

**DOCKET #:** W2707 - Area J

**PROPOSED ZONING:**  
City Zoning Jurisdiction

**EXISTING ZONING:**  
County Zoning Jurisdiction

**PETITIONER:**  
City of Winston-Salem  
for property owned  
by Multiple Owners

**SCALE:** 1" represents 400'

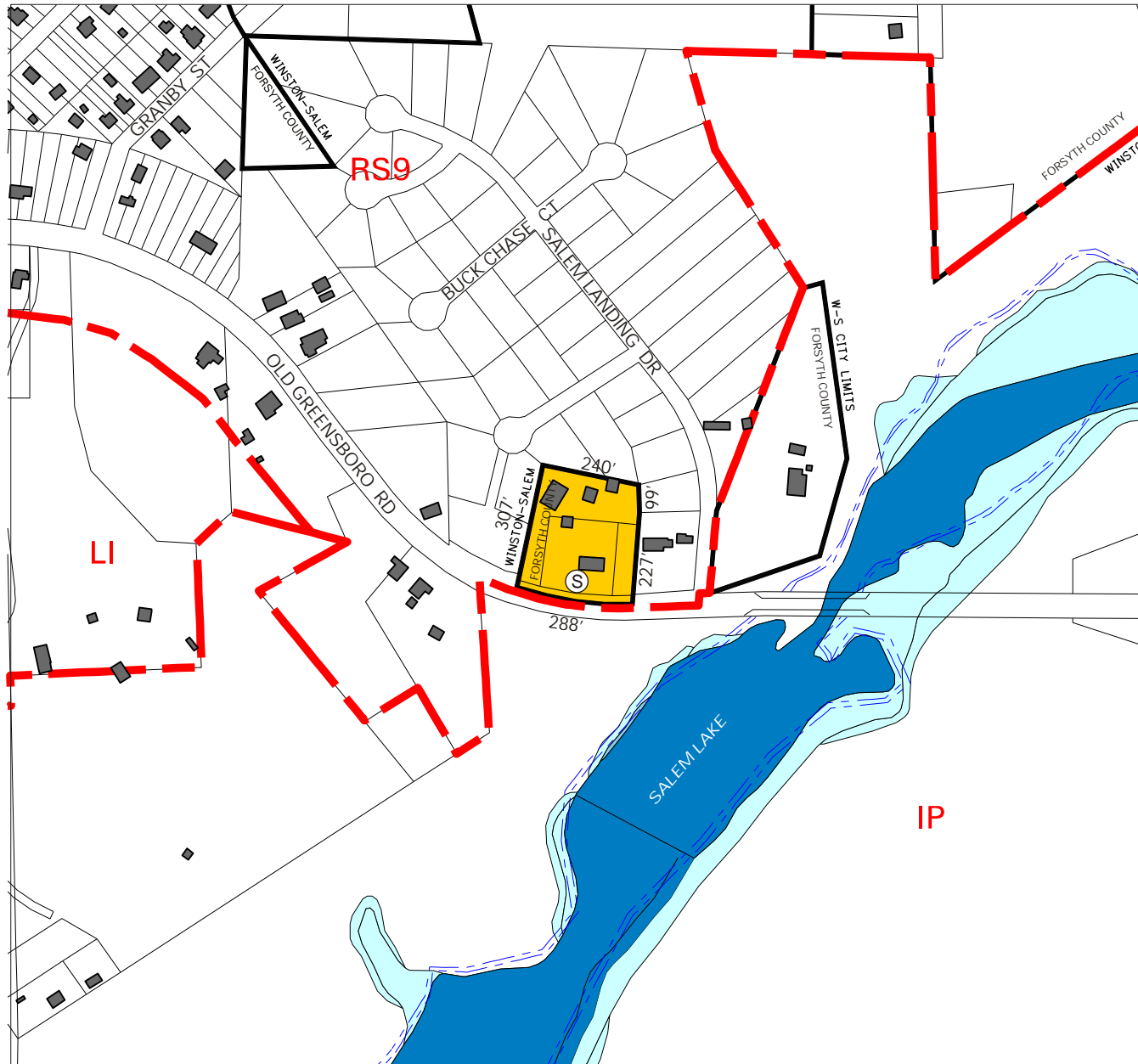
**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 0.69

**MAP(S):** 612886



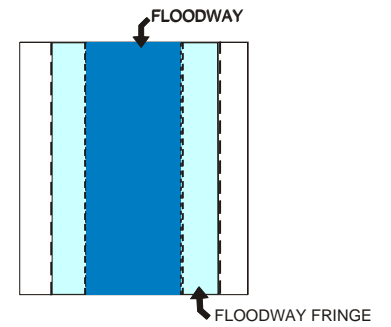


**DOCKET #:** W2707 - Area K

**PROPOSED ZONING:**  
City Zoning Jurisdiction

**EXISTING ZONING:**  
County Zoning Jurisdiction

**PETITIONER:**  
City of Winston-Salem  
for property owned  
by Multiple Owners



**SCALE:** 1" represents 400'

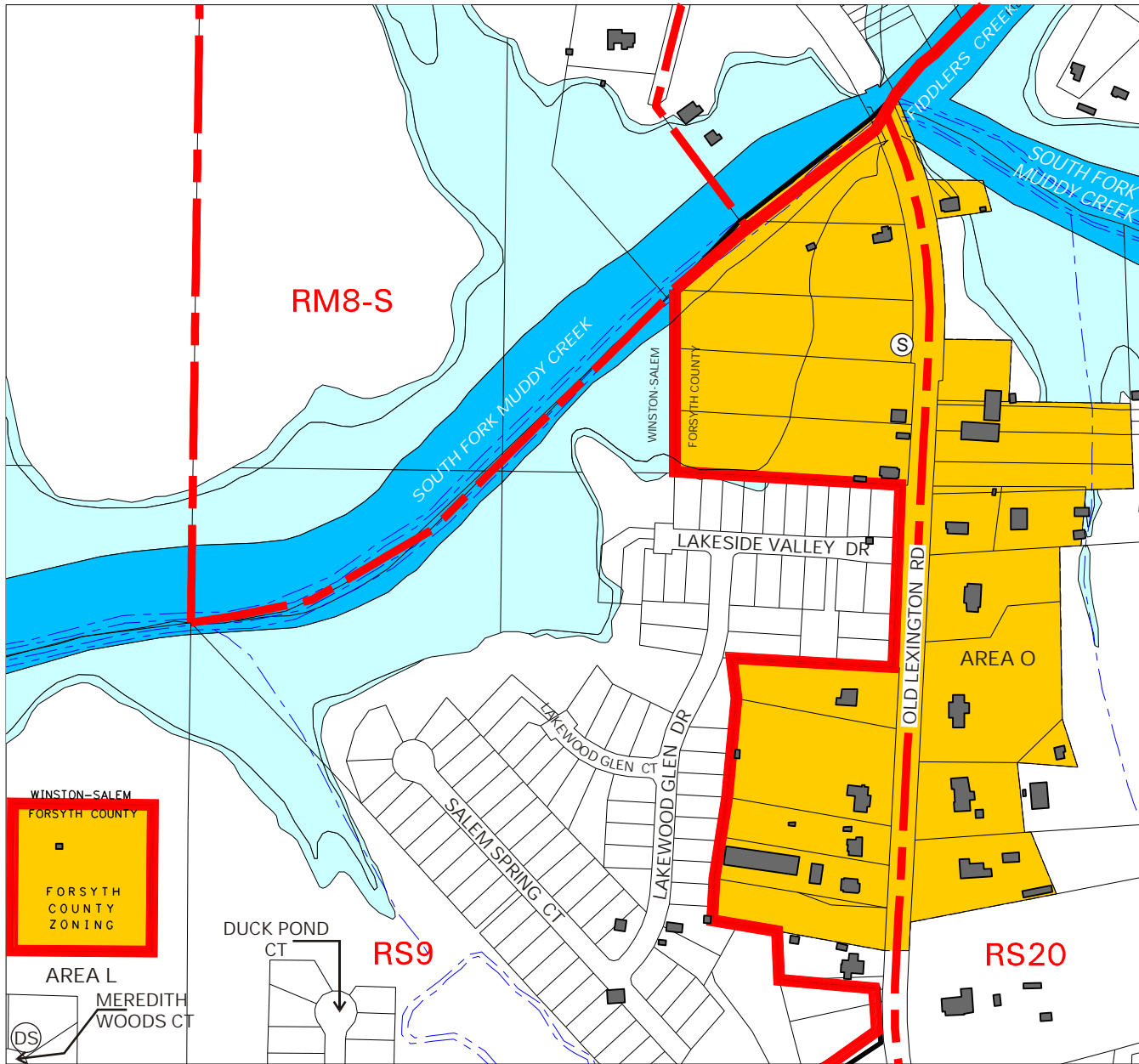
**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 1.74

**MAP(S):** 648862



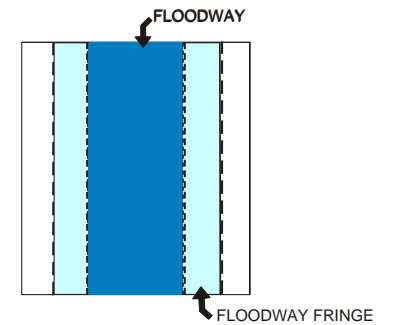


**DOCKET #:** W2707 - Area L & O

**PROPOSED ZONING:**  
City Zoning Jurisdiction

**EXISTING ZONING:**  
County Zoning Jurisdiction

**PETITIONER:**  
City of Winston-Salem  
for property owned  
by Multiple Owners



**SCALE:** 1" represents 400'

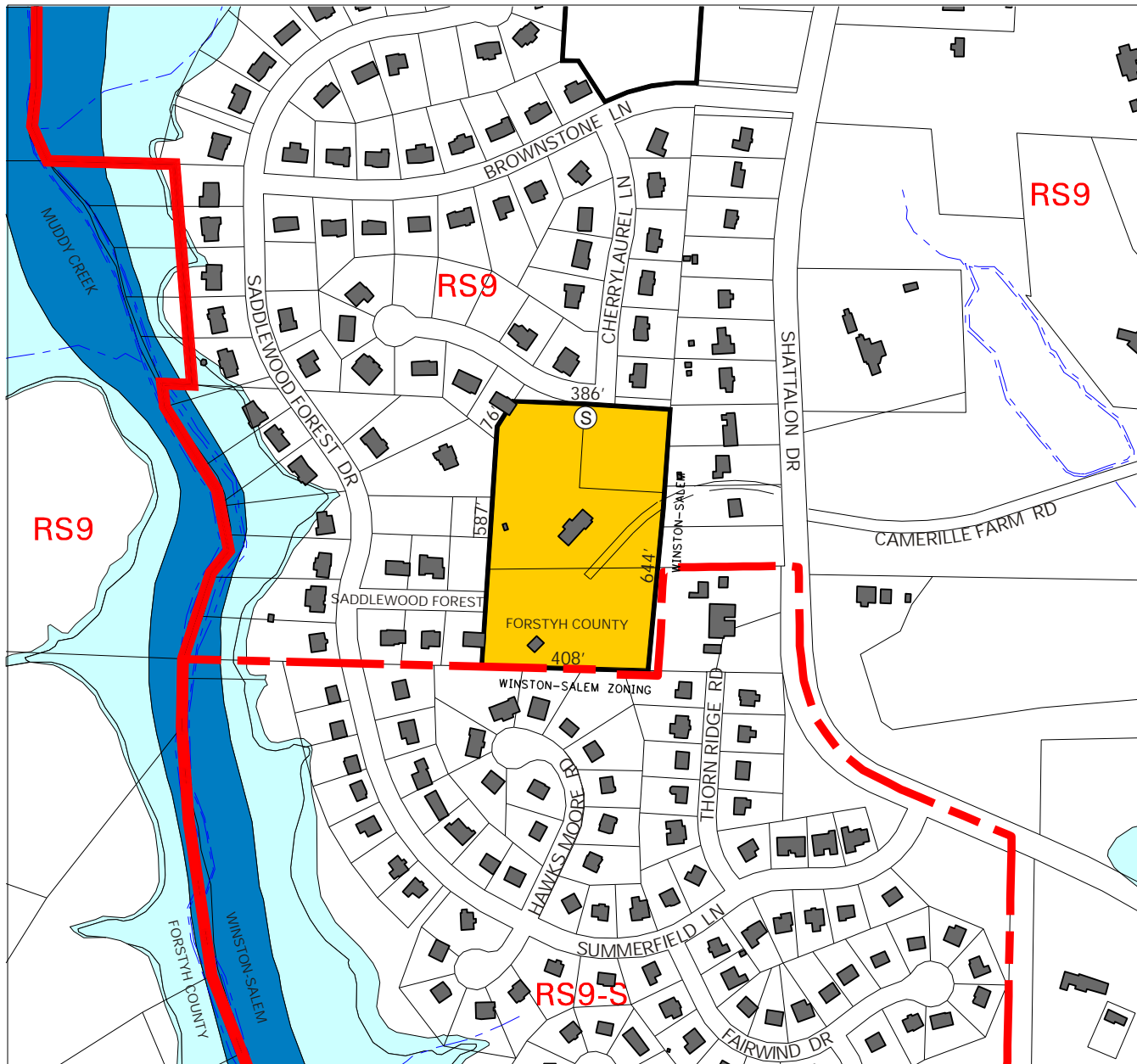
**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 29.34

**MAP(S):** 636830



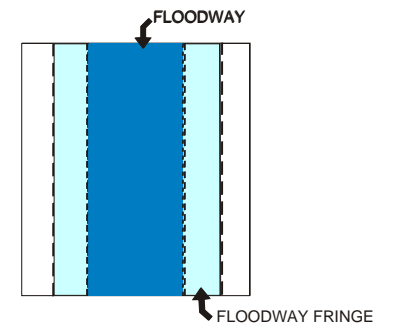


**DOCKET #:** W2707 - Area M

**PROPOSED ZONING:**  
City Zoning Jurisdiction

**EXISTING ZONING:**  
County Zoning Jurisdiction

**PETITIONER:**  
City of Winston-Salem  
for property owned  
by Multiple Owners



**SCALE:** 1" represents 400'

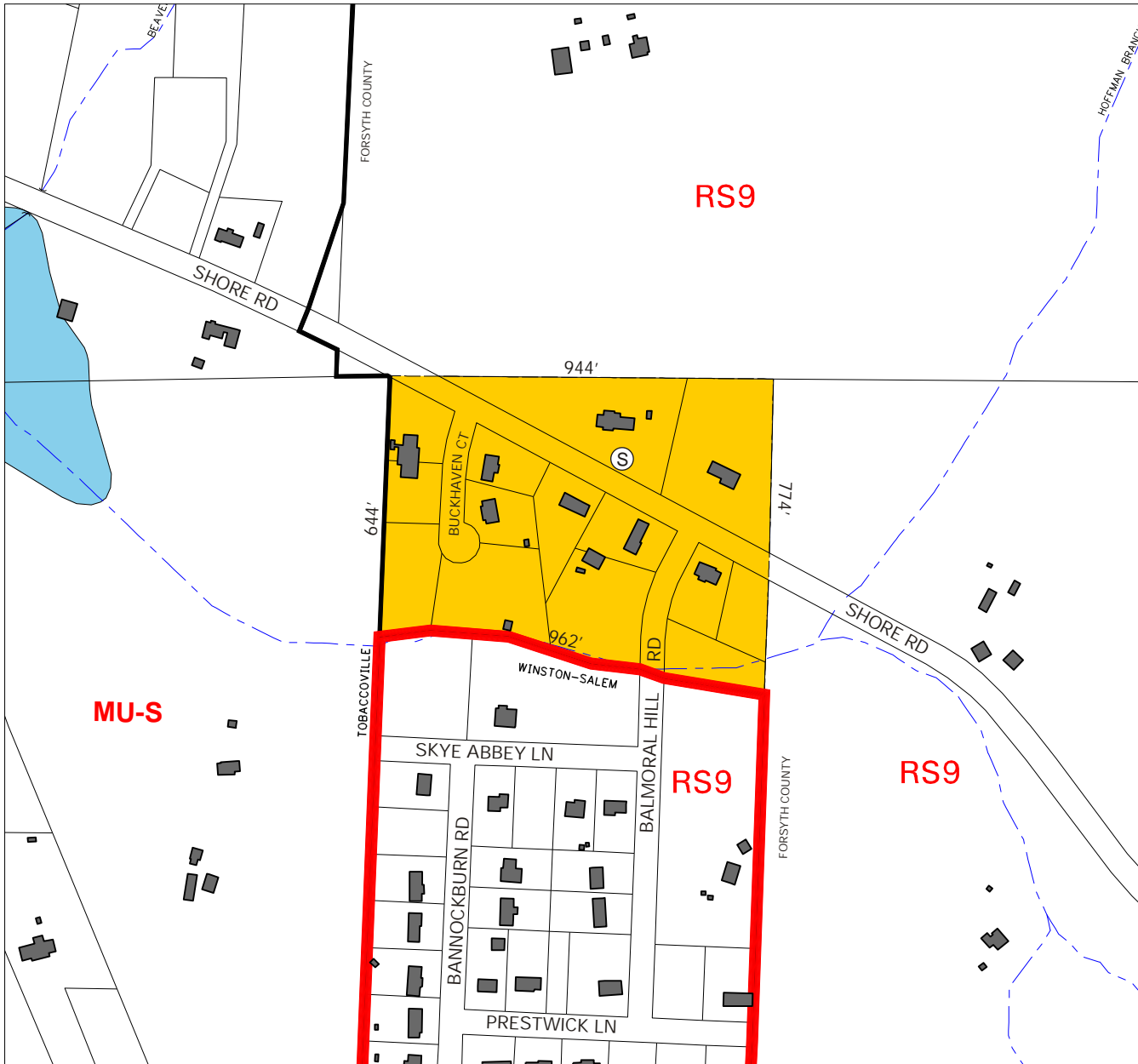
**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 6.19

**MAP(S):** 600870, 600866



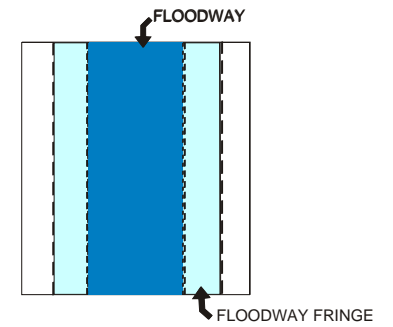


**DOCKET #:** W2707 - Area N

**PROPOSED ZONING:**  
City Zoning Jurisdiction

**EXISTING ZONING:**  
County Zoning Jurisdiction

**PETITIONER:**  
City of Winston-Salem  
for property owned  
by Multiple Owners



**SCALE:** 1" represents 400'

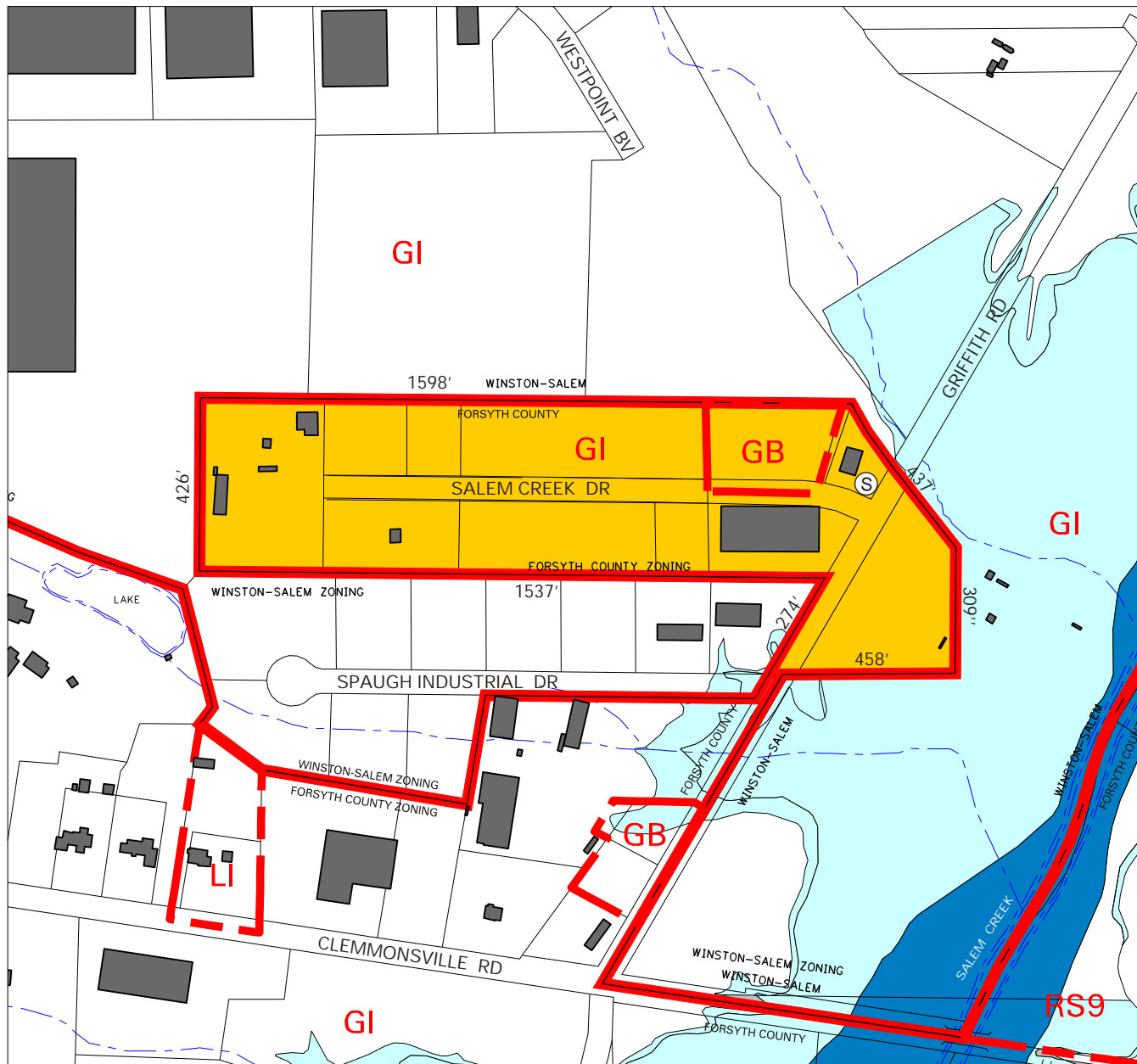
**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 12.51

**MAP(S):** 612898



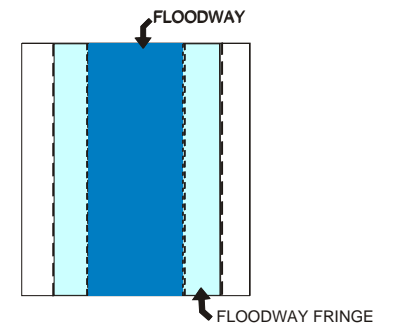


**DOCKET #:** W2707 - Area P

**PROPOSED ZONING:**  
City Zoning Jurisdiction

**EXISTING ZONING:**  
County Zoning Jurisdiction

**PETITIONER:**  
City of Winston-Salem  
for property owned  
by Multiple Owners



**SCALE:** 1" represents 400'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 17.9

**MAP(S):** 606834, 606830



July 21, 2004

City of Winston-Salem  
c/o Bryce A. Stuart, Manager  
P. O. Box 2511  
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2707

Dear Mr. Stuart:

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 City Council will hear this petition.

Sincerely,

A. Paul Norby, AICP  
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102  
Shirley Ice, 1549 Shore Road, Rural Hall, NC 27045

**ACTION REQUEST FORM**

**DATE:** July 21, 2004  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on Zoning Petition of City of Winston-Salem for property owned by others

**SUMMARY OF INFORMATION:**

City of Winston-Salem for property owned by others from Forsyth County Zoning Jurisdiction to City of Winston-Salem Zoning Jurisdiction (W-2707)

**PLANNING BOARD ACTION:**

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



CITY ORDINANCE - GENERAL USE

Zoning Petition of City of Winston-Salem  
for property owned by others, Docket W-2707

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 Forsyth County Zoning Jurisdiction to City of Winston-Salem Zoning Jurisdiction the zoning classification of the following described property:

Tax Block	<u>2669</u>	Tax Lots	<u>10B, 10C, 10E, 10L, 10P, 11A, 11B, 13A, 13B, 13G, 13J, 13K, 14B and 14</u>
	<u>2718</u>		<u>5, 6, 7B, 8B, 9B, 16, 17, 18, 19, 20A and 20F</u>
	<u>2718A</u>		<u>2</u>
	<u>3220A</u>		<u>21A, 21K, and 23</u>
	<u>3471</u>		<u>88A, 108, and 109C</u>
	<u>3929</u>		<u>100</u>
	<u>3930</u>		<u>3A, 3C, 3G, 3M, 3P, 3Q, 3R, 3W, 3X, 3Y, 113 and 114</u>
	<u>4968</u>		<u>24E and 24F</u>
	<u>5052</u>		<u>7, 8, 9, 10, 11 and 101F</u>
	<u>5053</u>		<u>1, 2, 3, 4, 5 and 6</u>

Section 2. This ordinance shall become effective upon adoption.

CITY ORDINANCE - SPECIAL USE

Zoning Petition of City of Winston-Salem  
for property owned by others, Docket W-2707

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 Forsyth County Zoning Jurisdiction to City of Winston-Salem Zoning Jurisdiction the zoning classification of the following described property:

Tax Block    3491    Tax Lot(s)    37A

Section 2. This Ordinance is adopted after approval of the site plan entitled Hanes Mill Landfill and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to the City of Winston-Salem for property owned by others.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Hanes Mill Landfill. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council  
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of the City of Winston-Salem for property owned by others, (Zoning Docket W-2707). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GI-S (Landfill, Sanitary), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the GI-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the original additional conditions be met

## ZONING STAFF REPORT

**DOCKET #** W-2707  
**STAFF:** Gary Roberts

Petitioner(s): City of Winston-Salem  
Ownership: Multiple Owners

### **REQUEST**

From: County Zoning: Area J, GI-S (Landfill, Sanitary); Area K, RS-9; Area L, RS-9; Area O, RS-20 and RS-9; Area M, RS-9; Area N, RS-9; Area P, GI and GB.  
To: City Zoning: Area J, GI-S (Landfill, Sanitary); Area K, RS-9; Area L, RS-9; Area O, RS-20 and RS-9; Area M, RS-9; Area N, RS-9; Area P, GI and GB.

Acreage: Area J – 0.69  
Area K – 1.74  
Areas L & O - 29.34  
Area M – 6.19  
Area N – 12.51  
Area P – 17.9  
Total = ± 68.38 acres

### **LOCATION:**

Street: Various locations along the periphery of Winston-Salem.  
Jurisdiction: Pending annexation into the City of Winston-Salem on June 30, 2004.  
Ward: Area J is closest to the North Ward; Area K is closest to the East Ward; Areas L & O are closest to the Southeast Ward; Area M is closest to the Northwest Ward; Area N is closest to the North Ward; Area P is closest to the South Ward.

### **ANALYSIS**

The only thing under review in this case is the zoning conversion from County zoning to City zoning resulting from the scheduled June 30, 2004 annexation of the subject properties. 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 City Council after review by the Public Works Committee.

This proposal will not change the dimensional requirements of the subject properties but will reclassify the newly incorporated property from its Forsyth County zoning classification to the equivalent City of Winston-Salem zoning classification. The zoning classifications are essentially equivalent with the exception of a limited number of permitted uses.

The property owners were notified of this necessary zoning classification change by first class mail.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**

## **PUBLIC HEARING**

Gary Roberts presented the staff report.

### **Public Hearing**

FOR: None

AGAINST:

Shirley Ice, 1549 Shore Road, Rural Hall, NC 27045

- I understand it's too late to do anything about the annexation, but I have comments anyway.
- We have concerns about the past, present, and future.
- About 2 years ago, a development in Bethania was approved with reassurances that the developer would preserve the trees.
- We're concerned for this area.
- Our concern for the future is for the areas north and northeast. It's purely wooded land and farm land.
- As Planning Board members, please put a little more support for the environment in your decisions.
- We support development of brownfield areas and the train system.

### **Work Session**

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

- The request before the Planning Board today is simply a request to transfer the zoning jurisdiction from Forsyth County to City of Winston-Salem. Uses will remain the same. If this request is not approved, the result would be land with no zoning regulations thereby removing all protection for residents and businesses in these areas.
- Brenda Smith: As far as Farmland Preservation, there are several private and government trusts that could be pursued for that area.

MOTION: Dara Folan moved approval of the zoning map amendment.

SECOND: Carol Eickmeyer

VOTE:

FOR: Clark, Eickmeyer, Folan, King, Lambe, Mullican, Norwood, Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning