



DOCKET #: W2477

PROPOSED ZONING:
HB

EXISTING ZONING:
LI

PETITIONER:
Triad Builders of King, Inc.

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 0.42

MAP(S): 630870



June 25, 2001

Triad Builders of King, Inc.
151 Jefferson Church Road
King, N.C. 27021

RE: ZONING MAP AMENDMENT W-2477

Dear Sirs:

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
Larry Eubanks, Jr., 4724 Country Club Road, Winston-Salem, NC 27104

Board of Aldermen — Action Request Form

Date: June 27, 2001

To: The City Manager

From A. Paul Norby, AICP, Director of Planning

Board Action Requested:

Zoning map amendment of Triad Builders of King, Inc.

Summary of Information:

Zoning map amendment of Triad Builders of King, Inc from LI to HB: property is located on the west side of Patterson Avenue north of Perimeter Point Boulevard (Zoning Docket W-2477).

Committee Action:

Committee _____ **Action** _____

For _____ **Against** _____

Remarks:

CITY ORDINANCE - GENERAL USE

Zoning Petition of Triad Builders of King, Inc.,
Docket W-2477

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 LI to HB the zoning classification of the following described property:

Tax Lots 11A and 11B, Tax Block 3440

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2477
STAFF: Gary Roberts

Petitioner(s): Triad Builders of King, Inc.
Ownership: Same.

REQUEST

From: LI Limited Industrial District
To: HB Highway 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: 0.42 acre

LOCATION

Street: West side of Patterson Avenue north of Perimeter Point Boulevard.
Jurisdiction: City of Winston-Salem.
Ward: North.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None.

Adjacent Uses:

North -	Retail establishment zoned HB.
Northeast -	Undeveloped property zoned RS-7.
East -	Church zoned IP.
Southeast -	Vehicle maintenance facility zoned HB.
South -	Business park zoned LI.
West -	Undeveloped property zoned HB.

GENERAL AREA

Character/Maintenance: Mixture of commercial, institutional and industrial uses in average maintenance.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No immediate impact resulting from the rezoning request.
Topography: Gentle slope down to the north.

TRANSPORTATION

Direct Access to Site: Patterson Avenue.

Street Classification: Minor thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Patterson Avenue between US 52 and Akron Drive = 10,000/11,000 (1995 count).

Sidewalks: On both sides of Patterson Avenue.

Transit: Route #7 along Patterson Avenue.

HISTORY

Relevant Zoning Cases:

1. W-2354; LI and HB to GI-S (Motor Vehicle Storage; and Terminal Freight); withdrawn at Planning Board meeting on November 11, 1999; east side of Indiana Avenue, south of Perimeter Point Boulevard, 700 feet north of current site; 2.7 acres; staff recommended denial.
2. W-2304; LI to HB-S (Motor Vehicle, Repair and Maintenance; and Outdoor Display Retail); approved April 5, 1999; east side of Indiana Avenue, south of Perimeter Point Boulevard; 2.01 acres; Planning Board and staff recommended approval.
3. W-2148; LI to GB; approved May 5, 1997; northeast side of Indiana Avenue between Akron Drive and Perimeter Point Boulevard; 0.27 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

Legacy Growth Management Area: Suburban Neighborhoods GMA 3.

Relevant Comprehensive Plan Recommendation(s): *Legacy* proposes that commercial areas be compact rather than linear in nature, with businesses interconnected and designed to be pedestrian oriented.

Area Plan/Development Guide: This site is not within the boundaries of a development guide or an area plan.

ANALYSIS

The current request is to rezone a small, 0.42 acre, triangular sliver of property which fronts along the west side of Patterson Avenue, from LI to HB. In view of the setback, parking and landscaping requirements, utilization of this property as a stand-alone development is highly

unlikely. While the request is of a general use nature and therefore does not include a site plan or development proposal, a likely scenario would include consolidating the subject property with an adjacent 3.72 acre vacant tract which is already zoned HB. This would result in a more suitable building lot with good depth and street frontage.

The subject property is surrounded by commercial and institutional uses and zoning. Considering this and the size of the property staff recommends approval of the request.

FINDINGS

1. While *Legacy* recommends that commercial areas be of a compact rather than a linear nature, the existing zoning and development pattern of the general area and the size of the current site warrant approval of the request.
2. There is no area plan applicable to the current site.
3. The proposed request will be compatible with the adjacent commercial and institutional land uses and zoning.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING June 14, 2001

FOR: None

AGAINST: None

WORK SESSION

MOTION: Doyle moved for approval.

SECOND: Johnson

VOTE:

FOR: Avant, Johnson, King, Norwood, Powell, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning