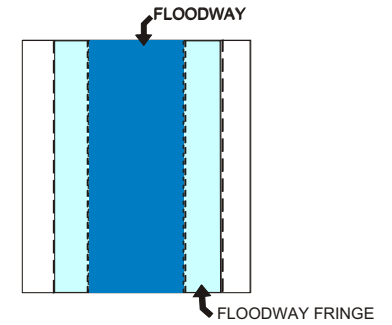


DOCKET #: W2731

PROPOSED ZONING:
City RS-9

EXISTING ZONING:
County RS-9

PETITIONER:
City of Winston-Salem
for property owned by
The McAlpine Group, et al



SCALE: 1" represents 1000'

STAFF: Gould

GMA: 3

ACRE(S): 56.77

MAP(S): 618830



October 20, 2004

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

RE: ZONING MAP AMENDMENT W-2731

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 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
The McAlpine Group-West Clemmons, et al., 1329 E. Morehead St., Charlotte, NC
28204-2913

ACTION REQUEST FORM

DATE: October 20, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of City of Winston-Salem for property owned by The McAlpine Group-West Clemmons ville, et al and others

SUMMARY OF INFORMATION:

Zoning map amendment of City of Winston-Salem for property owned by The McAlpine Group-West Clemmons ville, et al and others from County RS-9 to City RS-9: property is located on the south side of Clemmons ville Road opposite Willmeade Drive (Zoning Docket W-2731)

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 the McAlpine Group -
West Clemmonsville, et al, and others, Docket W-2731

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

Tax Block 3847	Tax Lot	112B
Tax Block 3847A	Tax Lots	12, 13, 24, 25, 26, 27, 28, 29, 30, 31, 34, 48, 49, 50, 51, 188, 189, 190, 191, 192, and 193

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2731
STAFF: Nancy Gould

Petitioner(s): City of Winston-Salem
Ownership: The McAlpine Group-West Clemmonsville, et al and others

REQUEST

From: County Zoning: RS-9
To: City Zoning: RS-9

Acreage: 56.77 acres

LOCATION:

Street: South of the intersection of W. Clemmonsville Road and Paula Drive and known as the Bethany Trace subdivision.

Jurisdiction: City of Winston-Salem. The subject area was annexed by the City of Winston-Salem on September 7, 2004.

Ward: South.

ANALYSIS

This case is under review only for zoning conversion from County Zoning to City Zoning due to annexation of the subject property into the City limits of Winston-Salem on September 7, 2004. The decision to annex the property was made by the City Council after review by the Public Works Committee. The Planning Board's role in reviewing this petition pertains only to the change in zoning jurisdiction.

The proposal will not change the dimensional requirements for the subject properties. It will only reclassify the newly incorporated property from its Forsyth County zoning classification of RS-9 to the equivalent RS-9 City of Winston-Salem zoning classification. The zoning classifications and requirements are essentially the same.

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

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jerry Clark moved approval of the zoning map amendment.

SECOND: Dara Folan

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning