DOCKET #: W2613
PROPOSED ZONING: RS9
EXISTING ZONING: RM12-S
PETITIONER: Lou S. Jones

SCALE: 1" represents 200'
STAFF: Hall
GMA: 3
ACRE(S): 0.63
MAP(S): 612838
DRAFT ZONING STAFF REPORT

DOCKET # W-2613
STAFF: S. Chad Hall

Petitioner(s): Lou S. James
Ownership: Same

REQUEST

From: RM-12-S
To: RS-9

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: 0.63 acre

LOCATION:

Street: East side of Griffith Road north of Emsley Street
Jurisdiction: City of Winston-Salem
Ward: South

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One story residential dwelling.
Adjacent Uses:
  North - RM-12-S currently vacant; RS-9 single family homes and accessory buildings.
  East - RM-12-S currently vacant.
  South - RM-12-S Griffith Commons apartments.
  West - RS-9 single family homes.

GENERAL AREA

Character/Maintenance: A mix of homes and accessory farm buildings with newly constructed multifamily buildings.
Development Pace: Very rapid.
TRANSPORTATION

Direct Access to Site: Griffith Road
Street Classification: Minor Thoroughfare
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Griffith Road between Clemmons Ville Road and Burke Mill Road = 5,100/16,100
Planned Road Improvements: Burke Mill Road realignment, to the north. The tentative
schedule is for the design to be completed by July 2003 and right-of-way acquisition and
construction be completed by July 2005.
Sight Distance: Good.
Sidewalks: None existing. As part of the existing RM-12-S zoning (W-2579), a condition of
approval was the provision of sidewalk along the entire frontage of the site, including the subject
property.
Transit: Route 43 along Burke Mill Road.
Bike: None.

HISTORY

Relevant Zoning Cases:

1. W-2579; RS-9 to RM-12-S (Residential Building, Multifamily); approved December 16,
   2002; East side of Griffith Road north of Emsley Street; 6.75 acres; Planning Board
   recommended approval; staff recommended denial.

2. W-2571; RS-9 and GI to RM-5-S (Residential Building, Townhouse; Residential
   Building, Twin Home; and Residential Building, Duplex); pending Board of Aldermen
   action; west side of Griffith Road north of Everidge Road; 29.93 acres; Planning Board
   recommended approval; staff recommended denial.

3. W-2524; RS-9 to RM-8-S (Planned Residential Development); approved February 4,
   2002; east side of Griffith Road and north side of Hampton Road; 34.89 acres; Planning
   Board recommended approval; staff recommended denial.

4. W-2381; RS-9 to RM-8-S (Residential Building, Multifamily); approved May 1, 2000;
   east side of Griffith Road south of Emsley Street; 39.34 acres; Planning Board and staff
   recommended approval.

5. W-2182; RS-9 and RM-8-S to RM-8-S (Life Care Community); approved October 6,
   1997; southwest corner of Bethel Church Road and Burke Mill Road; and east side of
   Griffith Road, south of Burke Mill Road; 28.51 acres; Planning Board and staff
   recommended approval.

6. W-1249; R-6 to R-2-S (Residential Building, Multifamily - TWO PHASE); approved
   September 3, 1985; east side of Griffith Road across from Emsley Drive; 13.03 acres;
   Planning Board and staff recommended approval.
ANALYSIS

The current request is to rezone 0.63 acre from RM-12-S (Residential Building, Multifamily) to RS-9. The site is located on the east side of Griffith Road opposite single-family residential uses. To the south are Griffith Commons apartments, zoned RM-12-S. To the north beyond the RM-12-S remains single-family homes and accessory farm buildings, zoned RS-9.

The site falls into an area experiencing a rapid transition. Griffith Commons, to the south, was recommended in the South Stratford Road Development Guide for moderate density (0-8 du/a); it was developed at 12 units per acre. The subject property is recommended for low density (0-5 DUA) residential.

The 0.63 acre is a portion of a lot that was recently rezoned to RM-12-S (W-2579). The removal of this portion of the lot will not cause W-2579 to exceed the maximum of 12 units per acre (currently at 6.0 units per acre). The developer has agreed, with the removal of this portion from the original rezoning request, still to provide right-of-way dedication and sidewalk along the frontage of Griffith Road that was condition of approval of the original request (W-2579). Necessary buffers to the subject property, if approved to revert back to RS-9, will be placed on W-2579 through a staff change.

FINDINGS

1. The current request is to rezone 0.63 acre from RM-12-S to RS-9
2. The removal of this portion of the lot will not cause W-2579 to exceed 12 units per acre
3. Resultant changes to W-2579 can be handled through a staff change.

STAFF RECOMMENDATION

Zoning: APPROVAL