



**DOCKET #:** W2739

**PROPOSED ZONING:**  
HB

**EXISTING ZONING:**  
LI

**PETITIONER:**  
Applied Technical  
Services, Inc., for  
property owned by Same

**SCALE:** 1" represents 400'

**STAFF:** Marchant

**GMA:** 3

**ACRE(S):** 6.93

**MAP(S):** 648858, 654858



**DRAFT ZONING STAFF REPORT**

**DOCKET #** W-2739  
**STAFF:** Marchant

Petitioner(s): Applied Technical Services, Inc.  
Ownership: Same

**REQUEST**

From: LI  
To: HB

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: 6.93

**LOCATION:**

Street: North side of Myer Lee Drive west of Linville Road  
Jurisdiction: City of Winston-Salem  
Ward: East Ward

**PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: An existing vacant industrial/commercial building is located on the western section of the subject property.

Adjacent Uses:

- North – Part of the Salem Lake property owned by the City of Winston-Salem is located north and northwest of the subject property across the Southern Railroad tracks.
- Northeast – A large industrial building is located northeast of the subject property across the Southern Railroad tracks.
- East – An industrial/commercial building is located east of the subject property.
- South – An LI zoned parcel is located across Myer Lee Drive.
- West – A child care facility is located west/southwest of the subject property.

**GENERAL AREA**

Character/Maintenance: The area contains mostly well-maintained commercial and industrial structures. Some of the structures and properties in this area are showing signs of aging.  
Development Pace: Slow

## **HISTORY**

Relevant Zoning Cases:

1. W-2425; LI to HB; approved October 2, 2000; north side of Myer Lee Drive south of Southern Railroad, east of, but not directly adjacent to, the subject property. Planning Board and Staff recommended approval.
2. W-736; R2 and R-6 to I-2-S (Motor Vehicles, Agricultural Improvements, or Heavy Machinery, Sale, Repair, Rental or Storage); approved August 15, 1979; south side of Business 40 service road and west of Linville Road; 8.2 acres; Planning Board and Staff recommended approval.
3. W-707; R-5 and R-6 to I-2; approved February 8, 1979; south side of Old Greensboro Road, north of Southern Railroad; 15 acres; Planning Board and Staff recommended approval.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Because it is a general use petition, the impact of this proposal to the site's existing physical features cannot be determined at this time.

Topography: The subject property's elevation changes approximately 46 feet, rising from about 848 feet in the northeastern corner of the site along the stream up to about 894 feet in the southwestern corner of the site.

Streams: A perennial stream that eventually feeds into Salem Lake is located along the eastern border of the subject property.

Vegetation/habitat: Significant amounts of vegetation are present in the north-central and eastern sections of the site.

Floodplains: None

Wetlands: None

Natural Heritage Sites: Salem Lake Natural Area is located about 1,100 feet to the southeast of the subject property across Business 40.

Farmland Preservation Sites: None

Environmental Resources Beyond The Site: Because it is a general use petition, this proposal's impact to environmental resources beyond the site cannot be determined at this time.

Water Supply Watershed: The subject property is located in the Reservoir Protection Area of the WS-III Salem Lake water supply watershed.

Compliance with Watershed Protection Regulations: The conversion of the property from LI to HB actually reduces the amount of impervious cover permitted on the site (from 90% down to 85%). However, the ultimate control for impervious coverage lies in the WS-III watershed provisions, which would place either zoning category on equal footing in regards to allowable impervious coverage.

Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all Federal and State wetland and stream protection regulations.

## **TRANSPORTATION**

Direct Access to Site: Myer Lee Drive; Linville Road; Old Greensboro Road; Business 40  
Street Classification: Myer Lee Drive – Local Road; Linville Road – Major Thoroughfare; Old Greensboro Road – Major Thoroughfare; Business 40 - Freeway  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
Linville Road between Business 40 and Old Linville Road = 5,700 / 16,100  
Old Greensboro Road between Reidsville Road and Business 40 = 7,000 / 14,600  
Business 40 between Reidsville Road and Linville Road = 51,000 / 63,600  
Planned Road Improvements: None  
Traffic Impact Study recommended: No  
Sidewalks: None  
Transit: Route 25 along Linville and Old Greensboro Roads  
Bicycle Route: Route 15, Kernersville Connector, along Old Greensboro Road

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)  
Relevant Comprehensive Plan Recommendation(s): The *Legacy* Plan calls industrial sites a resource that should be protected from residential and commercial development. The Plan also recommends that commercial development be compact and pedestrian friendly.  
Area Plan/Development Guide: *Salem Lake Watershed Area Plan* (adopted in 1986)  
Relevant Development Guide Recommendation(s): The *Salem Lake Watershed Area Plan* recognizes that the subject property (as well as the entire block of surrounding property) is already developed and recommends no change in land use on the recommended land use map. The conversion of the property from LI to HB actually reduces the amount of impervious cover permitted on the site (from 90% down to 85%). However, the ultimate control for impervious coverage lies in the WS-III watershed provisions, which would place either zoning category on equal footing in regards to allowable impervious coverage.

## **ANALYSIS**

This petition is to rezone 6.93 acres of land on the north side of Myer Lee Drive west of Linville Road. The Southern Railroad runs just to the north of the subject property. Business 40 runs south of the subject property. A vacant industrial/commercial building is located on the subject property.

The *Salem Lake Watershed Area Plan* recognizes that the subject property (as well as the entire block of surrounding property) is already developed and recommends no change in land use on the recommended land use map. The conversion of the property from LI to HB actually reduces the amount of impervious cover permitted on the site (from 90% down to 85%). However, the ultimate control for impervious coverage lies in the WS-III watershed provisions, which would place either zoning category on equal footing in regards to allowable impervious coverage.

HB zoned property is located on parcels directly northeast and southwest of the subject property. While *Legacy* calls for industrial areas to be protected from residential and commercial development, it also encourages reinvestment in vacant industrial and brownfield sites. As manufacturing declines and services increase as a share of our economy, certain existing industrial sites may be more likely to be redeveloped for mixed-use or commercial purposes. Approving this request may allow for reinvestment on the site for purposes similar to the existing uses in this general area.

### **FINDINGS**

1. The *Salem Lake Watershed Area Plan* recognizes that the subject property (as well as the entire block of surrounding property) is already developed and recommends no change in land use on the recommended land use map.
2. The conversion of the property from LI to HB actually reduces the amount of impervious cover permitted on the site (from 90% down to 85%). However, the ultimate control for impervious coverage lies in the WS-III watershed provisions, which would place either zoning category on equal footing in regards to allowable impervious coverage.
3. HB zoned property is located on parcels directly northeast and southwest of the subject property
4. Approving this request may allow for reinvestment on the site for purposes similar to the existing uses in this general area.

### **STAFF RECOMMENDATION**

Zoning: **Approval**