



DOCKET #: W2950

PROPOSED ZONING:
PB

EXISTING ZONING:
LI

PETITIONER:
Darold J. Dumond and
Marilyn J. Dumond for
property owned by Same

SCALE: 1" represents 200'

STAFF: King

GMA: 1

ACRES: 0.18

**NEAREST
BLDG:** adjacent

MAP(S): 630858

F

September 19, 2007

Darold J. Dumond and Merilyn J. Dumond
7716 Kinross Drive
Oak Ridge, NC 27310

RE: ZONING MAP AMENDMENT W-2950

Dear Mr. Dumond and Ms. Dumond:

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: September 19, 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 Darold J. Dumond and Merilyn J. Dumond

SUMMARY OF INFORMATION:

Zoning Map Amendment of Darold J. Dumond and Merilyn J. Dumond from LI to PB: property is located on the east side of Main Street, north of Seventh Street (Zoning Docket W-2950).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Darold J. Dumond & Merilyn J. Dumond, Docket W-2950

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 LI to PB the zoning classification of the following described property:

Tax Block 0202, Tax Lot 117B

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-2950
Staff	Aaron King
Petitioner(s)	Darold J. Dumond and Merilyn J. Dumond
Owner(s)	Same
Subject Property	Tax Lot 117B, Tax Block 0202
Type of Request	General use rezoning from LI to PB
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LI (Limited Industrial) to PB (Pedestrian Business).</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 PB District is primarily intended to accommodate office, retail, service, institutional, and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.</p>
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 site is located in GMA 1.</p>
GENERAL SITE INFORMATION	
Location	East side of Main Street, north of Seventh Street
Jurisdiction	City of Winston-Salem
Ward(s)	East
Site Acreage	Approximately ± 0.18 acres
Current Land Use	Vacant commercial building

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	PB-S		Vacant commercial building
	East	LI		Industrial warehouses
	South	LI		Industrial warehouse
	West	CB		Various commercial buildings
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 site is located in an area that contains a mixture of residential and commercial uses.			
Physical Characteristics	The site's topography is relatively flat and contains no streams or wetlands.			
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.			
Historic, Natural Heritage and/or Farmland Inventories	The site is located at 705-707 North Main Street. Located on the site are two buildings, which are contributing structures within the Downtown North National Register Historic District. The commercial building located at 705 North Main Street was constructed ca. 1928. According to the National Register nomination, this two-story building is almost completely intact. It features shop windows across the first story headed by a glass transom and a horizontal, brick-outlined panel. Windows carry across the second story with architectural detailing atop. The commercial building located at 707 North Main Street was also constructed ca. 1928. This one-story building contains architectural features similar to 705 North Main Street. Historic Resources staff believes the proposed PB zoning appropriate for the property. Additionally, it is important to note that the property owner could take advantage of income tax credits available for the rehabilitation of income-producing National Register structures.			
Analysis of General Site Information	The subject property is suitable for development under the PB zoning classification.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Main Street	Major Thoroughfare	+/- 62 feet	2,783	16,100

Proposed Access Point(s)	Since this is a general use rezoning request, the exact location of access points is unknown. The site does have public road frontage on Main Street.					
Planned Road Improvements	The Thoroughfare Plan recognizes this portion of Main Street as adequate.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: LI</u> No trip generation numbers available for general use LI zoning.</p> <p><u>Proposed Zoning: PB</u> No trip generation numbers available for general use PB zoning.</p>					
Sidewalks	Sidewalks exist along Main Street.					
Transit	Multiple transit routes run along Main Street.					
Traffic Impact Study (TIS)	Not required					
Analysis of Site Access and Transportation Information	The site is located in downtown Winston-Salem and has access to an extensive sidewalk network. Transit routes also run along Main Street.					
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	GMA 1 (City/Town Centers)					
Relevant Legacy Recommendations	Revitalize and concentrate development in downtowns and existing commercial centers, maximizing the density in these areas rather than promoting growth at the suburban fringe.					
Relevant Area Plan(s)	<i>Downtown Plan</i>					
Area Plan Recommendations	Attract additional young people, particularly young professionals in the 20-35 age group, to live, work and play in downtown Winston-Salem.					
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?					
	Yes					
	(S)(4) - Is the requested action in conformance with Legacy?					
Yes						
Analysis of Conformity to Plans and Planning Issues	Staff has supported several rezonings from LI to PB in this area and views this request as consistent with those approved rezonings.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2892	LI to PB	Approved 11/6/06	Southeast	1.8	Approval	Approval

W-2879	LI to PB-S	Approved 9/5/06	North	0.38	Approval	Approval
W-2853	LI to PB	Approved 6/19/06	Southeast	3.14	Approval	Approval
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3(F) PB District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		NA			
	(C) Subdivision Regulations		NA			
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is consistent with the recommendations of <i>Legacy</i> and the <i>Downtown Plan</i> .			The specific use of the property is unknown.			
The PB district offers more flexible building setbacks which is more suitable in an urban setting.			Preservation of the historically contributing structure is not assured.			
The request is consistent with other PB zonings approved in the area.						

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: Wesley Curtis

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith

AGAINST: None

EXCUSED: None