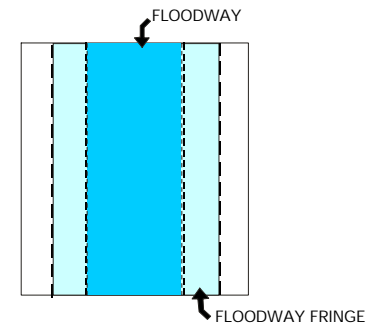


DOCKET #: W2498

PROPOSED ZONING:
City RS7

EXISTING ZONING:
County RS7

PETITIONER:
City of Winston-Salem



SCALE: 1" represents 600'

STAFF: Roberts

GMA: 3

ACRE(S): 33.26

MAP(S): 600830



August 22, 2001

City of Winston-Salem
c/o Bryce A. Stuart, Manager
P. O. Box 2511
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2498

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
TJL Development, LLC, P. O. Box 846, Clemmons, NC 27012

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 the City of Winston-Salem for property owned by TJL Development, LLC

SUMMARY OF INFORMATION:

Zoning map amendment of the City of Winston-Salem for property owned by TJL Development, LLC from County RS-7 to City RS-7: property is located on the north side of Stratford Road/US 158 north of Fraternity Church Road (Zoning Docket W-2498).

PLANNING BOARD ACTION:

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

Zoning Petition of City of Winston-Salem
W-2498

AN ORDINANCE AMENDING THE WINSTON-
CITY ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE CITY OF

BE IT ORDAINED by the Board of Aldermen of the City of Winston-Salem as follows:

_____. 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 _____ to City RS-7

Tax Block 3897, Tax Lot 300B
Tax Block 3897A, Tax Lots 1-7, 74-106, and 120-122

_____. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2498
STAFF: Gary Roberts

Petitioner(s): City of Winston-Salem
Ownership: TJL Development LLC

REQUEST

From: County RS-7 Residential Single Family District; minimum lot size 7,000 sf
To: City RS-7 Residential Single Family District; minimum lot size 7,000 sf

Acreage: 33.26 acres

LOCATION

Street: Northwest side of Stratford Road/US 158 north of Fraternity Church Road.
Jurisdiction: Pending annexation into City of Winston-Salem.
Ward: Closest ward is Southwest.

ANALYSIS

Currently an annexation petition for the subject property is pending before the Board of Aldermen. The request consists of a 33.26 acre subdivision, (Stratford Crossing), located on the northwest side of Stratford Road approximately 700 feet north of Fraternity Church Road. The subdivision was originally approved in 1995 with one of the conditions being that the developer shall apply for voluntary annexation prior to final plat approval. The request is therefore to rezone the property from County RS-7 to City RS-7.

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 (once finalized) 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

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Terry Powell

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning