



DOCKET #: W2473

PROPOSED ZONING:
GB

EXISTING ZONING:
GI and GB

PETITIONER:
Thomas H. Burns
and Shirley B. Burns

SCALE: 1" represents 200'

STAFF: Hughes

GMA: 3

ACRE(S): 0.83

MAP(S): 630870



May 23, 2001

Thomas H. & Shirley B. Burns
6111 Hampton Meadows Lane
Clemmons, NC 27012

RE: ZONING MAP AMENDMENT W-2473

Dear Mr. & Mrs. Burns:

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: May 23, 2001
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 Thomas H. and Shirley B. Burns.

SUMMARY OF INFORMATION:

Zoning Petition of Zoning map amendment of Thomas H. Burns and Shirley B. Burns from GI and GB to GB: property is located on the southeast side of Glenn Avenue southwest of Gaynor Street (Zoning Docket W-2473).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Thomas H. Burns and Shirley B. Burns, Docket W-2473

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

Tax Block(s): 988, Tax Lots: 21P, 22P, 23P, 205, 206, 209, 301, 302, 303

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2473
STAFF: Suzy Hughes

Petitioner(s): Thomas H. and Shirley B. Burns
Ownership: Same

REQUEST

From: GI General Industrial District and GB General Business District
To: GB General Business District

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: 0.83 acre

LOCATION

Street: East side of Glenn Avenue south of Gaynor Street.
Jurisdiction: City of Winston-Salem.
Ward: Northeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Apparently three, closely spaced single family homes.

Adjacent Uses:

- North - Across Glenn Avenue at its intersection with Ogburn Avenue is a strip mall which contains a barber/styling shop and appears to be otherwise vacant. It is zoned HB.
- East - Carolina Public Warehouse has several facilities immediately adjoining this site and across Gaynor Street. All of this area is zoned GI.
- South - Single family home zoned GI.
- West - Across Glenn Avenue are single family homes in areas zoned HB and RS-7.

GENERAL AREA

Character/Maintenance: Industrial to the east; residential to the west.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is currently developed as residential and non-residential.

Topography: Site slopes down 20 feet to the northeast.

Vegetation/habitat: Site is currently developed as residential and non-residential.

Constraints: Minor.

TRANSPORTATION

Direct Access to Site: Glenn Avenue; Ogburn Avenue; Gaynor Street.

Street Classification: Glenn Avenue - minor thoroughfare; Ogburn Avenue - minor thoroughfare;
Gaynor Street - local.

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

Glenn Avenue between 30th Street and Ogburn Avenue = 5,500/11,000

Ogburn Avenue between Glenn Avenue and Akron Drive = 1,500/9,500

Bike: Route #19 along Glenn Avenue.

HISTORY

Relevant Zoning Cases:

1. W-2363; GI to LB; withdrawn March 9, 2000; east side of Liberty Street north of Fairchild Avenue; 0.56 acre; Planning Board recommended withdrawal, and staff recommended denial.
2. W-2326; GI to GB; approved July 6, 1999; southeast side of Glenn Avenue at the intersection of Ogburn Avenue and Sherbrooke Drive (a portion of the current site); 0.32 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Urban Neighborhoods Area.

Relevant Comprehensive Plan Recommendation(s): The plan encourages quality infill development, greater residential densities where appropriate, neighborhood retail, and community services.

Area Plan/Development Guide: *Carver Road/Ogburn Station Development Guide* (1991).

Relevant Development Guide Recommendation(s): The Akron/Glenn Area Site Study within the *Carver Road/Ogburn Station Development Guide* identifies this site for potential industrial zoning.

ANALYSIS

This is a request to rezone 0.83 acre from GI and GB to GB. The site is surrounded by a mixture of uses and zoning classifications. There is a good deal of industrial and HB zoned property used residentially. Residentially zoned property is across Glenn Avenue.

Glenn Avenue serves as a dividing line between industrial zoning on the southeast and commercial and residential zoning on the northwest. The subject site, however, is oriented away from the industrial uses and is separated from them by topography.

GB is an appropriate zoning because a large portion of the property is currently GB and the site is oriented towards Glenn Avenue and away from the adjoining industrial uses. Additionally, there are existing business uses and zoning across Glenn Avenue.

FINDINGS

1. This is a request to rezone 0.83 acre from GI and GB to GB.
2. Glenn Avenue serves as a dividing line between industrial zoning on the southeast and commercial and residential zoning on the northwest.
3. GB is an appropriate zoning because a large portion of the property is currently GB and the site is oriented towards Glenn Avenue and away from the adjoining industrial uses.
4. There are existing business uses and zoning across Glenn Avenue.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Schroeder moved approval of the zoning map amendment.

SECOND: Johnson

VOTE:

FOR: Doyle, Johnson, King, Powell, Schroeder, Williams

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning