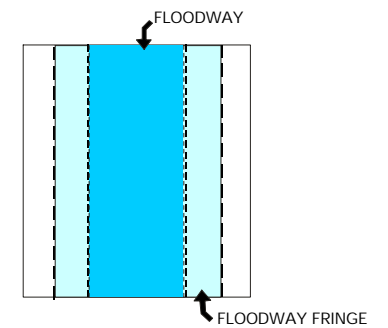


**DOCKET #:** W2493

**PROPOSED ZONING:**  
GB

**EXISTING ZONING:**  
RM8

**PETITIONER:**  
Stephen Shelton  
and Fence Builders for  
property owned by others



**SCALE:** 1" represents 400'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 4.75

**MAP(S):** 624842



August 22, 2001

Stephen M. Shelton  
Fence Builders, Inc.  
1211 Old Salisbury Road  
Winston-Salem, NC 27127

RE: ZONING MAP AMENDMENT W-2493

Dear Mr. Shelton:

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:** 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 Stephen Shelton and Fence Builders for property owned by Sandra C. Shugart, Milton B. Crotts, and Meda C. Pearsall

**SUMMARY OF INFORMATION:**

Zoning map amendment of Stephen Shelton and Fence Builders for property owned by Sandra C. Shugart, Milton B. Crotts, and Meda C. Pearsall from RM-8 to GB; property is located on the east side of Old Salisbury Road north of Trademart Boulevard (Zoning Docket W-2493).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Stephen Shelton and Fence Builders for property owned by Sandra C. Shugart, Milton B. Crotts, and Meda C. Pearsall, Docket W-2493

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 RM-8 to GB the zoning classification of the following described property:

Tax Block 3816, Tax Lots 003, 004, and 005X

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2493  
**STAFF:** Gary Roberts

Petitioner(s): Stephen Shelton and Fence Builders  
Ownership: Sandra C. Shugart, Milton B. Crofts, and Meda C. Pearsall

### **REQUEST**

From: RM-8 Residential Multifamily District; maximum density 8 units/acre  
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: 4.75 acres

### **LOCATION**

Street: East side of Old Salisbury Road north of Trademart Boulevard.  
Jurisdiction: City of Winston-Salem.  
Ward: South.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Site is heavily wooded and contains one single family residence.

Adjacent Uses:

North -	Fence Builder's office and facility zoned HB and GI and floodplain.
East -	HB zoned land.
South -	Small commercial use zoned LB.
West -	Small business and commercial uses zoned LB.

### **GENERAL AREA**

Character/Maintenance: Mixture of commercial and light industrial uses in various levels of maintenance.

Development Pace: Moderate.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: No known impacts to the site indicated within the subject petition.

Topography: Property slopes downward approximately 40' toward the north.

Streams: No streams cross this property.

Vegetation/habitat: Site is heavily wooded.

Constraints: Considerable grade change.

Floodplains: This site lies near floodway and floodway fringe areas.

Water Supply Watershed: The site is not within the boundaries of a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Old Salisbury Road.

Street Classification: Minor thoroughfare.

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

Old Salisbury Road between Brewer Road and Trademart Boulevard = 3,600/12,000

Trademart Boulevard between Old Salisbury Road and Peters Creek Parkway =  
NC/16,000

## **HISTORY**

Relevant Zoning Cases:

1. W-2488; RM-8 to GI; withdrawn at Planning Board meeting on July 12, 2001; current site; staff recommended denial.
2. W-2466; LO to HB-S (Convenience Store, Multiple Business Uses); withdrawn at Planning Board meeting on April 12, 2001; east side of Peters Creek Parkway, 1,200 feet east of subject property; 1.72 acres; staff recommended approval.
3. W-2315; RM-18, RS-9 and HB to RM-8; approved June 7, 1999; east side of Old Salisbury Road, north of Trademart Boulevard (current site) ; 4.80 acres; Planning Board and staff recommended approval.
4. W-2065; HB-S (General Merchandise Store) and LO-S (Professional Office) to HB-S (Building Contractors, General; Professional Office; Offices, Miscellaneous; Storage and Salvage Yard; and Building Materials Supply); denied July 1, 1996; northeast corner of Old Salisbury Road and Brewer Road, 400 feet south of current site; 1.61 acres; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Suburban.

Relevant Comprehensive Plan Recommendation(s): The overall goal in the Economic Vitality chapter of *Legacy* is to attract environmentally sensitive new businesses and expand existing large and small businesses to provide a broad range of employment opportunities and a high quality of life for people living and working in Forsyth County. One of the policies in that chapter that is relevant to the petitioner's request is to promote economic development which is compatible with existing residential neighborhoods and other business developments.

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

## **ANALYSIS**

The current request is to rezone 4.75 acres on the east side of Old Salisbury Road from RM-8 to GB. The site is heavily wooded and contains one single family residence.

During the July meeting of the Planning Board, the applicant withdrew a petition, (Docket W-2488), to rezone the subject property from RM-8 to GI. Staffs concern with the first request involved the potentially negative impact that general GI zoning could have on the more than 50 single family homes located just west of the site. While the current request is also of a general use nature, the GB district excludes many of the more intensive manufacturing and service type uses permitted within the GI district.

At present, the subject property is underutilized in light of its geographic location and surrounding land uses. Staff sees the current request as compatible with surrounding uses and recommends approval.

## **FINDINGS**

1. *Legacy* promotes economic development which is compatible with existing residential neighborhoods and other business developments.
2. This site is not within the boundaries of a development guide or area plan.
3. Proposed GB zoning is compatible with the surrounding HB zoning and uses to the north and east and the LB zoning and uses to the south and west.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Kerry Avant moved approval of the zoning map amendment.

SECOND: Arnold King

VOTE:

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

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning