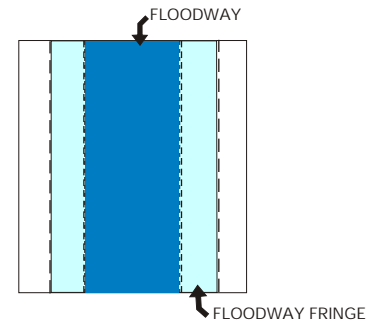


DOCKET #: W2558

PROPOSED ZONING:
City RS9

EXISTING ZONING:
County RS9

PETITIONER:
City of Winston-Salem
for property owned by others



SCALE: 1" represents 600'

STAFF: Galloway

GMA: 3

ACRE(S): 88.98

MAP(S): 636826, 636830



June 19, 2002

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

RE: ZONING MAP AMENDMENT W-2558

Dear Mr. Stuart:

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 19, 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 map amendment of the City of Winston-Salem for property owned by Bynum and Watson Development Company, Silmsers M J Construction, Darlene Brown Walker, MTNJ Construction Co., Inc., Hamilton Builders and Construction Inc., Setty Enterprises, Inc., Jolley & Son Builders, Inc., John Timothy Douthat, Gallery Builders, Inc., Brady's Drywall, Inc., Excalibur Custom Homes, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of the City of Winston-Salem for property owned by Bynum and Watson Development Company, Silmsers M J Construction, Darlene Brown Walker, MTNJ Construction Co., Inc., Hamilton Builders and Construction Inc., Setty Enterprises, Inc., Jolley & Son Builders, Inc., John Timothy Douthat, Gallery Builders, Inc., Brady's Drywall, Inc., Excalibur Custom Homes, Inc., from County RS-9 to City RS-9: property is located north of terminus of Mae-Len Drive south of South Fork Muddy Creek and also north side of Barnes Road (Zoning Docket W-2558).

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 Bynum and Watson Development Company, Silmser M J Construction, Darlene Brown Walker, MTNJ Construction Co., Inc., Hamilton Builders and Construction Inc., Setty Enterprises, Inc., Jolley & Son Builders, Inc., John Timothy Douthat, Gallery Builders, Inc., Brady's Drywall, Inc., Excalibur Custom Homes, Inc., Docket W-2558

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

Tax Block 2718A, Tax Lot 1B
Tax Block 6415, Tax Lots A, B, C, D, and 1 through 62

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2558
STAFF: Suzy Gallaway

Petitioner(s): City of Winston-Salem
Ownership: Bynum and Watson Development Company, Silmsen M J Construction, Darlene Brown Walker, MTNJ Construction Co., Inc., Hamilton Builders and Construction Inc., Setty Enterprises, Inc., Jolley & Son Builders, Inc., John Timothy Douthat, Gallery Builders, Inc., Brady's Drywall, Inc., Excalibur Custom Homes, Inc.

REQUEST

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

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: 88.98 acres

LOCATION

Street: North of terminus of Mae-Len Drive south of South Fork Muddy Creek and also north of Barnes Road
Jurisdiction: County of Forsyth
Ward: Closest is Southeast Ward

ANALYSIS

The subject property is the Meredith Woods subdivision. Through the subdivision review process, the petitioners agreed to voluntarily petition for annexation into the City of Winston-Salem. Currently an annexation petition for the subject property is pending before the Board of Aldermen. The current rezoning request consists of 88.98 acres located at the north terminus of Mae-Len Drive south of South Fork Muddy Creek and also north of Barnes Road. The Planning Board's role in reviewing this petition pertains only to the zoning jurisdiction. The decision to annex the property is made by the Board of Aldermen upon recommendation by the Public Works Committee.

This proposal will not change the permitted uses of the subject property, but will reclassify the newly incorporated property (once finalized) from its present Forsyth County zoning classification to the equivalent City of Winston-Salem zoning classification. The two zoning classifications are equivalent

and there are no changes in development rights or constraints.

The property owners were notified of this zoning classification change by certified mail and the certified receipts are on file in the zoning docket.

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, Folan, King, Powell, Kennedy-Sloan

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning