



DOCKET #: W2481
 (Continued from 7/12/01
 CCPB meeting)

PROPOSED ZONING:
 City RS20

EXISTING ZONING:
 County RS20

PETITIONER:
 City of Winston-Salem

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 0.96

MAP(S): 648838



June 25, 2001

City of Winston-Salem
c/o Bryce A. Stuart, Manager
100 E. First Street
Winston-Salem, N.C. 27102

RE: ZONING MAP AMENDMENT W-2481

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
Robert W. and Patricia D. Norris, 2368 Naomi Drive, Winston-Salem, NC 27107

ACTION REQUEST FORM

DATE: August 22, 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 map amendment of City of Winston-Salem for property owned by Robert W. Norris and Patricia D. Norris

SUMMARY OF INFORMATION:

Zoning map amendment of City of Winston-Salem for property owned by Robert W. Norris and Patricia D. Norris from County RS-20 to City RS-20: property is located on the east side of Naomi Drive south of Mollie Lane (Zoning Docket W-2481).

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 Robert W. Norris and Patricia D.
Norris, Docket W-2481

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-20 to City RS-20
the zoning classification of the following described property:

Tax Lot 16, Tax Block 2767

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2481
STAFF: Gary Roberts

Petitioner(s): City of Winston-Salem
Ownership: Robert W. Norris and Patricia D. Norris

CONTINUANCE HISTORY: This case was approved at the June 14, 2001 Planning Board meeting and is being reheard in order to include an additional tax lot.

REQUEST

From: County RS-20 Residential Single Family District; minimum lot size 20,000 sf
To: City RS-20 Residential Single Family District; minimum lot size 20,000 sf

Acreage: 0.96 acre

LOCATION

Street: East side of Naomi Drive south of Mollie Lane.
Jurisdiction: City of Winston-Salem (annexed July 16, 2001).
Ward: Southeast.

ANALYSIS

The current rezoning request consists of two 0.48 acre lots located on the east side of Naomi Drive approximately 600 feet southwest of Willard Road. Specifically under review is the associated zoning conversion from county RS-20 to city RS-20 resulting from the July 16, 2001 satellite annexation of the subject property. Although this request was heard by the Planning Board and recommended for approval at the June 14, 2001 meeting, one additional parcel has been identified for inclusion in the annexation and subsequent rezoning petition. 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 owner was notified of this zoning classification change by certified mail and the certified receipt is on file in the zoning docket.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING - June 14, 2001

FOR: None

AGAINST: None

WORK SESSION

MOTION: Johnson moved for approval.

SECOND: Powell

VOTE:

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

AGAINST: None

EXCUSED: None

PUBLIC HEARING - August 9, 2001

FOR: None

AGAINST: None

WORK SESSION

MOTION: Arnold King moved approval of the zoning map amendment.

SECOND: Kerry Avant

VOTE:

FOR: Avant, Clark, King, Norwood, Powell, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning