DOCKET #: W3008

PROPOSED ZONING:
RS-9

EXISTING ZONING:
RS20-S

PETITIONER:
Margaret L. Kolb for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 5.42

NEAREST BLDG: 144' east

MAP(S): 600862
PETITION INFORMATION

Docket # W-3008
Staff Gary Roberts Jr. AICP
Petitioner(s) Margaret L. Kolb
Owner(s) Same
Subject Property PIN# 6806-02-8211
Type of Request General use rezoning
Proposal The petitioner is requesting to amend the Official Zoning Maps for
the subject property from RS20-S Residential, Single Family
District (Residential Building, Single Family; Planned Residential
Development; and Riding Stable) to RS-9 Residential, Single
Family District; 9,000 sf minimum lot size.

NOTE: Both general and special use district zoning were
discussed with the petitioner(s) who decided to pursue the
rezoning as presented. With a General use, all uses in the District
must be considered.

Zoning District Purpose Statement

Applicable Rezoning Consideration from Chapter B, Article VI,
Section 6-2.1(S)

(S)(1) - Is the proposal consistent with the purpose statement(s)
of the requested zoning district(s)?
Yes

GENERAL SITE INFORMATION

Location West side of Winewood Boulevard, south of Buttonwood Drive
Jurisdiction City of Winston-Salem
Ward(s) West
Site Acreage Approximately ± 5.42 acres
Current Land Use Single family residential

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-9 &amp; RS20-S</td>
<td>Undeveloped &amp; single family homes</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>RS-9</td>
<td>Single family homes</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>RS-9</td>
<td>Undeveloped</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>RS20-S</td>
<td>Undeveloped &amp;</td>
<td></td>
</tr>
</tbody>
</table>
Muddy Creek

(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

Yes

Physical Characteristics
The site is partially wooded and has a moderate slope downward to the west where a portion of the site is within the floodplain of Muddy Creek.

Proximity to Water and Sewer
Water and sewer are available.

Stormwater/Drainage
No known issues.

Watershed and Overlay Districts
The site is not within a water supply watershed.

Analysis of General Site Information
A portion of the site is within the floodplain of Muddy Creek. Otherwise, the site appears to possess no development constraints.

SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Winewood Boulevard</td>
<td>Local street</td>
<td>229’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Sourwood Drive</td>
<td>Platted unopened street</td>
<td>713’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)
While the proposed general use request includes no site plan, the site currently has a residential driveway onto Winewood Boulevard.

Trip Generation - Existing/Proposed
Existing Zoning: RS20-S
1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day

Proposed Zoning: RS-9
5.42 x 43,560 / 9,000 = 26 units x 9.57 (SFR Trip Rate) = 249 Trips per Day

Sidewalks
There are no sidewalks located in the general area.

Transit
Not available.

Analysis of Site Access and Transportation Information
Access to the site is adequate.

CONFORMITY TO PLANS AND PLANNING ISSUES

Relevant Area Plan(s)
The site is not within the boundaries of an area plan or development guide.

Greenway Plan Information
The subject property was a small portion of a larger tract which was rezoned from RS-9 to RS20-S in 2003. With that rezoning, a
40’ greenway easement was acquired along the eastern side of Muddy Creek. The subject property does not contain any portion of the easement and does not border Muddy Creek. As such, the rezoning should not affect the current greenway easement.

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</th>
<th>(S)(3) - Have changing conditions substantially affected the area in the petition?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>

(S)(4) - Is the requested action in conformance with Legacy?

Yes

Analysis of Conformity to Plans and Planning Issues

The current request would return the zoning on the subject property to its original RS-9 designation which is consistent with the zoning on the adjacent properties.

**RELEVANT ZONING HISTORIES**

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
<tr>
<td>W-2657</td>
<td>RS-9 to RS20-S</td>
<td>Approval 11-3-03</td>
<td>Included current site</td>
<td>59.56</td>
<td>Denial Approval</td>
</tr>
</tbody>
</table>

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed RS-9 District is consistent with the adjacent zoning.</td>
<td>Request would result in the need to slightly amend the approved site plan for W-2657.</td>
</tr>
</tbody>
</table>

**STAFF RECOMMENDATION:** Approval

**NOTE:** These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**