



**DOCKET #:** W2437

**PROPOSED ZONING:**  
LI

**EXISTING ZONING:**  
HB

**PETITIONER:**  
Ann H. Gaither

**SCALE:** 1" represents 200'

**STAFF:** Hughes

**GMA:** 3

**ACRE(S):** 1

**MAP(S):** 630870



December 20, 2000

Ann H. Gaither  
821 Woodson Road  
Newton, NC 28658

RE: ZONING MAP AMENDMENT W-2437

Dear Ms. Gaither:

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  
Manfred Stolle, 3630 Old Pfafftown Road, Winston-Salem, NC 27106

**ACTION REQUEST FORM**

**DATE:** December 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 Ann H. Gaither

**SUMMARY OF INFORMATION:**

Zoning map amendment of Ann H. Gaither from HB to LI: property is located on the west side of Patterson Avenue north of Perimeter Point Boulevard (Zoning Docket W-2437).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Ann H. Gaither, Docket W-2437

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 HB to LI the zoning classification of the following described property:

Tax Lot 204, Tax Block 3440

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2437  
**STAFF:** Suzy Hughes

Petitioner(s): Ann H. Gaither  
Ownership: Same

### **REQUEST**

From: HB Highway Business District  
To: LI Limited Industrial 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: 1.0 acre

### **LOCATION**

Street: West side of Patterson Avenue north of Perimeter Point Boulevard.  
Jurisdiction: City of Winston-Salem.  
Ward: North.

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

Existing Structures on Site: One building formerly used for car maintenance.  
Adjacent Uses:

- North - Manufactured homes sales lot zoned HB.
- Northeast - Small business uses zoned HB.
- East - Single family homes zoned RS-7.
- Southeast - Church zoned IP.
- South - One building with multiple trucks on site; zoned HB. Further south is an industrial park zoned LI.
- West - Vacant land immediately to the west zoned HB. Further west is residential property zoned RS-9.

### **GENERAL AREA**

Character/Maintenance: Moderately to well-maintained area.  
Development Pace: Slow.

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

Impact on Existing Features: Site is developed.  
Topography: Site is level.  
Vegetation/habitat: Site is developed, no vegetation.  
Constraints: None.

## **TRANSPORTATION**

Direct Access to Site: Patterson Avenue.  
Street Classification: Minor thoroughfare.  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
Patterson Avenue from Akron Drive to US 52 - 10,000/16,000.  
Transit: WSTA Route 7 along Patterson Avenue.

## **HISTORY**

Relevant Zoning Cases:

1. W-2153; GI to LI; approved July 7, 1997; northeast side of Patterson Avenue between Kapp Street and Park Plaza Drive; 1.84 acres; Planning Board and staff recommended approval.
2. W-1725; B-3 to I-2; approved July 15, 1991; west side of Patterson Avenue south of Burnham Drive; 10.17 acres; Planning Board and staff recommended approval.
3. W-1543; R-2 to I-2; approved October 17, 1988; west side of Patterson Avenue approximately 600 feet north of Perimeter Point Boulevard; 0.41 acre; Planning Board and staff recommended approval.
4. W-1314; B-3 to I-2; approved November 4, 1985; west side of Patterson Avenue, north of Akron Drive, east of Indiana Avenue, south of Forest Hill Drive; 26.13 acres; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 3: Urban.  
Relevant Comprehensive Plan Recommendation(s): *Vision 2005* projects the need for additional industrial sites but concentrates on identifying sites for large industrial parks.  
Area Plan/Development Guide: The site does not lie within the boundaries of a development guide or an area plan.

## **ANALYSIS**

The petitioner is requesting rezoning this 1.0 acre parcel from HB to LI. *Vision 2005* recognizes the parcel as being within the Urban Area GMA 3, which recommends for industrial sites within large industrial parks. Although this site is not located within an industrial park, Patterson Avenue is lined with both HB and LI uses and there is an industrial park approximately 450 feet south of the site.

There is residential zoning and use to the west of the property but it is separated by a tax lot zoned HB. Staff finds that LI zoning would not be inconsistent with the zoning and uses surrounding the site, and therefore recommends approval. Further, staff believes that LI zoning of this property may provide an appropriate opportunity for an adaptive reuse of a currently vacant structure.

## **FINDINGS**

1. The petitioner is requesting rezone this 1.0 acre parcel from HB to LI.
2. Patterson Avenue is lined with both HB and LI uses and there is an industrial park approximately 450 feet south of the site.
3. Staff finds that LI zoning would not be inconsistent with the zoning and uses surrounding the site, and therefore recommends approval.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

*[For information purposes only: The draft Legacy plan encourages a mix of uses including some kinds of industrial uses. However, heavy industrial uses are discouraged in activity centers because large outside storage areas, noise and heavy truck deliveries can make these uses incompatible with the "village atmosphere" envisioned in the Legacy plan. These uses should continue to be separated and buffered from residential, commercial and civic uses. More limited industrial uses having lesser impacts could be part of the mix of uses at activity centers.]*

## **PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

SECOND: Kerry Avant.

VOTE:

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

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning