



**DOCKET #:** W2494

**PROPOSED ZONING:**  
HB

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Stephen L. Hill

**SCALE:** 1" represents 200'

**STAFF:** Hughes

**GMA:** 2

**ACRE(S):** 0.17

**MAP(S):** 636846



August 22, 2001

Stephen Lee Hill  
5255 Germanton Road  
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2494

Dear Mr. Hill:

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 L. Hill

**SUMMARY OF INFORMATION:**

Zoning map amendment of Stephen L. Hill from RS-9 to HB: property is located on the south side of Sprague Street east of Old Lexington Road (Zoning Docket W-2494).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Stephen L.Hill, Docket W-2494

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 RS-9 to HB the zoning classification of the following described property:

Tax Block 735, Tax Lot 003

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2494  
**STAFF:** Suzy Hughes

Petitioner(s): Stephen L. Hill  
Ownership: Same

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf  
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: 0.17 acre

### **LOCATION**

Street: South side of Sprague Street east of Old Lexington Road.  
Jurisdiction: City of Winston-Salem.  
Ward: Southeast.

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

Existing Structures on Site: One story commercial structure, possibly converted from single family structure.

Adjacent Uses:

North - Vacant commercial building, zoned HB.  
Northeast - Single family, zoned RS-9.  
East - Auto repair shop, zoned HB-S.  
South - Single family, zoned RS-9.  
West - Store, zoned HB.  
Northwest - Store, zoned HB.

### **GENERAL AREA**

Character/Maintenance: Moderately well maintained businesses and single family homes.  
Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Property is completely developed with impervious surface, rezoning will not affect existing features.

Topography: This property is fairly flat.

Streams: There are no streams crossing this property.

Vegetation/habitat: As site is covered with impervious surface there is no vegetation.

Constraints: None.

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

## **TRANSPORTATION**

Direct Access to Site: Sprague Street; Old Lexington Road.

Street Classification: Sprague Street - minor thoroughfare; Old Lexington Road - major thoroughfare.

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

Sprague Street between Old Lexington Road and Thomasville Road = 6,800/18,000

Old Lexington Road between Sprague Street and Aureole Avenue = 5,300/12,000

Sidewalks: Along both sides of Sprague Street and west side of Old Lexington Road.

Transit: Route #26, along Old Lexington Road and Thomasville Road, and Rte #29, along Sprague Street.

Bike: Route # 8, Southern Loop, along Old Lexington Road, approximately 100 feet west of site.

## **HISTORY**

Relevant Zoning Cases:

1. W-2362; HB and RS-9 to PB; approved February 24, 2000; north and south sides of Monmouth Street at Dacian Street; 0.62 acre; Planning Board and staff recommended approval.
2. W-2356; RS-9 to PB; approved January 3, 2000; south side of Monmouth Street west of Dacian Street; 0.34 acre; Planning Board and staff recommended approval.
3. W-773; R-4 to B-3; approved April 8, 1980; south side of Sprague Street east of current site; 0.25 acre; Planning Board and staff recommended approval.
4. W-645; R-4 to B-3-S; approved August 7, 1978; south side of Sprague Street east of intersection with Old Lexington Road; 0.34 acre; Planning Board recommended approval, staff recommended denial.

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Urban Neighborhoods.

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 and compatible with surrounding development.

Area Plan/Development Guide: This site is within the boundaries of the Southeast Area Plan, currently under way.

Relevant Development Guide Recommendation(s): None at this time.

## **ANALYSIS**

0.17 acre is being petitioned to be rezoned from RS-9 to HB. The properties on either side of this property are zoned HB. Rezoning this lot on Sprague Street would close the gap in the commercial zoning district. This is not a residential property in nature. It has been utilized as a non-conforming use but must be rezoned to have full access to commercial uses. Staff does not want to encourage strip commercial down Sprague Street, but as there is commercially zoned property on either side of this site, this rezoning would not set a precedent for commercial to continue down Sprague Street.

*Legacy* recommends that commercial uses be allowed in this area and that they be compact rather than linear in nature. Although the individual commercial buildings in the immediate area are not as compact in nature as *Legacy* calls for. It would be difficult to retroactively make the commercial compact in nature as the development pattern surrounding this site is pre-existing.

HB zoning at this location is consistent with the commercial zoning along Sprague Street and in the Southeast Area and staff recommends approval.

## **FINDINGS**

1. 0.17 acre is being petitioned to be rezoned from RS-9 to HB.
2. *Legacy* recommends that commercial be allowed in this area and that it be compact rather than linear in nature.
3. This is not a residential property in nature.
4. HB zoning at this location is consistent with the commercial zoning along Sprague Street and in the Southeast Area.

## **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