



DOCKET #: W2601

PROPOSED ZONING:
GI

EXISTING ZONING:
GB

PETITIONER:
Ronald F. McGee Metal Treating

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 2

ACRE(S): 0.68

MAP(S): 630862



February 19, 2003

Ronald F. McGee Metal Treating, Inc.
329 Mountainview Drive
Kernersville, NC 27284

RE: ZONING MAP AMENDMENT W-2601

Dear Mr. McGee:

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 Members 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
Joseph M. Coltrane, Jr., 225 W. Mountain Street, Kernersville, NC 27284

ACTION REQUEST FORM

DATE: February 19, 2003
TO: The Honorable Mayor and Council Members
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of Ronald F. McGee Metal Treating, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Ronald F. McGee Metal Treating, Inc. from GB to GI: property is located on the north side of Twenty Third Street west of Liberty Street (Zoning Docket W-2601).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Ronald F. McGee Metal
Treating, Inc., Docket W-2601

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 GB to GI the zoning classification of the following described property:

Tax Block 312, Tax Lots 3B, 4, and 5

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2601
STAFF: Suzy Gallaway

Petitioner(s): Ronald F. McGee Metal Treating, Inc.
Ownership: Same

REQUEST

From: GB (General Business)
To: GI (General Industrial)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 0.68 acre

LOCATION:

Street: North side of Twenty-third Street west of Liberty Street.
Jurisdiction: City of Winston-Salem.
Ward: Northeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Industrial-type structure.

Adjacent Uses:

North -	Vacant property, zoned GB.
East -	Commercial structure, zoned GB.
South -	Automobile Storage, zoned GB.
West -	Industrial Building across railroad, zoned LI.

GENERAL AREA

Character/Maintenance: Established intense commercial and industrial area.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is developed.

Topography: There is an approximate change in elevation on the subject property of 6' (from an approximate elevation of 962' in the east down to an approximate elevation of 956' in the west).

Water Supply Watershed: Site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Twenty-Third Street; Liberty Street; US 52.

Street Classification: Twenty-Third Street – Local Street; Liberty Street – Major Thoroughfare; US 52 - Freeway.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Liberty Street between US 52 and 25th Street = 16,000/15,600

US 52 between Liberty Street and 25th/28th Streets = 67,700/63,600

Sidewalks: Existing on both sides of Liberty Street and the north side of 23rd Street.

HISTORY

Relevant Zoning Cases:

1. W-1960; Special Use Permit in RS-7 for Institutional Parking in a Residential Zoning District; approved May 15, 1995; east side of Ivy Avenue between 25th and 27th Streets; 1.44 acres; Planning Board and staff recommended approval.
2. W-797; I-2 to B-3; approved September 15, 1980; southeast corner of 25th Street and Liberty Street; 0.78 acre; Planning Board and staff recommended approval.
3. W-544; I-2 to B-3; approved June 7, 1976; west side of Liberty Street southwest of 24th Street; 0.13 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): GMA 2, Urban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): In Urban Neighborhoods, *Legacy* encourages quality infill development, provision of neighborhood retail and community services, and rehabilitation and reuse of existing structures. *Legacy* promotes economic development that is compatible with existing residential neighborhoods and other business development. This site is in the Liberty Street Corridor, identified in *Legacy* as an Urban Boulevard. The purpose of Urban Boulevards is to create attractive urban gateways leading into downtown; concentrate jobs, retail, and higher density housing at selected points along the corridors; promote high quality transit services and pedestrian access by increasing densities along the corridors; and, incorporate design features that support pedestrian activity and give the corridors an urban look and feel.

Area Plan/Development Guide: *Liberty Street Corridor Study*.

Relevant Development Guide Recommendation(s): The area west of Liberty Street between 21st and 24th (including this site) is shown on the Land Use Map as an economic opportunity area for redevelopment to commercial or industrial uses.

ANALYSIS

The current request is to rezone 0.68 from GB (General Business) to GI (General Industrial). The petitioner is currently operating on the site as a non-conforming use. Prior to the adoption of the UDO the site was zoned I-2, but was converted to GB with the adoption of the UDO in 1995. The petitioner can continue to operate as a non-conforming use, but would like to pursue rezoning to make the zoning more consistent with the existing land use.

The area consists of a mixture of intense commercial and industrial uses. The site is clearly separated from any residential properties across Liberty Street, and should have no detrimental impact on those properties. The *Liberty Street Corridor Study* indicates this site is appropriate for industrial or commercial uses, therefore the request is consistent with the area plan.

The site is within the area of the US 52 Corridor Land Use and Transportation Plan. The site may be impacted by the proposed plan. The plan is expected to be put in place in approximately 10-20 years. At that time, the site would be purchased. Rezoning at this time should not alter the Corridor Study in any way, nor the acquisition cost of the property.

Staff is of the opinion this rezoning strengthens industrial investment in this area. The proposal is consistent with the *Liberty Street Corridor Study*, *Legacy*, and the character of the area. For these reasons, staff recommends approval.

FINDINGS

1. The current request is to rezone 0.68 acre from GB (General Business) to GI (General Industrial).
2. The petitioner is currently operating on the site as a non-conforming use.
3. The area consists of a mixture of intense commercial and industrial uses.
4. The *Liberty Street Corridor Study* indicates this site is appropriate for industrial or commercial uses.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the zoning map amendment.

SECOND: Arnold King

VOTE:

FOR: Avant, Bost, Clark, Doyle, King, Norwood, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning