



**DOCKET #:** W2407

**PROPOSED ZONING:**  
LB

**EXISTING ZONING:**  
GO

**PETITIONER:**  
William Michael Gilley

**SCALE:** 1" represents 200'

**STAFF:** D. Reed

**GMA:** 3

**ACRE(S):** 0.61

**MAP(S):** 612874

July 19, 2000

William Michael Gilley  
2531 S. Biting Road  
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2407

Dear Mr. Gilley:

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  
Jay Luke, 175 Kimel Park Drive, Winston-Salem, NC 27103

**ACTION REQUEST FORM**

**DATE:** July 19, 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 William Michael Gilley

**SUMMARY OF INFORMATION:**

Zoning map amendment of William Michael Gilley from GO to LB: property is located on the northeast side of Reynolda Road northwest of Old Town Drive and east of Briarcliffe Road (Zoning Docket W-2407).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of William Michael Gilley, Docket  
W-2407

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 GO to LB the zoning classification of the following described property:

Beginning at an iron stake in the northern right-of-way of Reynolda Road, the southwest corner of Crown Central Petroleum Corporation, said stake being located 200 feet northwestwardly along the right-of-way of Reynolda Road from its intersection with Oldtown Drive; running thence with the northern right-of-way of Reynolda Road the two following courses and distances: north 48° 17' west 96.70 feet to an iron stake; to point of beginning; thence north 48° 25' west 90.84 feet to an iron stake; thence north 48° 25' west 15.0 feet to an iron stake; thence north 41° 35' east 159.87 feet to an iron stake; thence north 41° 35' east 90.12 feet to an iron stake; thence south 48° 25' east 15.0 feet to an iron stake; thence south 48° 21' east 90.84 feet; thence south 41° 35' west 250.0 feet to point of beginning. Containing 0.61 acre and being Tax Lots 107C, 107E, 107H, and a portion of 106A, all in Tax Block 2203.

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2407  
**STAFF:** David Reed

Petitioner(s): William Michael Gilley  
Ownership: Same

### **REQUEST**

From: GO General Office District  
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: 0.60 acre

### **LOCATION**

Street: North side of Reynolda Road west of Old Town Drive and east of Briarcliffe Road.  
Jurisdiction: City of Winston-Salem.  
Ward: Northwest.

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

Existing Structures on Site: Site is developed as a parking lot.

Adjacent Uses:

Northeast - Office building.  
Southeast - Restaurant.  
Southwest - Business and residential uses.  
Northwest - Office building.

### **GENERAL AREA**

Character/Maintenance: Well maintained mixture of uses.  
Development Pace: Slow.

### **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site is currently developed.  
Topography: Site is level.

## **TRANSPORTATION**

Direct Access to Site: Reynolda Road.

Street Classification: Reynolda Road - major thoroughfare; Briarcliffe Road - collector street.

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

Reynolda Road NW of Old Town Drive - 27,000/30,000.

Planned Road Improvements: None.

Sight Distance: Good.

Transit: WSTA Route 16 - along Reynolda Road.

## **HISTORY**

Relevant Zoning Cases:

1. W-2395; HB-S (Multiple Business Uses) to HB-S (Multiple Business Uses); approved June 5, 2000; southwest side of Reynolda Road between Oldtown Road and Briarcliffe Road; 0.52 acre; Planning Board and staff recommended approval.
2. W-2271; RS-9 to HB; approved December 7, 1998; southeast side of Radford Street, southwest of Reynolda Road; 0.3 acre; Planning Board and staff recommended approval.
3. W-1911; R-5 to R-2-S (Dwellings: Multifamily; and Nursing Home); approved July 5, 1994; southwest side of Reynolda Road, between Loch Drive and Briarcliffe Road; 2.55 acres; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area3: Urban.

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

Area Plan/Development Guide: *Polo-Reynolda Area Plan* (1985).

Relevant Development Guide Recommendation(s): The plan calls for the expansion of office uses in the area of the petitioner's site.

## **ANALYSIS**

The zoning petition was submitted to better consolidate the zoning of several contiguous lots in the same ownership. An existing restaurant on the adjoining lot cannot legally make use of the parking which is currently zoned GO. By zoning the property LB, the parking can be utilized for a restaurant without drive-through service.

The subject site is located on Reynolda Road in an area which transitions from business zoning to office and residential zoning. Because it is not desirable to further extend business uses in the immediate area, the subject zoning must be considered very carefully. Strip commercial uses along our highways continue to create traffic congestion and visual blight.

The subject site is part of a single ownership made up of four small tax lots. Although three of the tax lots are zoned GO, the fourth tax lot has what we call "split zoning", and is zoned GO in part and HB in part. The portion of the lot zoned HB is developed with a restaurant. The petitioners met with staff to discuss the possibility of zoning the entire ownership HB. Because of the concern about expanding the HB zoning further along Reynolda Road, staff advised the petitioner to pursue a less intense zoning district which would be viewed as a transition between the HB and GO zoning districts. The proposed LB district accomplishes this while providing the opportunity for the existing parking lot to be used for the adjacent restaurant.

Staff is of the opinion that because of the existing circumstances, the LB zoning is an appropriate district for the site and will not serve as a precedent for further strip commercial along Reynolda Road.

### **FINDINGS**

1. The subject site is located on Reynolda Road in an area which transitions from business zoning to office and residential zoning.
2. Because it is not desirable to further extend business uses in the immediate area, the subject zoning must be considered very carefully.
3. The proposed LB district provides the opportunity for the existing parking lot to be used for the adjacent restaurant which is in the same ownership.
4. Staff is of the opinion that because of the existing circumstances, the LB zoning is an appropriate district for the site and will not serve as a precedent for further strip commercial along Reynolda Road.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

*[For information purposes only: The draft Legacy comprehensive plan identifies the petitioner's site as being in the Suburban Neighborhoods planning area of the Growth Management Plan. The plan supports commercial development concentrated in activity nodes with a mix of uses.]*

### **PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Norman Williams moved approval of the zoning map amendment.

SECOND: James Rousseau

VOTE:

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

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning