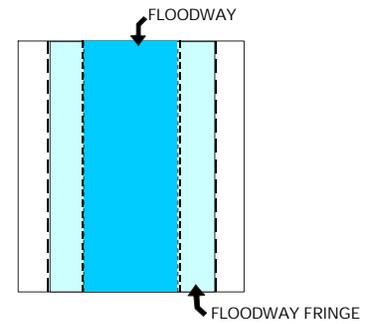


**DOCKET #:** W2463

**PROPOSED ZONING:**  
RM18

**EXISTING ZONING:**  
GI and RM18

**PETITIONER:**  
Housing Authority  
of Winston-Salem



**SCALE:** 1" represents 200'

**STAFF:** Hughes

**GMA:** 3

**ACRE(S):** 1.91

**MAP(S):** 624858



**DRAFT ZONING STAFF REPORT**

**DOCKET #** W-2463  
**STAFF:** Suzy Hughes

Petitioner(s): Housing Authority of Winston-Salem  
Ownership: Same

**REQUEST**

From: GI General Industrial District and RM-18 Residential Multifamily District;  
maximum density 18 units/acre  
To: RM-18 Residential Multifamily District; maximum density 18 units/acre

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: 1.91 acres

**LOCATION**

Street: Northwest corner of Manly Street and Southern Railway.  
Jurisdiction: City of Winston-Salem.  
Ward: North.

**PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Several apartment buildings which are currently vacant with windows and doors boarded up.

Adjacent Uses:

- North - Single family homes zoned RS-7.
- East - Apartments zoned RM-18 and vacant land zoned GI.
- South - Across Norfolk Southern Railway is vacant land zoned GI which is bound on the south by Northwest Boulevard.
- West - **Children’s Home zoned C.**

**GENERAL AREA**

Character/Maintenance: Multifamily units in a state of extreme disrepair.  
Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site is developed.  
Topography: Site slopes downward toward the south.  
Vegetation/habitat: Site is developed.  
Constraints: None.

## **TRANSPORTATION**

Direct Access to Site: Manly Street  
Street Classification: Local Street  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): N/A  
Transit: Transit Route #4 along Thurmond Street east of the site.

## **HISTORY**

Relevant Zoning Cases:

There are no relevant zoning cases in the immediate area.

## **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 3: Urban.  
Relevant Comprehensive Plan Recommendation(s): Encourage a mix of housing types and densities; encourage a variety of residential development in and near downtown; encourage the dispersal of housing for all income groups; and, encourage public, private non-profit, and cooperative associations and joint public-private partnerships to enter the low and moderate income housing market.  
Area Plan/Development Guide: The site is not within the boundaries of a development guide or an area plan.

## **COMMUNITY DEVELOPMENT**

Certified Area/Name: Site is within both Boston-Thurmond and Kimberly/North Winston (NCR- 62).  
Type of Certification: There are no plans for this section of these areas.

## **ANALYSIS**

This is a request to rezone 1.91 acres from GI to RM-18. There are currently multifamily buildings on the site. Said buildings are unoccupied at present and are in serious disrepair. These buildings were previously occupied as multifamily residential dwellings, but remained vacant for such an extensive period due to the lengthy renovation process as well as procedural difficulties, that the buildings lost their non-conforming status.

Multifamily use at this location is more compatible with the surrounding area than General Industrial Zoning. South of the site are railroad tracks which separate the residential uses and the industrial uses. Staff feels the railroad acts as a natural separation between these uses. Residential multifamily is an appropriate use at this location and not inconsistent with the area.

### **FINDINGS**

1. This is a request to rezone 1.91 acres from GI and RM-18 to RM-18.
2. There are currently multifamily buildings on the site which have lost their non-conforming status.
3. South of the site are railroad tracks which separate the residential uses and the industrial uses to the south.
4. Residential multifamily is an appropriate use at this location and not inconsistent with the area.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

*[For information purposes only: The draft Legacy plan identifies the site in the urban neighborhoods growth management area. Legacy calls for greater residential densities where appropriate, quality improvement in existing public housing and, rehabilitation and reuse of existing structures.]*