



**DOCKET #:** W2403

**PROPOSED ZONING:**  
LO-S (Multiple Office Uses)

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Marty L. Meyers

**SCALE:** 1" represents 200'

**STAFF:** D. Reed

**GMA:** 3

**ACRE(S):** 0.47

**MAP(S):** 600850

June 14, 2000

Marty L. Myers  
2828 Toms Ridge Lane  
East Bend, NC 27018

RE: ZONING MAP AMENDMENT W-2403

Dear Mr. Myers:

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:** June 14, 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 Marty L. Myers

**SUMMARY OF INFORMATION:**

Zoning map amendment of Marty L. Myers from RS-9 to LO-S (Medical and Surgical Offices; Offices, Miscellaneous; and Professional Office): property is located on the southwest side of Country Club Road west of Jonestown Road (Zoning Docket W-2403).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** MEETS ALL CODE REQUIREMENTS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Marty L. Myers, Docket W-2403

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 LO-S (Medical and Surgical Offices; Offices, Miscellaneous; and Professional Office) the zoning classification of the following described property:

Being known and designated as Lot Numbers 12 and 13 of the Claude Davis Place, as recorded in Plat Book 7, at Page 122, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Section 2. This Ordinance is adopted after approval of the site plan entitled Marty and Donna Myers and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to Marty L. Myers.

Section 3. The Board of Aldermen hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Marty and Donna Myers. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Marty L. Myers, (Zoning Docket W-2403). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for LO-S (Medical and Surgical Offices; Offices, Miscellaneous; and Professional Office), approved by the Winston-Salem Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the LO-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. Developer shall dedicate ten (10) feet of right-of-way along the entire frontage of Country Club Road.
  - b. Developer shall construct a sidewalk along the entire frontage of Country Club Road to the specifications of the Public Works Department of the City of Winston-Salem.
  
- **OTHER REQUIREMENTS**
  - a. One freestanding ground sign shall be permitted along the frontage on Country Club Road. Sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of twenty (20) square feet.

## ZONING STAFF REPORT

**DOCKET #** W-2403  
**STAFF:** David Reed

Petitioner(s): Marty L. Myers  
Ownership: Same

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf  
To: LO-S Limited Office District (Medical and Surgical Offices; Offices, Miscellaneous; and Professional Office)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 0.47 acre

### **LOCATION**

Street: Southwest side of Country Club Road west of Jonestown Road.  
Jurisdiction: City of Winston-Salem.  
Ward: West.

### **SITE PLAN**

Proposed Use: Office.  
Square Footage: 1,150 square feet.  
Building Height: Single Story.  
Parking: Required: Six spaces; proposed: six spaces.  
Bufferyard Requirements: A type II bufferyard is required along the southern property line.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

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

Existing Structures on Site: Single structure.

Adjacent Uses:

- North - Single family homes zoned RS-9 and offices zoned LO-S.
- East - Offices zoned LO-S.
- South - Single family homes zoned RS-9.
- West - Offices zoned LO-S. Further west is small shopping center zoned HB.

### **GENERAL AREA**

Character/Maintenance: Well maintained single family homes and office uses.  
Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Minor.

Topography: Site slopes down slightly to the west.

Vegetation/habitat: Site is currently developed with a single family home.

## **TRANSPORTATION**

Direct Access to Site: Country Club Road.

Street Classification: Major thoroughfare.

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

between Queensbury Road and Jonestown Road - 19,000/16,000

Jonestown Road (Minor Thoroughfare) at Country Club Road - 20,000/26,000

Trip Generation/Existing Zoning: RS-9 1 lot x 9.55 trip rate = 9.55 trips/day

Trip Generation/Proposed Zoning: LO-S 1,150 s.f./1,000= 1.15 x 36.13 trip rate = 42 trips/day

Sight Distance: Good.

Sidewalks: Staff recommends a sidewalk be installed as a condition of development.

Transit: WSTA Route 12 along Country Club Road and Jonestown Road.

Bike: Route 2 runs along Country Club Road.

## **HISTORY**

Relevant Zoning Cases:

1. W-2345; LO-S (Offices, Miscellaneous; and Professional Office) to Site Plan Amendment; approved November 1, 1999; northeast side of Country Club Road, west of Jonestown Road; 0.73 acre; Planning Board and staff recommended approval.
2. W-1889; R-5 to R-1-S (Medical, Dental, or Related Offices; Offices; and Dwelling: Single Family); approved April 4, 1994; northeast side of Country Club Road between Jonestown Road and Queensbury Road; 0.42 acre; Planning Board and staff recommended approval.
3. W-1746; R-5 to R-1-S (Medical, Dental, or Related Offices; Offices; and Dwelling: Single Family); approved December 9, 1991; southwest side of Country Club Road west of Jonestown Road; 0.87 acre; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): Development of activity nodes at planned locations; separation and buffering of commercial, office and industrial uses from residential areas; preservation of stable neighborhood areas.

Area Plan/Development Guide: *Country Club/Jonestown Area Plan* (1985).

Relevant Development Guide Recommendation(s): The area plan says that transition to limited office uses is acceptable along the south side of Country Club Road in this area with

conditional use zoning. The specific conditions called for are (1) low intensity office uses with residential scale buildings; (2) office uses limited to the first tier lots in this area with screening and buffering from residential properties to the rear; (3) right-of-way dedications made as deemed necessary by State and local transportation officials; and (4) signage limited to four square feet.

## **ANALYSIS**

The subject site is on the south side of Country Club Road west of Jonestown Road. It is an area in which conversions from single family homes to office uses have been taking place for several years. The site is bordered on both sides by properties which have also undergone conversions to LO-S zoning.

The site lies within the boundaries of the *Country Club Jonestown Area Plan* which recommends the transition of single family homes to limited office uses along the south side of Country Club Road in this area with special use district zoning. The specific conditions called for are (1) low intensity office uses with residential scale buildings; (2) office uses limited to the first tier lots in this area with screening and buffering from residential properties to the rear; (3) right-of-way dedications made as deemed necessary by state and local transportation officials; and (4) signage limited to four square feet. The proposed zoning is consistent with these recommendations.

The proposed rezoning is consistent with the surrounding area and the adopted area plan and staff recommends approval.

## **FINDINGS**

1. The subject site is on the south side of Country Club Road west of Jonestown Road.
2. The site is bordered on both sides by properties which have also undergone conversions to LO-S zoning.
3. The site lies within the boundaries of the *Country Club Jonestown Area Plan* which recommends the transition of single family homes to limited office uses for the site.
4. The proposed rezoning is consistent with the surrounding area and the adopted area plan and staff recommends approval.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. Developer shall dedicate ten (10) feet of right-of-way along the entire frontage of Country Club Road.



- b. Developer shall construct a sidewalk along the entire frontage of Country Club Road to the specifications of the Public Works Department of the City of Winston-Salem.

- **OTHER REQUIREMENTS**

- a. One freestanding ground sign shall be permitted along the frontage on Country Club Road. Sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of twenty (20) square feet.

*[For information purposes only: The draft Legacy plan encourages a mix of residential and commercial uses. The mix should be as fine-grained as possible. Commercial development in and adjacent to neighborhoods should have pedestrian connections to the neighborhood and be designed to be compatible with surrounding development.]*

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

SECOND: James Rousseau

VOTE:

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

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Steve Johnson certified that the site plan meets all code requirements and recommended staff conditions.

SECOND: James Rousseau

VOTE:

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

AGAINST: None

EXCUSED: None

---

A. Paul Norby, AICP  
Director of Planning