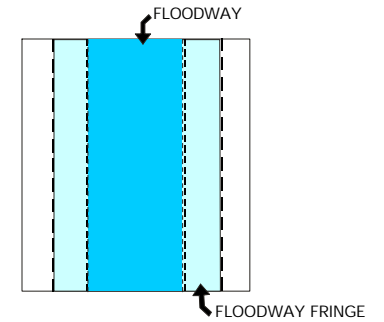


**DOCKET #:** W2512

**PROPOSED ZONING:**  
Special Use Permit

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Environmental Relief  
Technology, Inc., for  
property owned by John B.  
Foster, Jr., and Lucy Foster



**SCALE:** 1" represents 600'

**STAFF:** Hughes

**GMA:** 3

**ACRE(S):** 0.92

**MAP(S):** 612834



## ZONING STAFF REPORT

**DOCKET #** W-2512

**STAFF:** Suzy Hughes

Petitioner(s): Environmental Relief Technology, Inc.

Ownership: John B. Foster, Jr. and Lucy Foster

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf

To: Special Use Permit for a private access easement across RS-9 zoned land to land zoned GI-S General Industrial District (Recycling Plant)

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

Acreage: 0.92 acre

### **LOCATION**

Street: East off Griffith Road across from Snead Road.

Jurisdiction: City of Winston-Salem.

Ward: South.

### **SITE PLAN**

Proposed Use: Special Use Permit to cross RS-9 property to access GI-S (Recycling Plant) property.

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

Existing Structures on Site: Outbuildings, remainder of property vacant.

Adjacent Uses:

North - Primarily vacant RS-9 zoned land; single family dwellings at Griffith Road.

East - Floodway and Salem Creek.

South - Vacant land zoned RS-9; further south across Griffith Road are single family homes.

West - Wastewater treatment plant.

### **GENERAL AREA**

Character/Maintenance: Moderate to well maintained single family residential and industrial.

Development Pace: Slow.

## ANALYSIS

According to Section 6-1.5(D) of the zoning ordinance of the UDO, the Planning Board must make a number of findings in support of a favorable recommendation.

## FINDINGS OF FACT

1. The development is in conformity with *Legacy* as it relates to the specific area; Yes.
2. Water and sewer are available in adequate capacity; Yes.
3. Where buildings greater than thirty-five (35) feet are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment; Yes. No buildings greater than 35 feet are proposed.
4. Streets and highways, both within and in the vicinity of the development, are of such design and traffic-carrying capacity that the development will not create a traffic hazard; Yes.
5. General layout and design of this development meet all requirements of this ordinance; Yes.
6. Adequate, safe, and convenient provision is made for vehicular and pedestrian movement on the site with particular attention paid to the needs of public safety equipment and personnel (fire, police, etc.) and service vehicles and personnel (sanitation, postal delivery, etc.); Yes.
7. The Planning Board may recommend to the Elected Body conditions as identified in Section 6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project; Yes.

In addition to these seven findings by the Planning Board, the Board of Aldermen must make affirmative findings as follows to issue a special use permit [Section 6-1.5(F) of the *Zoning Ordinance* of the UDO]:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved; Yes.
2. That the use meets all required conditions and specifications; Yes.
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; Yes.

4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*; Yes.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

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

- **PRIOR TO ISSUANCE OF ANY PERMITS**
  - a. Driveway permit shall be issued by the Winston-Salem Department of Transportation.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: John Bost moved withdrawal of the special use permit.

SECOND: Kerry Avant

VOTE:

FOR: Avant, Bost, Clark, Doyle, King, Norwood, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

---

A. Paul Norby, AICP  
Director of Planning