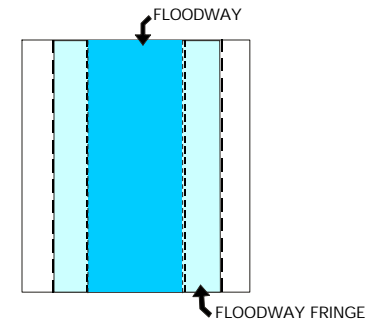


DOCKET #: W2511

PROPOSED ZONING:
GI-S (Recycling Plant)

EXISTING ZONING:
RS9

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



SCALE: 1" represents 600'

STAFF: Hughes

GMA: 3

ACRE(S): 4.2

MAP(S): 612834



ZONING STAFF REPORT

DOCKET # W-2511
STAFF: Suzy Hughes

Petitioner(s): Environmental Relief Technology, Inc.
Ownership: John B. Foster, Jr.

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: 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: 4.2 acres

LOCATION

Street: East off Griffith Road across from Snead Road.
Jurisdiction: City of Winston-Salem.
Ward: South.

SITE PLAN

Proposed Use: Recycling Plant.
Square Footage: 552 square feet.
Building Height: Single story.
Parking: Required: three; proposed: three.
Bufferyard Requirements: Type IV adjacent to residential zoning.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Vacant wooded lot.
Adjacent Uses:

North -	Vacant land zoned RS-9.
East -	Floodway and Salem Creek.
South -	Floodway.
Southwest-	Elledge wastewater treatment plant.
West -	Vacant land zoned RS-9.

GENERAL AREA

Character/Maintenance: Moderate to well maintained residential and industrial in immediate area.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is undeveloped and adjacent to a wetland.

Topography: GIS maps show a slope down of approximately 80' east toward the creek.

Streams: Salem Creek crosses the southeastern portion of this property.

Vegetation/habitat: Site is undeveloped and adjacent to a wetland.

Constraints: No public road access and portion of site is in the floodway.

Floodplains: This property exists within floodway and floodway fringe areas of Salem Creek.

Wetlands: The 1994 National Wetlands Inventory indicates a diked/impounded, permanently flooded marsh with an unconsolidated bottom adjacent to this parcel, most likely northwest of the proposed rezoning area.

Compliance with Federal/State requirements for wetland/stream protection: The UDO restricts uses in floodways to primarily agriculture, recreation, and infrastructure uses. The UDO specifically prohibits storage of hazardous substances.

TRANSPORTATION

Direct Access to Site: Private access connecting to Griffith Road; and Snead Road.

Street Classification: Griffith Road - minor thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Griffith Road between Burke Mill Road and West Clemmons Road = 4,300/11,500-12,000.

Transit: Route #18 along Griffith Road, to Hanes Mall Boulevard.

HISTORY

Relevant Zoning Cases:

1. W-2381; RS-9 to RM-8-S (Residential Building, Multifamily); approved May 1, 2000; east side of Griffith Road south of intersection with Emsley Street; 39.34 acres; Planning Board and staff recommended approval.
2. W-2274; RS-9 and GI to GI; approved December 7, 1998; western terminus of Griffith Plaza Drive and southern terminus of Carolyn Drive; 10.3 acres; Planning Board recommended denial, staff recommended approval.
3. W-2249; RS-9 to GI; approved September 8, 1998; east side of Griffith Road across from Griffith Plaza Drive; 10.9 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

Legacy Growth Management Area: Suburban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): The recommendations in *Legacy* include: (1) identify and create development-ready "greenfield" industrial sites; and (2) create incentives to redevelop underdeveloped areas of the community including the east and south side of Winston-Salem.

Area Plan/Development Guide: *South Stratford Road Development Guide* (1989).

Relevant Development Guide Recommendation(s): The *South Stratford Road* notes that this area faces problems with odor from Elledge Sewage Treatment Plant. The development plan identifies this site for residential uses with 0-8 units/acre.

GREENWAY/RECREATION/OPEN SPACE REVIEW

Greenway Plan: *South Stratford Road Development Guide; Legacy*.

Greenway/Trail Name: Salem Creek Greenway.

Side of Creek: West.

Comments/Status of Trail: The Salem Creek Greenway forms part of the countywide greenway system approved in *Legacy*. It was also identified for establishment of a trail in the *South Stratford Road Development Guide*. One phase of the Salem Creek Trail has already been developed.

ANALYSIS

Environmental Relief Technology, Inc. has submitted this petition to rezone 4.2 acres from RS-9 to GI-S (Recycling Plant). The petitioner would process restaurant grease at this facility and then release it to the nearby waste treatment facility. The waste treatment facility requires such grease to be processed before it will further process and treat the grease.

Staff was concerned about an industrial use at this location. Although it seems the proposed use would be less intense than many industrial uses, staff was concerned that this rezoning not be a precedent for additional industrial zoning north along Griffith Road. Staff also was concerned about additional truck traffic along Griffith Road.

A facility such as what is proposed appears to be beneficial to the community as a whole in that it can process wastes that the current infrastructure cannot. The facility's proposed location, adjacent to the waste treatment facility would eliminate significant travel of waste materials being processed throughout most of the sewer system. Staff encouraged the petitioner to access the property through the adjacent wastewater treatment facility which is zoned GI. The petitioner was unable to work out an access agreement with the City, who owns the treatment facility. The petitioner has therefore proposed a special use permit to access the site across residentially zoned property (docket W-2512).

Legacy's recommendations include identifying and creating development-ready "greenfield" industrial sites. The *South Stratford Road Development Guide* notes that this area faces problems with odor from Elledge Sewage Treatment Plant. Due to the problems associated with the treatment plant, staff questioned the feasibility of the site developing as residential as recommended by the *South Stratford Road Development Guide*.

Stressing that this request not be seen as a precedent for further industrial neither north along Griffith Road, nor west across Griffith Road, staff recommends approval. It was concluded that although there are concerns over this project, the benefit to the greater community, in addition to the unlikelihood of development of the site as residential property, and the minimal intensity of the proposed industrial use, staff recommends approval.

FINDINGS

1. The request does not comply with the *South Stratford Road Development Guide* recommendation that the site develop in a residential manner, however it is unlikely this would occur with the adjacent waste treatment facility.
2. There are residential uses to the north of the site, industrial uses to the south. This request, although industrial, should be a transition between the two uses in the area, without setting a precedent for industrial further north.
3. There are concerns over this project; however, the benefit to the greater community could outweigh possible negative impacts.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

- **PRIOR TO THE ISSUANCE OF ANY PERMITS**
 - a. Driveway permit shall be issued by the City of Winston-Salem Department of Transportation
- **PRIOR TO ISSUANCE OF GRADING PERMITS**
 - a. Developer shall identify and cordon off the limits of encroachment in the 100 year floodplain of Salem Creek and/or the required one hundred (100) foot stream buffers on that tributary, if greater. Trees in all these areas shall be protected from grading encroachment in accordance with UDO Section 3-4.2(H)(3).

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
 - b. Developer shall dedicate a forty (40) foot wide greenway easement wherever the property abuts Salem Creek along the eastern side of the property. Said easement may coincide with sewer easement if present at this location.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. A 20-foot driveway shall be constructed with an all-weather surface.
 - b. All required fire hydrants shall be installed in accordance with the City Fire Department and the Utilities Department.

- **OTHER REQUIREMENTS**
 - a. No signs other than an occupancy sign with a maximum copy area of one (1) square foot shall be permitted on this property.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Arnold King moved withdrawal of the zoning map amendment and site plan.

SECOND: Philip Doyle

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
 Director of Planning