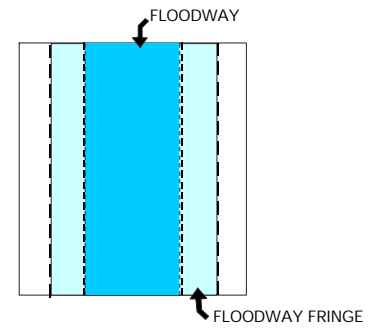


DOCKET #: W2488

PROPOSED ZONING:
GI

EXISTING ZONING:
RM8

PETITIONER:
Wayne C. Shugart for
property owned by others



SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 4.75

MAP(S): 624842



DRAFT ZONING STAFF REPORT

DOCKET # W-2488
STAFF: Gary Roberts

Petitioner(s): Wayne C. Shugart
Ownership: Sandra C. Shugart, Milton B. Crotts, and Meda C. Pearsall

REQUEST

From: RM-8 Residential Multifamily District; maximum density 8 units/acre
To: GI General 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: 4.75 acres

LOCATION

Street: East side of Old Salisbury Road north of Trademart Boulevard.
Jurisdiction: City of Winston-Salem.
Ward: South.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is heavily wooded and contains one single family residence.

Adjacent Uses:

- North - Fence Builder's office and facility zoned HB and GI and floodplain.
- East - HB zoned land.
- South - Small commercial use zoned LB.
- West - Small business and commercial uses zoned LB.

GENERAL AREA

Character/Maintenance: Mixture of commercial and light industrial uses in various levels of maintenance.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No known impacts to the site indicated within the subject petition.

Topography: Property slopes downward approximately 40' toward the north.

Streams: No streams cross this property.

Vegetation/habitat: Site is heavily wooded.

Constraints: Considerable grade change.

Floodplains: This site lies near floodway and floodway fringe areas.

Water Supply Watershed: The site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Old Salisbury Road.

Street Classification: Minor thoroughfare.

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

Old Salisbury Road between Brewer Road and Trademart Boulevard = 3,600/12,000

Trademart Boulevard between Old Salisbury Road and Peters Creek Parkway =
NC/16,000

HISTORY

Relevant Zoning Cases:

1. W-2466; LO to HB-S (Convenience Store, Multiple Business Uses); Withdrawn at Planning Board meeting on April 12, 2001; east side of Peters Creek Parkway, 1,200 feet east of subject property; 1.72 acres; staff recommended approval.
2. W-2315; RM-18, RS-9 and HB to RM-8; approved June 7, 1999; east side of Old Salisbury Road, north of Trademart Boulevard (current site) ; 4.80 acres; Planning Board and staff recommended approval.
3. W-2065; HB-S (General Merchandise Store) and LO-S (Professional Office) to HB-S (Building Contractors, General; Professional Office; Offices, Miscellaneous; Storage and Salvage Yard; and Building Materials Supply); denied July 1, 1996; northeast corner of Old Salisbury Road and Brewer Road, 400 feet south of current site; 1.61 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban.

Relevant Comprehensive Plan Recommendation(s): The overall goal in the Economic Vitality chapter of *Legacy* is to attract environmentally sensitive new businesses and expand existing large and small businesses to provide a broad range of employment opportunities and a high quality of life for people living and working in Forsyth County. One of the

policies in that chapter that is relevant to the petitioner's request is to promote economic development which is compatible with existing residential neighborhoods and other business developments.

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

ANALYSIS

The current request is to rezone 4.75 acres on the east side of Old Salisbury Road from RM-8 to GI. The site is heavily wooded and contains one single family residence.

Although the property is immediately adjacent to LB zoning and uses to the south and west, and HB zoning and uses to the north and east, there are over 50 single family homes within 1,000 feet of the site. The GI district permits some of the most intensive and potentially offensive uses allowed in the UDO. These uses include: bulk storage of petroleum products; motor vehicle dismantling and wrecking yards; motor vehicle body or paint shop; construction and demolition landfills; asphalt and concrete plants along with various other industrial and manufacturing uses.

Staff already sees this neighborhood of affordable houses as being threatened due to its proximity to I-40 and Peters Creek Parkway. The subject request could open the door for more external pressures to further erode the long term viability of said homes and reduce the quality of life for the residents. Staff therefore recommends denial of the request.

FINDINGS

1. *Legacy* promotes economic development which is compatible with existing residential neighborhoods and other business developments. The subject request is of a general use nature which includes several industrial uses which would have a detrimental impact on the existing residential neighborhood to the west.
2. This site is not within the boundaries of a development guide or area plan.
3. The subject property is less than 1,000 feet from more than 50 single family homes which could be negatively impacted by some of the more intensive uses permitted within the GI district.
4. Staff could support a petition for a less intense zoning district.

STAFF RECOMMENDATION

Zoning: **DENIAL**.