Clark moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Wesley Curtis

VOTE:

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

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning