



DOCKET #: W2642

PROPOSED ZONING:
HB

EXISTING ZONING:
RS9

PETITIONER:
Jerry D. Johnson
and Shirley Johnson

SCALE: 1" represents 200'

STAFF: Hall

GMA: 3

ACRE(S): 0.54

MAP(S): 606878



DRAFT ZONING STAFF REPORT

DOCKET # W-2642
STAFF: S. Chad Hall

Petitioner(s): Jerry D. Johnson and Shirley Johnson
Ownership: Same

REQUEST

From: RS-9 (Residential, Single Family – 9,000 square feet minimum lot size)
To: HB (Highway Business)

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: 0.54 acre

LOCATION:

Street: Southeast corner of Reynolda Road and Pratt Road
Jurisdiction: City of Winston-Salem
Ward: North

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Vacant commercial structure (formerly a convenience store before becoming a bank)

Adjacent Uses:

- Northeast- Sparsely developed RS-9
- Southeast- Developed HB
- Southwest- Developed RM-18
- Northwest- Shopping Center zoned HB

GENERAL AREA

Character/Maintenance: Mixture of primarily highway-oriented commercial businesses along Reynolda Road.

Development Pace: Moderate

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is already developed.

Topography: The subject property's elevation is approximately 805.3 feet with little change.

Streams: There are no streams on or adjacent to the subject property, though a "major culvert" does pass along the northwestern border of the property and across Reynolda Road.

Vegetation/habitat: No vegetation is on the subject property.

Floodplains: The subject property is not located in a floodplain.

Wetlands: None – Rural Hall Quad

Natural Heritage Sites: None

Farmland Preservation Sites: None

Environmental Resources Beyond The Site: Because this is a general use petition, environmental impacts beyond the site cannot be determined at this time.

Water Supply Watershed: The subject property is not located in a water supply watershed.

TRANSPORTATION

Direct Access to Site: Reynolda Road; Pratt Road

Street Classification: Reynolda Road – Major Thoroughfare; Pratt Road – Local Road

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

Reynolda Road between Shattalon Drive and Bethabara Park Boulevard = 16,000 / 30,400

Planned Road Improvements: None

Sight Distance: Good

Sidewalks: Existing on the north side of Reynolda Road

Transit: Route 16 along Reynolda Road and Pratt Road

HISTORY

Relevant Zoning Cases:

1. W-2003; RS-9 and HB to HB-S (Storage Service, Retail); approved October 2, 1995; Northeast corner of Yarborough Avenue and Wabash Avenue; 1.92 acres; Planning Board and staff recommended approval.
2. W-1478; R-5 to B-3; approved November 2, 1987; northwest side of Pratt Street between Reynolda Road and Yarborough Street; 1.35 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)

Relevant Comprehensive Plan Recommendation(s): Legacy promotes the development of compact and walkable commercial areas with a mix of retail, office and adjacent higher density residential.

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

ANALYSIS

The current request is to rezone 0.54 acre from RS-9 to HB (Highway Business). The site is located on the southeast corner of Reynolda Road and Pratt Road. Developed properties around the subject property are comprised of sporadic intensities and varying land uses. To the north is a sparse development pattern of residential dwellings zoned RS-9. Properties to the east and west of the subject property are zoned HB and are developed. These HB properties range from a shopping center to individual commercial establishments on their own lots. To the south is developed RM-18 zoned land.

The site has an existing structure that is commercial in appearance. This building used to house a convenience store and most recently was a branch bank. The current RS-9 zoning for this parcel is an anomaly and staff sees no reason why this parcel should not be zoned appropriately for commercial use. Based on surrounding uses and zoning districts in the area and given the existing appearance of the on-site structure, Highway Business zoning seems appropriate and consistent for this location.

FINDINGS

1. A mixture of land uses and districts, primarily Highway Business, surround the subject property.
2. The site has an existing structure that is commercial in appearance.
3. The current RS-9 zoning for this parcel is an anomaly.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**