



**DOCKET #:** W2644

**PROPOSED ZONING:**  
HB

**EXISTING ZONING:**  
HB-S

**PETITIONER:**  
Tsurata Limited Partnership

**SCALE:** 1" represents 200'

**STAFF:** Gallaway

**GMA:** 3

**ACRE(S):** 1.11

**MAP(S):** 600846

## **DRAFT ZONING STAFF REPORT**

**DOCKET #** W-2644  
**STAFF:** Suzy Gallaway

Petitioner(s): Tsuruta Limited Partnership  
Ownership: Same

### **REQUEST**

From: HB-S (Building Materials Supply)  
To: HB (Highway Business)

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: 1.11 acres

### **LOCATION:**

Street: Northeast corner of Kester Mill Road and Kirk Road  
Jurisdiction: City of Winston-Salem  
Ward: Southwest

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

Existing Structures on Site: Site is vacant and was previously developed as part of a lumberyard.

Adjacent Uses:

- North- Various structures, zoned HB
- East- Mixed Use commercial structure, zoned HB
- South- Storage Units, zoned HB and Surveyor's Office, zoned LB-S
- West- Commercial Structures, zoned HB

### **GENERAL AREA**

Character/Maintenance: Predominantly commercial uses with some residential farther to the northwest and southwest.

Development Pace: Moderate.

### **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: No impact determined with general use request.

Topography: The subject property changes elevation from 820.7 feet in the south of the site to about 840 feet in the north.

Vegetation/habitat: No vegetation is on the subject property.

Environmental Resources Beyond The Site: Because this is a general use petition, environmental impacts beyond the site cannot be determined at this time.

Water Supply Watershed: The subject property is not located in a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Kester Mill Road; Kirk Road; Jonestown Road

Street Classification: Kester Mill Road – Minor Thoroughfare; Kirk Road – Local Road; Jonestown Road – Major Thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): Jonestown Road between McGregor Road and US 421 = 5,800 / 23,900

Trip Generation: Since this is a proposed general use rezoning there is a wide range of trip generation possibilities.

Transit: Route 43 along Jonestown Road and east on Kester Mill Road

## **HISTORY**

Relevant Zoning Cases:

1. W-2423; RS-9 and LO-S to LB-S (Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; and Services, Business A); approved October 2, 2000; 1.21 acres; south side of Kester Mill Road across from Kirk Road; Planning Board and staff recommended approval.
2. W-2028; RS-9 to GB-S (Warehousing); approved February 19, 1996; 0.83 acre; southwest side of Kirk road north of Kester Mill Road; Planning Board and staff recommended approval.
3. W-1668; B-3-S (Multiple Uses) to B-3-S (Lumberyards); approved July 2, 1990; 1.03 acres; northeast corner of Kirk Road and Kester Mill Road (current site); Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)

Relevant Comprehensive Plan Recommendation(s): Commercial areas should be compact, mixed-use and pedestrian-friendly.

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

## **ANALYSIS**

The site is located in an area composed of predominantly commercial uses. There are some residential uses further to the northwest and southwest of the site, however not immediately adjacent. Immediately adjacent to the site are HB, GB-S and LB-S zoning districts. In order for the petitioner to develop the site for any use other than Building Materials Supply, they would have to rezone the property.

As the site is located in an area of a mixture of commercial uses, the request is consistent with *Legacy* recommendations and with the surrounding area. The site is surrounded on three sides by general use HB, the same zoning requested in this petition. As such, staff does not see any compelling reason to maintain this island of HB-S within the surrounding HB general zoning. Staff therefore, is of the opinion that removing the special use zoning from the property will not be a detriment to the area.

## **FINDINGS**

1. The site located in an area composed of predominantly commercial uses.
2. The site is surrounded on three sides by general use HB.
3. Staff does not see compelling reason to maintain this island of HB-S within the surrounding HB general zoning.
4. Removing the special use zoning from the property will not be a detriment to the area.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL.**