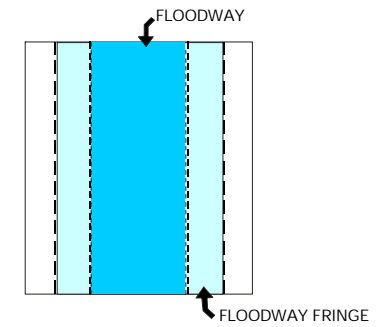


DOCKET #: W2456

PROPOSED ZONING:
GI-S (Multiple Uses)

EXISTING ZONING:
RS9

PETITIONER:
Dale H. Gramley



SCALE: 1" represents 200'

STAFF: Hughes

GMA: 3

ACRE(S): 2.871

MAP(S): 600846



DRAFT ZONING STAFF REPORT

DOCKET # W-2456

STAFF: Suzy Hughes

Petitioner(s): Dale H. Gramley

Ownership: Same

CONTINUANCE HISTORY

This petition was continued from the March 8, 2001 Planning Board meeting to allow the petitioner to pursue Special Use Zoning

REQUEST

From: RS-9 Residential Single Family District

To: GI-S General Industrial District (Manufacturing C; Building Contractors, General; Building Materials Supply; Wholesale Trade A; Wholesale Trade B; Storage and Salvage Yard; and Warehousing)

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

Acreage: 2.87 acres

LOCATION

Street: South side of Kester Mill Road.

Jurisdiction: City of Winston-Salem.

Ward: Southwest.

SITE PLAN

Proposed Use: Multiple Industrial Uses.

Square Footage: 7,585 square feet.

Building Height: One commercial story.

Parking: Required: 13; Proposed: 13

Bufferyard Requirements: 30 foot Type IV bufferyard adjoining residentially zoned property.

Vehicular Use Landscaping Standards Requirements: UDO Standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single family manufactured home and very large three-sided, covered shed.

Adjacent Uses:

- North - Across Kester Mill Road is Silas Creek floodplain and wooded area zoned GI.
- Northeast - An asphalt plant/quarry zoned GI.
- East - Vacant wooded land zoned RS-9.
- South - Vacant wooded land zoned RS-9.
- West - Vacant wooded land zoned RS-9.

GENERAL AREA

Character/Maintenance: Very rural, heavily wooded area. Manufactured home is well maintained while large shed in front of the home and surrounding land are being used for storage of various items.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site currently is developed with a manufactured home and a large accessory building in the front, but is mostly wooded.

Topography: Site slopes down about 30' to the west.

Vegetation/habitat: Site is heavily wooded where structures are not located.

Constraints: The portion of Kester Mill Road that serves the site is not constructed or maintained for industrial traffic.

TRANSPORTATION

Direct Access to Site: Kester Mill Road/Jonestown Road.

Street Classification: Kester Mill Road - collector street; Jonestown Road - minor thoroughfare.

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

Jonestown Road between I-40 and Hanes Mall Boulevard = 16,400/27,000 (1995)

HISTORY

Relevant Zoning Cases:

1. W-2429; RS-9 to RM-8-S (Residential Building, Multifamily; and Residential Building, Townhouse); approved November 6, 2000; south side of Kester Mill Road, north of Westchester Road and west of Jonestown Road; 19.48 acres; Planning Board and staff recommended approval.
2. W-2423; RS-9 and LO-S (Professional Office) to LB-S (Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; and Services, Business A); approved October 2, 2000; south side of Kester Mill Road across from Kirk Road; 1.21 acres; Planning Board and staff recommended approval.
3. W-2373; RS-9 to GI and GI-S (Buffer); approved March 6, 2000; north side of Kester

Mill Road west of Jonestown Road; 6.83 acres; Planning Board recommended denial, staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* calls for development of activity nodes at planned locations and an improved transportation system as part of its recommendations for this growth management area.

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

ANALYSIS

The subject petition was originally submitted for general use zoning. Staff recommended denial and was not of the opinion that special use zoning would address staff's concerns. The petitioner resubmitted a special use zoning petition as a result of concerns of his neighbors.

This petition is a rezoning request of 2.87 acres from RS-9 to GI-S (Multiple Industrial Uses). The south side of Kester Mill Road is made up of a mixture of residential and commercial uses, most of the commercial uses being in close proximity to Jonestown Road. The north side of Kester Mill Road has a mixture of residential and industrial uses.

Under current conditions along Kester Mill Road, the road lends itself as a natural break between GI and residential zoning. Staff agrees that it is unlikely that land in this location would develop as single family residential fronting on Kester Mill Road; however, there is much undeveloped land south of the site which could be consolidated for residential development. The city is currently studying the alignment for the extension of Kester Mill Road west to Peace Haven Road. The proposed road extension may involve some of the subject property. More importantly, land use decisions for the surrounding area should be made only after the road alignment has been established.

Kester Mill Road at the location of the site is an unimproved road. Until improvements to Kester Mill Road are made, and the alignment of the extension is determined, staff is of the opinion that it would be inappropriate to rezone the property to such a heavy zoning classification.

FINDINGS

1. This petition is a rezoning request of 2.87 acres from RS-9 to GI-S (Multiple Industrial Uses).
2. Under current conditions along Kester Mill Road, the road lends itself as a natural break between GI and residential zoning.
3. Kester Mill Road at the location of the site is an unimproved road.

4. Until improvements to Kester Mill Road are made, staff is of the opinion that it would be inappropriate to rezone the property to such a heavy zoning classification.

STAFF RECOMMENDATION

Zoning: **DENIAL**.

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

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Developer shall dedicate new public right-of-way to the City of Winston-Salem for any right-of-way necessary for the extension of Kester Mill Road.
 - b. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.

- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS**
 - a. Developer shall post a bond with the City of Winston-Salem for improvements to Kester Mill Road for the entire frontage of the property.
 - b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.

- **OTHER REQUIREMENTS**
 - a. Developer may have one monument type sign with a maximum height of five feet and a maximum copy area of eighteen square feet.

PUBLIC HEARING - March 8, 2001

FOR: None

AGAINST: None

WORK SESSION

MOTION: Norman Williams moved continuance of the zoning map amendment to May 10, 2001.

SECOND: Arnold King.

VOTE:

FOR: Bost, King, Powell, Snelgrove, Williams

AGAINST: None

EXCUSED: None