



DOCKET #: W2396
 (Continued from 04-13-00
 CCPB Mtg.)

PROPOSED ZONING:
 RS7

EXISTING ZONING:
 RS9

PETITIONER:
 George S. Palamaris

SCALE: 1" represents 200'

STAFF: D. Reed

GMA: 3

ACRE(S): 0.34

MAP(S): 636842

May 24, 2000

George S. Palamaris
307 Willoughby Blvd.
Greensboro, NC 27408

RE: ZONING MAP AMENDMENT W-2396

Dear Mr. Palamaris:

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: May 24, 2000
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 George S. Palamaris

SUMMARY OF INFORMATION:

Zoning map amendment of George S. Palamaris from RS-9 to RS-7: property is located on the northeast corner of Glencoe Street and Dacian Street (Zoning Docket W-2396).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of George S. Palamaris, Docket
W-2396

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 RS-9 to RS-7 the zoning classification of the following described property:

BEGINNING at an iron in the northern right-of-way for Glencoe Street, said iron being the southwestern corner of the property of Alice B. Black (see Forsyth County Registry Deed Book 1322, Page 105; also commonly known as Forsyth County Tax Block 0762, Tax Lot 017); running thence with the northern margin of the right-of-way for Glencoe Street, north 79E 10' 23" west 100.00 feet to an iron; thence north 11E 02' 00" east 75.00 feet to an iron; thence continuing north 11E 02' 00" east 75.00 feet to an iron in the southern margin of a ten-foot alley; thence south 79E 10' 23 seconds east 100.00 feet to an iron in Alice B. Black's northwestern corner; thence with Black's western line, south 11E 02' 00" west 75.00 feet to an iron; thence continuing south 11E 02' 00" west 75.00 feet to an iron; the point and place of BEGINNING. Containing 0.34 acre, more or less. Being also known as Lots 015 and 016 in Block 11 of the Wachovia Development Company as recorded in Plat Book 08, Page 81(2), Forsyth County Registry. All according to an unrecorded survey by Joseph Edward Franklin, R.L.S. #L-865, Joseph E. Franklin Surveying Company, dated 10 February 2000, Job No. 17-931-L.

The above description gives notice that the Plat Book description on the deed at Deed Book 1623, Page 1898 erroneously described the subject property as being platted at Plat Book 41, Page 115, Forsyth County Registry. The correct reference should have been to Deed Book 41, Page 115, F.C.R. The correct Plat Book reference is Plat Book 08, Page 081(2). This title error is insured by Investors Title Insurance Company of Winston-Salem, NC - see File #5558-WS. Tax Block 0762, Tax Lots 015 and 016.

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2396

STAFF: Larry Weston

Petitioner(s): George S. Palamaris

Ownership: Same

CONTINUANCE HISTORY

This petition was continued from the April 13, 2000, public hearing to allow time to properly advertise the request.

REQUEST

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

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

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: 0.34 acre

LOCATION

Street: Northeast corner of Glencoe Street and Dacian Street.

Jurisdiction: City of Winston-Salem

Ward: Southeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single family house.

Adjacent Uses:

North - Single family homes zoned RS-9.

East - Single family homes zoned RS-9.

South - Single family homes zoned RS-9.

West - Single family homes zoned RS-9.

GENERAL AREA

Character/Maintenance: Moderate.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Minor.

Topography: Site is level.

Vegetation/habitat: Site developed with one single family home.

TRANSPORTATION

Direct Access to Site: Glencoe Street.

Street Classification: Glencoe Street - collector street; Old Lexington Road - major thoroughfare; I-40 - freeway.

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

Old Lexington Road north of Aureole Street - 5,300/12,000

I-40 east of Old Lexington Road - 54,000/81,000

Sight Distance: Good.

Transit: WSTA Route 26 runs along Aureole Street and Old Lexington Road near the site.

HISTORY

Relevant Zoning Cases:

1. W-2115; RS-9 to HB; approved January 6, 1997; southeast corner of Old Lexington Road and Aureole Street; 0.53 acre; Planning Board and staff recommended approval.
2. W-2082; RS-9 to LO-S; approved September 3, 1996; northeast corner of Devonshire Street and Urban Street; 1.27 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): The plan recommends infill housing in urban areas and utilization of existing undeveloped subdivision lots in urban areas.

Vision 2005 also recommends encouraging a mixture of dwelling unit types in appropriate areas.

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

HISTORIC RESOURCES REVIEW

This area will be included in an inventory of historic properties for the Waughtown neighborhood. It is anticipated this inventory will take place during FY 2000-2001.

ANALYSIS

The subject property lies in a neighborhood east of Thomasville Road between Sprague Street to the north and I-40 to the south. The neighborhood is zoned RS-9, however, most of the lots are approximately 7,500 square feet in size. The proposed rezoning would allow two legally conforming lots and would allow the property to be resubdivided to orient the lots towards Dacian Street rather than towards Glencoe Street. At present, the property consists of two legally nonconforming tax lots. The lots directly across from this site on Dacian Street are also oriented toward Dacian and are legally nonconforming.

The proposed rezoning is consistent with *Vision 2005* which encourages infilling and utilization of existing undeveloped subdivision lots in urban areas. *Vision 2005* also recommends encouraging a mixture of dwelling unit types in appropriate areas.

FINDINGS

1. The subject property lies in a neighborhood east of Thomasville Road between Sprague Street to the north and I-40 to the south.
2. The neighborhood is zoned RS-9, however, most of the lots are approximately 7,500 square feet in size.
3. The proposed rezoning would allow two legally conforming lots and would allow the property to be resubdivided to orient the lots towards Dacian Street rather than towards Glencoe Street, similar to the lots across the street on Dacian. At present, the property consists of two legally nonconforming tax lots.
4. The proposed rezoning is consistent with *Vision 2005*.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

[*For information purposes only:* The draft *Legacy* plan identifies the site as being within the Urban Neighborhoods planning area of *Legacy's* growth management map. One of the goals of the growth management plan is to increase the amount of infill development with the municipal services area. The *Legacy* plan recognizes that infill can create a variety of concerns for surrounding existing development. The plan notes that infill housing should be compatible with the character of surrounding development and proposes that a design manual be prepared that would contain guidelines/standards and illustrations for creating compatible development.]

PUBLIC HEARING - May 11, 2000

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved approval of the zoning map amendment.

SECOND: Norman Williams.

VOTE:

FOR: Bost, Johnson, King, Powell, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning