



DOCKET #: W2502

PROPOSED ZONING:
LB

EXISTING ZONING:
LB and RS9

PETITIONER:
Family Dollar Stores
of Winston-Salem, Inc.

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRE(S): 0.82

MAP(S): 642846



September 19, 2001

Family Dollar Stores of Winston-Salem, Inc.
c/o F. Eugene Allison
P. O. Box 1017
Charlotte, NC 28202

RE: ZONING MAP AMENDMENT W-2502

Dear Mr. Allison:

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
Stephen G. Calaway, 1330 Ashley Square, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: September 19, 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 Family Dollar Stores of Winston-Salem, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Family Dollar Stores of Winston-Salem, Inc. from LB and RS-9 to LB: property is located on the northwest corner of Waughtown Street and Pleasant Street (Zoning Docket W-2502).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Family Dollar Stores of Winston-Salem, Inc., Docket W-2502

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

All that parcel of land lying in Winston Township, County of Forsyth and State of North Carolina known as lots 16, 17, 18, 19, 20, 21 and the south half of lot 15 as shown on the plat of the William J. Fishel property as recorded in plat book 12, page 16 in the office of the Register of Deeds of Forsyth County, North Carolina and known as lots 16, 17, 18, 19, 20, 21 and the south half of lot 15 of Tax Block 1705 on the Forsyth County Tax Maps as presently constituted and being described more particularly as follows:

Beginning at an iron stake lying in the north right-of-way line of Waughtown Street, said iron also being located in the west right-of-way line of Pleasant Street and running thence with the north right-of-way line of Waughtown Street, north 88° 53' 50" west 159.70 feet to an iron stake; running thence north 00° 56' 22" east 221.79 feet to an iron stake; running thence south 88° 49' 50" east 159.94 feet to an iron stake being in the west right-of-way line of Pleasant Street; and running thence with the west right-of-way line of Pleasant Street, south 00° 59' 48" west 221.6 feet to the place of beginning.

See deed book 1344, page 1119 (1981) and deed book 1346, page 189 (1981).

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2502
STAFF: Gary Roberts

Petitioner(s): Family Dollar Stores of Winston-Salem, Inc.
Ownership: Same

REQUEST

From: LB Limited Business District and RS-9 Residential Single Family District;
minimum lot size 9,000 sf
To: LB Limited 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: 0.82 acre

LOCATION

Street: Northwest corner of Waughtown Street and Pleasant Street.
Jurisdiction: City of Winston-Salem.
Ward: Southeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Family Dollar retail store.

Adjacent Uses:

- North - Undeveloped lot and single family residence zoned RS-9.
- Northeast - Waughtown Station Post Office.
- East - Unoccupied commercial building and a transmission tower zoned LI.
- South - Very small structure zoned LB and single family residence zoned RS-9.
- West - Chapel Holiness Church.
- Northwest - Single family residence zoned RS-9.

GENERAL AREA

Character/Maintenance: Moderately to well maintained mixture of single family and multifamily residential, along with small scale commercial uses.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: None proposed.

Topography: Very slight slope downward toward the southwest.

Vegetation/habitat: A small portion of the property is unpaved yard area.

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

TRANSPORTATION

Direct Access to Site: Waughtown Street; Pleasant Street.

Street Classification: Waughtown Street - major thoroughfare; Pleasant Street - collector street.

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

Waughtown Street: 9,800/12,700.

Sidewalks: Existing along Waughtown and Pleasant Streets.

Transit: WSTA route 29 along Waughtown Street and WSTA route 26 along Pleasant Street north of Marne Street, 900 feet north of subject property.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Urban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): General: Stimulate increased economic activity in areas of Forsyth County which have become less economically attractive; and, promote economic development that is compatible with existing residential neighborhoods.

Urban Neighborhoods: Encourage quality infill development, greater residential densities where appropriate, neighborhood retail, and community services. Historic preservation, rehabilitation and reuse of existing structures are encouraged.

Area Plan/Development Guide: Site is within the proposed *South East Area Plan*, currently being developed with a Citizen Advisory Committee.

Relevant Development Guide Recommendation(s): Plan is currently being drafted and will likely be presented to the Planning Board in late 2001.

COMMUNITY DEVELOPMENT

Certified Area/Name: Forest Park.

Type of Certification: Rehabilitation, Conservation, and Reconditioning. City residential rehabilitation loan funds are available for the area.

Redevelopment Recommendation(s): No redevelopment recommendations exist for this site.

HISTORY

Relevant Zoning Cases:

1. W-2243; RS-9 to LB; denied August 3, 1998; south side of Waughtown Street directly across Waughtown Street from the current site; 0.39 acre; Planning Board and staff recommended denial.
2. W-2157; LB and RS-9 to PB-S (Food or Drug Store); approved June 2, 1997; new drug store at the southwest corner of Waughtown Street and Peachtree Street, 2,200 feet west of the current site; 1.58 acres; Planning Board recommended denial, staff recommended approval.
3. W-2011; LB and RS-9 to LB; approved December 4, 1995; north side of Waughtown Street east of Peachtree Street; 0.67 acre; Planning Board and staff recommended approval.
4. W-1125; R-4 to R-2-S (Dwellings, Multifamily); approved April 2, 1984; north side of Waughtown Street 400 feet west of the current site; 0.97 acre; Planning Board and staff recommended approval.

ANALYSIS

The subject request is submitted by Family Dollar Stores of Winston-Salem, Inc. in order to extend northward by approximately 42 feet, their present LB zoning designation. The property is located at the northwest corner of Waughtown Street and Pleasant Street. The petition would add a 3,360 +/- square foot portion of an undeveloped, RS-9 lot now fronting on Pleasant Street, to the existing premises of said retail establishment.

The properties fronting Waughtown Street, surrounding the subject property, are characterized by a healthy mixture of individual, small scale retail, service and limited industrial establishments along with single and multifamily residential uses and a church. Single family residences, a transmission tower and a neighborhood post office border the current site to the north and northeast along Pleasant Street.

Legacy recommends stimulation and promotion of economic activity in areas which have become less economically attractive provided that it is compatible with existing residential neighborhoods. Quality infill development is also encouraged. The northern and western border of the now RS-9 portion of the site directly abuts single family homes. However, any expansion to the retail facility would trigger the installation of a 15 foot buffer which currently does not exist. The subject petition would not create additional opportunities for signage that do not already exist.

Staff sees the subject request as a reasonable expansion to the commercially zoned property of a functioning neighborhood corner store. While the petition is of a general use nature, it is staff's opinion that the request is not incompatible with the postal facility across Pleasant Street, and that its impact on the adjoining single family residences will be minimal.

FINDINGS

1. *Legacy* recommends stimulation of increased economic activity in areas of Forsyth County which have become less economically attractive and promotion of economic development that is compatible with existing residential neighborhoods.
2. *South East Area Plan* is currently being developed with a Citizen Advisory Committee.
3. Limited expansion of the existing LB zoning would not be inconsistent with a majority of the surrounding mixture of uses.
4. A type II bufferyard will be required where currently none exists.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the zoning map amendment.

SECOND: Jimmy Norwood

VOTE:

FOR: Bost, Clark, Doyle, King, Norwood, Powell, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning