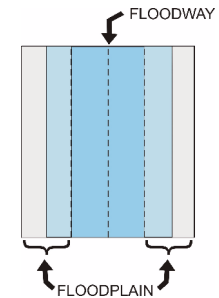


DOCKET #: W2941

PROPOSED ZONING:
RS9

EXISTING ZONING:
LB-S and RS9

PETITIONER:
T-Square Corporation
for property owned by
Same



SCALE: 1" represents 500'

STAFF: Beckom

GMA: 3

ACRES: 5.28

NEAREST BLDG: 20' north

MAP(S): 600878

F

July 25, 2007

T-Square Corporation
P. O. Box 237
Pfafftown, NC 27040-0237

RE: ZONING MAP AMENDMENT W-2941

Dear Sirs:

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
Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC 27101
Debra Perkins, 3526 Grandview Club Road, Pfafftown, NC 27040

ACTION REQUEST FORM

DATE: July 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 T-Square Corporation

SUMMARY OF INFORMATION:

Zoning Map Amendment of T-Square Corporation from LB-S and RS-9 to RS-9: property is located on the east side of Grandview Club Road, across from Balsom Road (Zoning Docket W-2941).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of T-Square Corporation, Docket W-2941

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 LB-S [(Restaurant (without drive-through services))] and RS-9 to RS-9 the zoning classification of the following described property:

STARTING at a point being the southeast corner of Tax Block 4631 Lot 018B representing a tie line to the subject property bearing S90°00'00"E 60 feet being a point on the eastern right of way of Grandview Club Road, thence the following bearings being the subject property starting at a point being along the eastern right of way of Grandview Club Road, S90°00'00"E 540.00 feet thence, S 00°00'00"W 425.00 feet thence, N90°00'00"W 541.63 feet being a point on the eastern right of way of Grandview Club Road thence N00°13'13"E 425.00 feet thence, that point being the place of beginning; being a portion of Tax Lot 205T, Tax Block 4631 and comprising 5.28 acres +/-.

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2941		
Staff	Jesse Beckom III		
Petitioner(s)	T-Square Corporation		
Owner(s)	T-Square Corporation		
Subject Property	A Portion of Tax Lot 205T /Tax Block 4631		
Type of Request	General Use Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LB-S and RS-9 to RS-9 Residential, Single Family District; 9,000 sf minimum lot size.</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	The RS-9 district is primarily intended to accommodate relatively high-density, single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3 and may be suitable in Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the request is consistent with the purpose statement and is located in the appropriate area.</p>		
GENERAL SITE INFORMATION			
Location	East side of Grandview Club Road, across from Balsom Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northwest Ward		
Site Acreage	Approximately ± 5.28 acre		
Current Land Use	The subject property is being used as the Club House/Restaurant for the Grandview Golf Course.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	N	RS-9	Grandview Golf Course
	S	RS-9	Grandview Golf Course
	E	RS-9	Grandview Golf Course
	W	RS-9	Single Family Residential Development

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, the proposed residential use is compatible with the surrounding residential uses located in the area.			
Physical Characteristics	The site is developed and is currently in use as the club house for the Grandview Golf Course.			
Proximity to Water and Sewer	The subject property has access to public water and sewer.			
Watershed and Overlay Districts	The subject property is not located within any Water Supply Watershed, but the National Wetlands Inventory Map (Rural Hall Quad Sheet) shows a pond immediately northeast of the petition site as a PUBH (Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded) wetland. Muddy Creek and its floodplain are located east of the petition site.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Grandview Club Road	Minor Thoroughfare	425' Feet	2,000	11,100
Proposed Access Point(s)	The subject property is accessed off of Grandview Club Road			
Planned Road Improvements	Grandview Club Road is scheduled to be improved to a three lane road with curb and gutter, wide outside lanes, and sidewalks.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning</u> LB-S Trip Rate for High Quality Restaurant was used for this calculation.</p> <p>11,669/1,000 sq ft x 89.95 (Trip Rate) = 1,050 Trips Per day</p> <p><u>Proposed Zoning</u> RS-9</p> <p>5.28 x 43,560 / 9,000 + 26 units x 9.57 (SFR Trip Rate) = 274 Trips Per day</p>			
Sidewalks	N/A			
Transit	N/A			
Analysis of Site Access and Transportation Information	Access to the site is adequate and the proposed zoning change generates fewer trips per day than the existing zoning.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 3, Suburban Neighborhoods			

Relevant Legacy Recommendations	<ul style="list-style-type: none"> 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. 					
Relevant Area Plan(s)	The subject property is not within the boundaries of an Area Plan or Development Guide					
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 Legacy?					
Yes.						
Analysis of Conformity to Plans and Planning Issues	The subject property is directly accessed off Grandview Club Road and is currently in use as the club house for Grandview Golf Course. The subject property is located within GMA 3 Suburban Neighborhoods. The subject property is not located within any area plan. However, Legacy does recommend managing growth through more efficient use of land that has already been developed. The subject property is adjacent to RS-9 zoned property on each of its sides. The proposed RS-9 District is within the low density range, compatible with the surrounding zoning districts, and the recommendations of Legacy.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-620	R-6 to B-3-S (LB-S)	08/09/82	Includes present site.	2.0	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The proposed RS-9 District is compatible with the surrounding zoning districts and the recommendations of Legacy			Subject property will become nonconforming for a stand-alone eating establishment.			
Replaces a high intensive use with a less intensive use.						

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.**

Jesse Beckom presented the staff report.

PUBLIC HEARING

FOR:

Doug Stimmel, 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101

- This is a down zoning of an existing property. It's just a club house going back to single family.
- I've spoken with the opponent today who is concerned about this being turned into a RS-9 subdivision or development. It's already RS-9.
- We aren't hiding anything from the neighborhood. We've met with them and they're okay with what we're doing.

AGAINST:

Debra Perkins, 3526 Grandview Club Road, Pfafftown, NC 27040

- My family has lived here 21 years and the golf course has been a great neighbor. It's an asset to our neighborhood.
- I really have mixed feelings about being in opposition because I know some of the owners and what they're dealing with. Their property taxes have doubled just like ours have.
- I'm just afraid of how many houses could be placed on this site. There's already so much housing in the area and if we give up the green space, it's gone forever.
- Is there a way to put covenants on the site or limit the number of lots that can be developed?

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. Arnold King explained that the only changing in this request is the club house. The golf course is already RS-9 and by right the owners could develop that property at any time.

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