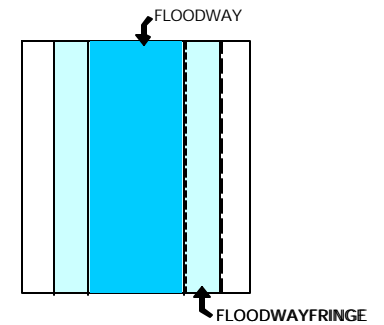


**DOCKET #:** W2574

**PROPOSED ZONING:**  
City RS9

**EXISTING ZONING:**  
County RS9

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



**SCALE:** 1" represents 400'

**STAFF:** Gallaway

**GMA:** 3

**ACRE(S):** 15.4

**MAP(S):** 660858



September 20, 2002

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

RE: ZONING MAP AMENDMENT W-2574

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:** September 20, 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 City of Winston-Salem for property owned by C. Edwards and Co., Inc.

**SUMMARY OF INFORMATION:**

Zoning map amendment of the City of Winston-Salem for property owned by C. Edwards and Co., Inc. from County RS-9 to City RS-9: property is located east of Creekview Drive terminus, west of Sedge Garden Road and north of Fishers Branch Creek Maps (Zoning Docket W-2574).

**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 C. Edwards and Co., Inc., Docket W-2574

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 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 5341C, Tax Lots A, B, 1-40

Section 2. This ordinance shall become effective upon adoption.

## **ZONING STAFF REPORT**

**DOCKET #** W-2574  
**STAFF:** Suzy Gallaway

Petitioner(s): City of Winston-Salem  
Ownership: C. Edwards and Co., 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: 15.4 acres

### **LOCATION**

Street: West of Sedge Garden Road east of Creekview Drive and north of Fishers Branch Creek  
Jurisdiction: to be annexed into City of Winston-Salem  
Ward: Closest is East.

### **ANALYSIS**

The current rezoning request consists of a 15.4 acres tract located west of Sedge Garden Road east of Creekview Drive and north of Fishers Branch Creek. Specifically under review is the associated zoning conversion from County RS-9 to City RS-9 resulting from the annexation of the subject property. 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 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: John Bost moved approval of the map amendment.

SECOND: Philip Doyle

VOTE:

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

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning