



DOCKET #: W2575

PROPOSED ZONING:
RS9

EXISTING ZONING:
RS9 and NSB-S

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

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 3

ACRE(S): 2.84

MAP(S): 606838



September 20, 2002

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

RE: ZONING MAP AMENDMENT W-2575

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 the City of Winston-Salem

SUMMARY OF INFORMATION:

Zoning map amendment of the City of Winston-Salem from RS-9 and NSB-S [Restaurant (without drive-through service); Restaurant (with drive-through service); Professional Office; Offices, Miscellaneous; Banking and Financial Services; Services, Business A; Services, Personal; ABC Store; Building Material Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous] to RS-9: property is located on the southeast side of Somerset Drive and Brandywine Road (Zoning Docket W-2575).

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, Docket W-2575

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 and NSB-S [Restaurant (without drive-through service); Restaurant (with drive-through service); Professional Office; Offices, Miscellaneous; Banking and Financial Services; Services, Business A; Services, Personal; ABC Store; Building Material Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous] to RS-9 the zoning classification of the following described property:

Tax Block 3900, Tax Block 018Z

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2575
STAFF: Suzy Gallaway

Petitioner(s): City of Winston-Salem
Ownership: Same

REQUEST

From: RS-9 and NSB-S [Restaurant (without drive-through service); Restaurant (with drive-through service); Professional Office; Offices, Miscellaneous; Banking and Financial Services; Services, Business A; Services, Personal; ABC Store; Building Material Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous]
To: 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: 2.84 acres

LOCATION

Street: East corner of Somerset Drive and Brandywine Road.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is vacant.

Adjacent Uses:

North -	Single family homes, zoned RS-9.
East -	Vacant land, zoned NSB-S (Shopping Center).
South -	Single family homes, zoned RS-9.
West -	Single family homes, zoned RS-9.

GENERAL AREA

Character/Maintenance: Well-maintained residences.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

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

Topography: There is an approximate change in elevation on the subject property of 27' (from an approximate elevation of 817' in the northwest down to an approximate elevation of 790' in the south).

Vegetation/habitat: Mostly vegetated.

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

TRANSPORTATION

Direct Access to Site: Somerset Drive; Brandywine Road; Stratford Road.

Street Classification: Somerset Dr - minor thoroughfare; Brandywine Rd - local road; Stratford Road - major thoroughfare.

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

Somerset Drive between Stratford Road and Jonestown Road = 1,900/11,100

Stratford Road between Somerset Drive and Burke Mill Road = 24,000/42,200

Transit: Route 19, along Stratford Road, east of site.

HISTORY

Relevant Zoning Cases:

1. F-846; R-6 to B-3-S (Stores or Shops, Retail; Offices; Services; Wholesale Sales and Storage); approved July 27, 1987; west side of Stratford Road south of Somerset Drive; 1.68 acres; Planning Board recommended approval, staff recommended denial.
2. F-820; R-6 to B-3-S (Multiple Uses - TWO PHASE); approved October 13, 1986; southwest corner of South Stratford Road and Somerset Drive; 11 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): Develop new fire station and satellite police stations in a manner that is compatible with the surrounding area and use existing facilities and structures whenever possible.

Area Plan/Development Guide: *South Stratford Road Development Guide* - adopted in 1989.

Relevant Development Guide Recommendation(s): As shown on Map 7, Development Plan Map, of the *South Stratford Road Development Guide*, subject property should be developed for commercial purposes.

ANALYSIS

The current request is to rezone 2.84 acres from RS-9 and NSB-S to RS-9. A portion of the site, 0.82 acre, is currently zoned as part of a commercial shopping center. The uses currently allowed in the NSB-S portion of the site are those office and commercial uses approved in that 1986 rezoning. RS-9 allows many residential and civic uses beneficial to the community. Some of those civic uses are schools, churches, fire and police stations, and other similar uses. Commercial and office uses are not allowed in RS-9.

Most of the uses in this area are residential uses, except for the area directly east of the site which is zoned NSB-S for a small shopping center. The portion of the NSB-S zoning which is not part of the subject request is still viable for a shopping center. If the subject rezoning is approved, there will be approximately 10 acres left from the original NSB-S zoning. The NSB zoning district requires a site be comprised of four to 15 acres.

The current request is consistent with the predominately residential zoning in the area. The proposal is not inconsistent with the *South Stratford Road Development Guide*, as it still allows for the majority of the shopping center site to be developed as such in the future.

FINDINGS

1. The current request is to rezone 2.84 acres from RS-9 and NSB-S to RS-9.
2. RS-9 permits many residential and civic uses beneficial to the community.
3. The remainder of the NSB-S zoning is still viable for the approved shopping center.
4. The current request is consistent with the residential character of the area.
5. The proposal is not inconsistent with the *South Stratford Road Development Guide*.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the map amendment.

SECOND: Jerry Clark

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP

Director of Planning