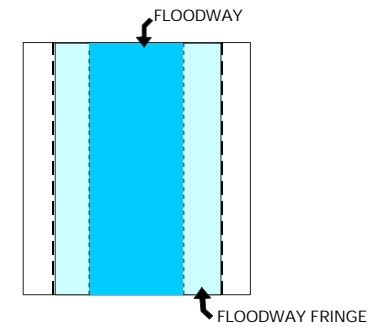


DOCKET #: W2418

PROPOSED ZONING:
LB

EXISTING ZONING:
RS9

PETITIONER:
City-County Planning Board for
property owned by Bilco Corp.
and Food Fair of N.C., Inc.



SCALE: 1" represents 200'

STAFF: Hughes

GMA: 3

ACRE(S): 0.27

MAP(S): 618846

September 20, 2000

Mr. Willaim P. Messick
Bilco Corporation and Food Fair, Inc.
P.O. Box 25067
Winston-Salem, N.C. 27114

RE: ZONING MAP AMENDMENT W-2418

Dear Mr. Messick:

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: September 20, 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 City-County Planning Board, Bilco Corp., and Food Fair of N.C. Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of City-County Planning Board, Bilco Corp., and Food Fair of N.C. Inc. from RS-9 to LB: property is located off the west side of Magnolia Street south of Hawthorne Road.

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of City-County Planning Board,
Bilco Corp. and Food Fair of N.C. Inc.,
Docket W-2418

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 LB the zoning classification of the following described property:

BEGINNING at the northwest corner of Tax Lot 213, Block 1644; said point also being the southwest corner of Tax Lot 210B, Block 1644, thence N 4°42'53" W a distance of 73.00 feet; thence N 1°45'12" W a distance of 24.51 feet; thence N 83°57'34" E a distance of 52.84 feet; thence N 82°57'34" E a distance of 119.12 feet; thence S 2°12'0" E a distance of 21.38 feet; thence S 82°55'34" W a distance of 67.30 feet; thence S 1°27'21" E a distance of 82.57 feet; thence S 88°12'3" W a distance of 100.44 feet; to the point and place of BEGINNING containing 0.268 acres, more or less;

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2418

STAFF: Suzanne Hughes

Petitioner(s): City-County Planning Board, Bilco Corp., and Food Fair of N.C., Inc.

Ownership: Bilco Corp. and Food Fair of N.C., Inc.

REQUEST

From: 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: 0.27 acre.

LOCATION

Street: West side of Magnolia Street south of Hawthorne Road.

Jurisdiction: City of Winston-Salem.

Ward: Southwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None; Site is currently developed as parking and as an access drive.

Adjacent Uses:

North - Food Lion grocery store and the Medicine Shoppe, both zoned LB.

Northeast - Andrews Pharmacists zoned LB.

East - Single family uses zoned RS-9 and RS-7.

South - Single family uses zoned RS-9.

West - Floodplain for Bottom Branch Creek.

GENERAL AREA

Character/Maintenance: Well maintained homes and businesses.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is currently paved and used for parking and access.

Topography: Site slopes down to the west.

Streams: Bottom Branch Creek and Knollwood Street Branch.

Vegetation/habitat: Site is currently paved and used for parking and access.

Constraints: Minor.

Floodplains: Located on western portion of property.

TRANSPORTATION

Direct Access to Site: Magnolia Street, Hawthorne Road (areawide), Knollwood Street (areawide)

Street Classification: Magnolia Street - collector; Hawthorne Road - minor thoroughfare; Knollwood Street - minor thoroughfare.

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

Hawthorne between Knollwood and Ebert = 17,200/16,000

Knollwood between Hawthorne and Queen = 5,600/15,000

Sidewalks: Yes; on both Hawthorne and Knollwood

Transit: Route 18 (along Hawthorne)

Bike Route 3 and 4 run along Knollwood.

HISTORY

Relevant Zoning Cases:

1. W-1666; R-4, R-1, and B-3 to B-3; approved June 14, 1990; south side of Hawthorne Road at the intersection of Hawthorne and Knollwood Street; 3.34 acres; Planning Board and staff recommended approval.
2. W-1597; R-4 to R-1-S (Medical, dental or related offices); approved July 13, 1989; southwest corner of intersection of Hawthorne Road and Bolton Street; 0.59 acre; Planning Board and staff recommended approval.
3. W-357; R-4 to B-3; approved December 18, 1972; south side of Hawthorne Road, between Knollwood and Magnolia Streets; 0.75 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): Improve compatibility of shopping centers with adjacent land uses; encourage improvement to existing commercial areas; and encourage the return and retention of neighborhood convenience stores in residential areas.

Area Plan/Development Guide: *Ardmore Area Plan*

Relevant Development Guide Recommendation(s): Knollwood and Hawthorne Site Study: No further expansion of non-residential zoning be permitted and improve general appearance

of the area, including a redesign of the grocery store parking lot.

HISTORIC RESOURCES REVIEW:

Known historic resources? Yes, in surrounding area.

Comments: The site is adjacent to the Ardmore National Register Eligible Historic District.

ANALYSIS

The City-County Planning Board, Bilco Corp., and Food Fair of NC, Inc. have requested this rezoning of 0.27 acre currently zoned RS-9 (residential single family) to LB (Limited Business).

The zoning petition was submitted to correct a mapping error. Rezoning from residential to a business district was approved June 14, 1990, however, this rezoning was not accurately represented in subsequent maps. The area shown on the zoning map did not correspond to the written property description in the petition. Upon adoption of the UDO, the inaccurate mapped zoning served as the basis of the new maps.

Staff does not have the authority to correct the error administratively. Therefore, to correct this mapping error, staff recommends approval of the LB district per the 1990 approved rezoning petition.

FINDINGS

1. The City-County Planning Board, Bilco Corp., and Food Fair of NC, Inc. have requested this rezoning of 0.27 acre currently zoned RS-9 (residential single family) to LB (Limited Business).
2. The zoning petition was submitted to correct a mapping error.
3. Staff recommends approval of the LB district.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**

[For information purposes only: The draft Legacy plan identifies the project site within the Urban Neighborhoods area of the Municipal Services Area. The Urban Neighborhood area consists of older developed areas in the community, often with a mixture of residential, commercial, and institutional uses. Neighborhood-serving commercial uses are encouraged in and near residential areas.]

PUBLIC HEARING

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, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning