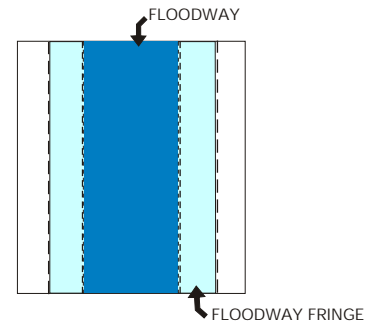


DOCKET #: F1393

PROPOSED ZONING:
 HB-S (Storage Services,
 Retail and other
 Business Uses)

EXISTING ZONING:
 LB, RM12

PETITIONER:
 Alfred L. Scott
 and Rachel Scott



SCALE: 1" represents 400'

STAFF: Galloway

GMA: 4

ACRE(S): 3.13

MAP(S): 684822, 684826

DRAFT ZONING STAFF REPORT

DOCKET # F-1393
STAFF: Suzy Gallaway

Petitioner(s): Alfred L. Scott and Rachel O. Scott
Ownership: Same

REQUEST

From: LB and RM-12
To: HB-S (Storage Services, Retail; Retail Store, Specialty or Miscellaneous;
Services, Personal; Offices, Miscellaneous; and Professional Office)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 3.13 acres

LOCATION:

Street: South side of High Point Road and west side of Trulite Church Road
Jurisdiction: Forsyth County

SITE PLAN

Proposed Uses: Storage Services, Retail; Retail Store, Specialty or Miscellaneous;
Services, Personal; Offices, Miscellaneous; and Professional Office
Square Footage: 44,077 square feet total in 8 buildings
Building Height: Single Story
Parking: Required: 20 Spaces; Proposed: 22 Spaces
Bufferyard Requirements: 15 foot Type II bufferyard where adjacent to IP or residential
zoning.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Two commercial structures

Adjacent Uses:

- North- Single Family homes and Manufactured homes, zoned RS-20
- East- Body shop, zoned HB-S
- South- Trulite Baptist Church, zoned RS-20; Vehicle Storage, zoned LB-S
- West- Single Family homes, zoned RS-20

GENERAL AREA

Character/Maintenance: Mixture of single family, institutional and commercial uses
Development Pace: Slow

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: This site plan indicates retention of the three existing commercial structures and construction of additional self-storage buildings, primarily to the rear of the site.

Topography: The subject property changes elevation from about 855 feet in the southeast portion of the site to about 865 feet in the northwest portion of the site.

Vegetation/habitat: Some vegetation is located along the site's western border.

Wetlands: A wetland is located just to the northwest of the subject property, across North Main Street, but it should not be threatened by this development plan. The wetland is PUBHh (Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded). Kernersville Quad.

Environmental Resources Beyond The Site: The proposed site plan does not appear to create any notable environmental impacts beyond the site.

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

TRANSPORTATION

Direct Access to Site: North Main Street (High Point Road); Trulite Church Road

Street Classification: North Main Street (High Point Road)– Major Thoroughfare;
Trulite Church Road – Local Road

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): North Main Street – No counts done in 1993, 1995, 1998 or 2001

Trip Generation/Existing Development: LB, RM12: 6,077 / 1,000 x 40.67 (Specialty Retail Center Trip Rate) = 247 Trips per Day (site could be further developed which would generate more trips)

Trip Generation/Proposed Zoning: HB-S: 39,730 / 1,000 x 2.5 (Mini Warehouse Trip Rate) = 99 Trips + 4,347 / 1,000 x 40.67 (Specialty Retail Center Trip Rate) = 176 Trips = 275 Total Trips per Day

Bicycle Route: Route 24, Union Cross Connector, along North Main Street (high Point Road)

HISTORY

Relevant Zoning Cases:

1. F-1369; RS-20 to HB-S (Motor Vehicle, Paint and Body Shop); approved November 11, 2002; south side of High Point Road east of Trulite Church Road

across Trulite Church Road from current site; 1.13 acres; Planning Board recommended approval, staff recommended denial.

2. F-1077; R-6 to B-3-S (Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage); approved July 11, 1994; southwest side of Trulite Church Road terminus south of current site; 1.14 acres; Planning Board recommended approval, staff recommended denial.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Future Growth Area (GMA 4)

Relevant Comprehensive Plan Recommendation(s): *Legacy* promotes focused commercial development that is pedestrian friendly.

Area Plan/Development Guide: *Horneytown/Old US 311 Development Assessment* (adopted in 1991) and also located within the study area for the as of yet un-adopted *Union Cross/Southeast Forsyth County Small Area Plan*

Relevant Development Guide Recommendation(s): The *Horneytown/Old US 311 Development Assessment* recommends that the subject property be developed for low-density residential uses. The draft *Union Cross/Southeast Forsyth County Small Area Plan* recommends that the subject property be developed as residential property, utilizing 'conventional' subdivisions at 1-2 units to the acre.

ANALYSIS

The current request is a little over three acres on the south side of North Main Street near the Davidson County line. Currently much of the site is zoned LB, and there is an existing barber shop and bait store located on site. North and east of the site are residential structures, however to the east and south is a mixture of uses. Immediately east is an automobile body shop. Directly south of the site is a church, and further south is a motor vehicle storage yard. This is clearly an area with a mix of commercial and institutional uses. The expansion of non-residential uses at this site would be well screened from the residential properties. In addition to the required buffer at the rear of the property to screen views from the church, the petitioner is also showing a buffer between the existing commercial structures and the proposed storage units to the rear.

Currently the entranceway into the site along North Main Street is one continuous entrance across most of the frontage. The site plan proposes to close a portion of that frontage, leaving the site with one easily identifiable entrance. This should make ingress and egress a better situation than what currently exists.

Although both the adopted and pending development guides for the site indicate the site should be utilized for residential uses, the majority of the site is zoned commercial and utilized as such. A 1.1 acre portion of the site is zoned RM-12 for residential multifamily uses. However, staff feels it is unlikely that such a small site at this particular location would develop as a multifamily or any other residential use given its situation between commercial and institutional uses.

Given the character of the immediately surrounding area as well as existing conditions, staff recommends approval of the proposed rezoning request. Staff also feels that with the proposed limitations of access and buffering the rezoning would constitute an improvement to existing conditions at this location.

FINDINGS

1. Currently much of the site is zoned LB, and there is an existing barber shop and bait store located on site.
2. This is clearly an area with a mix of uses.
3. The majority of the site is zoned commercial and utilized as such.
4. The petition is consistent with the character of the immediately surrounding area as well as existing conditions
5. The proposed suffering and limited access would be an improvement to existing conditions at this location.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

- **PRIOR TO ISSUANCE OF GRADING PERMITS**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
 - b. Petitioner shall submit a letter from the Health Department regarding the availability of septic drain fields on the site.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Driveway permit shall be issued by the North Carolina Department of Transportation
- **OTHER REQUIREMENTS**
 - a. One free-standing ground sign shall be permitted on High Point Road/North Main Street. Said sign shall be limited to a monument type with a maximum height of five (5) feet.