



DOCKET #: W2550

PROPOSED ZONING:
NO

EXISTING ZONING:
RS9

PETITIONER:
International Sports
Properties, Inc.

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 3

ACRE(S): 0.79

MAP(S): 606850



June 18, 2002

International Sports Properties, Inc.
C/O Ben Sutton, Sr.
140 Club Oaks Court
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-2550

Dear Mr. Sutton:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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

ACTION REQUEST FORM

DATE: June 18, 2002
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on Zoning Petition of International Sports Properties, Inc.

SUMMARY OF INFORMATION:

Zoning Petition of International Sports Properties, Inc., from RS-9 to NO (Neighborhood Office); property is located south side of Country Club Road also on the north side of Old Vineyard Road west of Kilpatrick Street.

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: AVANT, BOST, CLARK, DOYLE, FOLAN, KENNEDY-SLOAN, KING, POWELL
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - GENERAL USE

Zoning Petition of International Sports Properties, Inc.,
Docket W-2550

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 Board of Aldermen 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 RS-9 (Residential, single family with 9,000 square foot minimum lot size) to NO (Neighborhood Office) the zoning classification of the following described property:

Tax Block 3905, Tax Lot 093

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2550
STAFF: Suzy Galloway

Petitioner(s): International Sports Properties, Inc.
Ownership: Same

REQUEST

From: RS-9
To: NO

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: 0.79 acre

LOCATION

Street: South side of Country Club Road and north side of Old Vineyard Road west of Kilpatrick Street

Jurisdiction: City of Winston-Salem

Ward: Southwest

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single family home.

Adjacent Uses:

North -	Single family homes, zoned RS-9
East -	Offices, zoned LO-S and GO-S
South -	Single family homes, zoned RS-9
West -	Single family homes, zoned RS-9; Multi-family building, zoned RM-18; office building, zoned LO-S
Northwest -	Single family home, zoned LO-S

GENERAL AREA

Character/Maintenance: Well-maintained single family homes and offices

Development Pace: Moderate

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No specific impact determined with general use zoning.

Topography: There is an approximate change in elevation on the subject property of 24' (from an approximate elevation of 860' in the northwest down to an approximate elevation of 836' in the south)

Vegetation/habitat: There is an extensive amount of existing vegetation in the sloping, rear portion of the property.

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

TRANSPORTATION

Direct Access to Site: Country Club Road; Old Vineyard Road; Kilpatrick Street.

Street Classification: Country Club Road - major thoroughfare; Old Vineyard Road - minor thoroughfare; Kilpatrick Street - local.

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

Country Club Road between Old Vineyard Road and Silas Creek Parkway = 12,000 / 18,500

Old Vineyard Road between Country Club Road Healy Drive = 9,100 / 11,100

Transit: Route 12 along Country Club Road; Route 43 along Old Vineyard Road

HISTORY

Relevant Zoning Cases:

1. W-2504; RS-9 to LO-S (Professional Office; Offices, Miscellaneous); across Country Club Road from current site; approved October 1, 2001; 1.48 acres; Planning Board and staff recommended approval.
2. W-2432; RS-9 to LO-S (Professional Office); withdrawn January 2, 2001; across Country Club Road from current site; 1.48 acres; Planning Board and staff recommended approval.
3. W-2329; RS-9 to LO-S (Offices, Miscellaneous; Professional Office; and Medical or Surgical Offices); approved July 6, 1999; northwest side of Country Club Road west of Kilpatrick Street; 2.104 acres; Planning Board and staff recommended denial.
4. W-2302; LO-S and RS-9 to LO-S (Professional Office; Office Miscellaneous; Medical or Surgical Offices); approved April 5, 1999; north side of Country Club Road west of Picadilly Street; 1.67 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)

Relevant Comprehensive Plan Recommendation(s): Legacy recommends that commercial development be focused at activity nodes and be designed to be pedestrian friendly.

Area Plan/Development Guide: Country Club/Jonestown Area Plan (adopted in 1985)

Relevant Development Guide Recommendation(s): The "Proposed Development Plan" (Map 4 on page 14 of the Area Plan) recommends that the subject property be developed/remain low-density, single-family residential (0-4 unites/acres)

ANALYSIS

The petition seeks to rezone 0.79 acre from RS-9 to NO. Rezoning would allow the site to be developed for office use. The site contains one of three remaining single family homes on the south side of Country Club Road between Old Vineyard Road and Kilpatrick Street. Staff believes that approval of the current rezoning petition is consistent with the changing character of the immediate area.

The *Country Club/Jonestown Area Plan* recommends low density residential here, however previously approved rezonings constitute substantial changes in the land use patterns of this rapidly growing neighborhood. Approval of office developments to the south, southeast, and east have substantially changed the character of the area, suggesting redevelopment for office uses is appropriate here.

Given the small size of this site and its proximity to LO-S zonings in the area, staff is of the opinion that a general use NO zoning is appropriate. If the site is ever redeveloped in conjunction with the adjacent single family sites in the future, a comprehensive LO-S rezoning will be encouraged.

FINDINGS

1. The petition is consistent with *Legacy*.
2. The petition does not meet the land use designation of the *Country Club/Jonestown Area Plan*, but the rezoning of other properties in the immediate area constitute a substantial change in conditions.
3. The existing pattern and intensity of development in this area strongly suggests a use redevelopment for office uses is appropriate here.
4. If the site is ever redeveloped in conjunction with the adjacent single family sites in the future, a comprehensive LO-S rezoning will be encouraged.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Arnold King moved approval of the zoning map amendment certified that the site plan

meets all code requirements.

SECOND: Philip Doyle

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Kennedy-Sloan King, Powell,

AGAINST: None

A. Paul Norby, AICP
Director of Planning