May 25, 2022

Ledestate, LLC
1004 Brookstown Avenue
Winston-Salem NC 27101

Re: Special Use Permit W-3528

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Clerk’s Office of the date on which the Council will hear this petition.

Sincerely,

Chris Murphy, AICP/CZO
Director of Planning and Development Services

pc: City Clerk’s Office, P.O. Box 2511, Winston-Salem, NC 27102
| DATE: | May 25, 2022 |
| TO: | The Honorable Mayor and City Council |
| FROM: | Chris Murphy, AICP/CZO, Director of Planning and Development Services |

**BOARD ACTION REQUEST:**

Request for Public Hearing on special use permit of Ledestate, LLC

**SUMMARY OF INFORMATION:**

Request for public hearing on special use permit of Ledestate, LLC for a parking reduction for a Restaurant (without drive-through service) in Growth Management Area 2 (Zoning Docket W-3528)

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
The City Council of the City of Winston-Salem hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with Legacy.

Accordingly, the City Council of the City of Winston-Salem hereby issues this special use permit for a parking reduction for a Restaurant (without drive-through service) in Growth Management Area 2 in accordance with Section 3.2.13E of the Zoning Ordinance of the Unified Development Ordinances to Ledestate, LLC to be established on the following described property:

PIN 6825-86-8081

This special use permit is further issued pursuant to approval of the site plan entitled Ledestate, LLC and identified as Attachment “A”, attached hereto and incorporated herein.

The site shall be developed in accordance with Attachment “A”, provided the property is developed in accordance with requirements of the Zoning Ordinance of the Unified Development Ordinances, and other applicable laws.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3528</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Amy McBride</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Ledestate, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6825-86-8081</td>
</tr>
<tr>
<td>Address</td>
<td>950 Brookstown Avenue</td>
</tr>
<tr>
<td>Type of Request</td>
<td>City Council Special Use Permit for a parking exemption for a Restaurant (without drive-through service) in Growth Management Area (GMA) 2.</td>
</tr>
</tbody>
</table>

NOTE: Approval of a Special Use Permit is contingent upon an affirmative finding of all Findings of Fact as outlined in the Other Applicable Plans and Planning Issues section below.

GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southwest side of Brookstown Avenue, southeast of Burke Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± .28</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The developed site contains an unoccupied commercial building.</td>
</tr>
</tbody>
</table>

Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PB</td>
<td>Multifamily apartments</td>
</tr>
<tr>
<td>East</td>
<td>PB</td>
<td>Commercial use</td>
</tr>
<tr>
<td>South</td>
<td>PB</td>
<td>Commercial use</td>
</tr>
<tr>
<td>West</td>
<td>PB</td>
<td>Commercial use</td>
</tr>
</tbody>
</table>

Physical Characteristics

The site is already developed with a single-story commercial building and a narrow drive aisle down the southeastern side.

Proximity to Water and Sewer

The building has access to public water and sewer from Brookstown Avenue.

Stormwater/Drainage

There are no known stormwater or drainage issues at the site.

Watershed and Overlay Districts

The site is not located in a watershed or overlay district.

Analysis of General Site Information

The developable area of the site is impacted by the Peters Creek floodplain.

SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brookstown Avenue</td>
<td>Local Street</td>
<td>45 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
**Proposed Access Point(s)**
The site has frontage along Brookstown Avenue and is served by a private access easement to the rear of the site.

**Trip Generation - Existing/Proposed**
Existing trip generation cannot be determined because the building is currently unoccupied.

Proposed:
4,437 square feet/1,000 x 127.15 (high-turnover restaurant) = 564 trips per day

**Sidewalks**
Sidewalks are located on both sides of Brookstown Avenue.

**Transit**
WSTA Route 84 follows West Second Street and stops at the intersection with North Broad Street, approximately 735 feet east. WSTA Route 95 follows West First Street and stops at the intersection with Park Circle, approximately 530 feet south. WSTA Route 107 follows Burke Street about 200 feet northwest.

**Analysis of Site Access and Transportation Information**
The site is accessible using a variety of transportation modes. While there is limited off-street parking, on-street parking is available near the site.

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4,437</td>
<td>The building occupies most of the site.</td>
</tr>
</tbody>
</table>

**Parking**
- **Required**
- **Existing**
- 30 spaces
- Four spaces

**Building Height**
- **Maximum**
- **Existing**
- 60 feet
- One story

**Impervious Coverage**
- **Maximum**
- **Proposed**
- Unlimited
- 100 percent

**UDO Sections Relevant to Subject Request**
- Section 3.2.13E: Special Use Permit by Elected Body
- Section 6.1.1C: Changes in Use
- Section 9.4.3E: Parking for Nonresidential Structures Built Prior to March 7, 1988

**Complies with Section 3.2.11**
- (A) *Legacy policies:* Yes
- (B) *Environmental Ord.* N/A
- (C) *Subdivision Regulations* N/A

**Analysis of Site Plan Compliance with UDO Requirements**
The request would reuse the existing building with no expansion proposed. Because the proposed use is Restaurant (without drive-through service), it is not eligible for the parking exemption pertaining to changes of use in GMAs 1 and 2. The site is very narrow and has limited off-street parking. Otherwise, the site is compliant with all UDO requirements.

A restaurant at this location would be required to provide 45 spaces, not accounting for all available reductions. (With reductions, 30 spaces would be required.) This request is the result of an inability to provide the required number of spaces.
## Legacy 2030 Growth Management Area

<table>
<thead>
<tr>
<th>Relevant Legacy 2030 Recommendations</th>
<th>Growth Management Area 2 – Urban Neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Require sufficient, but not excessive parking, while protecting adjacent land uses, surrounding neighborhoods, and the environment. Provide incentives to reduce on-site parking, promote active forms of transportation, and minimize environmental impacts.</td>
<td></td>
</tr>
<tr>
<td>• Encourage attractive parking design and more efficient use of parking.</td>
<td></td>
</tr>
<tr>
<td>• Consider minimum and maximum on-site parking requirements, shared and on-street parking incentives and approvals, fee-in-lieu of construction options, parking lot design and connectivity, neighborhood compatibility and new technologies to reduce stormwater and other environmental impacts.</td>
<td></td>
</tr>
</tbody>
</table>

### Relevant Area Plan(s)

<table>
<thead>
<tr>
<th>South Central Winston-Salem Area Plan Update (2014)</th>
</tr>
</thead>
</table>

### Area Plan Recommendations

| The area plan recommends office use for the site. |

### Site Located Along Growth Corridor?

| The site is not located along a growth corridor. |

### Site Located within Activity Center?

| The site is located adjacent to the Fourth/Burke Activity Center. |

### Other Applicable Plans and Planning Issues

| The City Council shall issue a special use permit only when it makes an affirmative finding as follows (Planning staff comments in italics):

**City Council Findings:**

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved.

   *The proposed use is not a threat to public health or safety. There are numerous other restaurants within the Fourth/Burke activity center. Further, no expansion to the existing building is proposed.*

2. That the use meets all required conditions and specifications.

   *To the extent possible, the site is compliant with all UDO requirements. This permit is necessary because the proposed use makes the site ineligible for an exemption granted to other older nonresidential buildings in the same area. The site has access to four off-street parking spaces.* |
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,

Planning staff does not have the expertise to make property value determinations.

4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with Legacy 2030.

The site is located adjacent to an activity center, where compact, pedestrian-oriented development is encouraged. Activity centers are intended to provide needed services within walking distance of residential areas. Additionally, the area plan specifically recommends strengthening the existing commercial areas in this activity center (through public and private investment) by incorporating more mixed-use development. The proposed use is compatible with many other uses in the immediate vicinity and fits well within the recommendations of the area plan.

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed use strengthens the adjacent Fourth/Burke activity center by redeveloping an existing business location.</td>
<td>Patrons utilizing on-street parking may exacerbate the limited parking within the area.</td>
</tr>
<tr>
<td>Ample on-street parking is available along many of the streets in the vicinity (Brookstown Avenue, Burke Street, Fayette Street, and North Green Street), and the site has excellent access to pedestrian infrastructure and transit.</td>
<td></td>
</tr>
<tr>
<td>The proposed use will not detract from the pedestrian-friendly character of the area by adding an off-street parking lot.</td>
<td></td>
</tr>
</tbody>
</table>

**STAFF RECOMMENDATION:** Approval
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3528
MAY 12, 2022

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR:  None
AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe recommended that the Board find the site plan compliant with UDO requirements.
SECOND:  Jason Grubbs
VOTE:
  FOR:  George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman
  AGAINST:  None
  EXCUSED:  None

____________________________
Chris Murphy, AICP/CZO
Director of Planning and Development Services
Property included in zoning request.
500' mail notification radius. Property not in zoning request.

MAP(S):
NEAREST BLDG:
EXISTING ZONING:
PROPOSED ZONING:
PETITIONER:
DOCKET #: W-3528
Special Use Permit
PB
Ledestate LLC
PB
2
0.28
0' northwest
6825.02

SCALE: 1" = 200'
STAFF: McBride
GMA: 2
ACRES: 0.28
NEAREST BLDG: 0' northwest
MAP(S): 6825.02
W-3528
Area Plan Recommendations

South Central Winston-Salem Area Plan Update, 2013
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use
- Single-Family Residential (0-8 Du/Ac)
- Urban Residential (Infill)
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
- Urban Residential Infill
- Activity Center
- Urban Form - Commercial/Office/Multifamily Development
- Mixed-Use Development
- Commercial
- Office
- Institutional
- Industrial
- Park
- Open space
- Commercial Recreation
- Special Land Use Condition Areas
- Utilities

Proposed Growth Corridor
- Urban/Suburban Form - Single-Family Residential
- Urban Form - Commercial/Office/Multifamily

Residential Opportunity Areas
- Single-Family Residential
- Low-Density Attached Residential (0-8 DU/Ac)
NOTE: SITE INFORMATION OBTAINED FROM EXISTING PUBLIC PLANEMETRIC DATA. ALL SITE INFORMATION TO BE VERIFIED BY A LICENSED SURVEYOR AS REQUIRED.

REQUEST FOR A SPECIAL USE PERMIT REDUCTION IN GMA2 FOR THE USE: RESTAURANT (WITHOUT DRIVE THROUGH SERVICE)

OWNER/PETITIONER INFORMATION

ADDRESS: 950 BROOKSTOWN AVE. WINSTON-SALEM, NC 27101
PHONE: 336-775-8337
EMAIL: led@airtype.com

TOTAL SPACES PROVIDED 4

TOTAL SPACES REQUIRED 30

PARKING REDUCTION CALCULATIONS

<table>
<thead>
<tr>
<th>REDUCTION</th>
<th>CALCULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>3% SIDEWALK REDUCTION</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>30</td>
</tr>
</tbody>
</table>

PARKING CALCULATIONS

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIRED SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESTAURANT (WITHOUT DRIVE THROUGH SERVICE)</td>
<td>4437</td>
</tr>
</tbody>
</table>

TOTAL SPACES PROVIDED 4

4 ANGLED (75°) PARKING SPACES

TOTAL SPACES PROVIDED 4

(PLUS TWO BICYCLE SPACES)
The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 12

**Engineering**

**General Issues**

17. **General comments**

City of Winston-Salem

Matthew Gantt
336-727-8000
matthewg@cityofws.org

1. It does not appear that a City driveway permit would be required for this project. However, should the shaded area along Brookstown Avenue be converted to an acceptable area, the driveway apron would need to be replaced and a driveway permit would be required.

**Environmental Features/Greenways**
## General Issues

### 25. Environmental Features/Greenways

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Greenways: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elizabeth Colyer</td>
<td>Wetlands: N/A</td>
</tr>
<tr>
<td>336-747-7427</td>
<td>Farmland/VAD: N/A</td>
</tr>
<tr>
<td><a href="mailto:elizabethrc@cityofws.org">elizabethrc@cityofws.org</a></td>
<td>Natural Heritage Sites: N/A</td>
</tr>
<tr>
<td>4/19/22 8:35 AM</td>
<td></td>
</tr>
<tr>
<td>01.04) Special Use</td>
<td></td>
</tr>
<tr>
<td>Permit - 2</td>
<td></td>
</tr>
</tbody>
</table>

### Erosion Control

#### General Issues

### 14. Grading/Erosion Control Permit and Erosion Control Plan needed

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>If the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal as application type 04.02 Grading/Erosion Control Permit at the following link: <a href="https://winston-salem.idtplans.com/secure/">https://winston-salem.idtplans.com/secure/</a>.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matthew Osborne</td>
<td></td>
</tr>
<tr>
<td>336-747-7453</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a></td>
<td></td>
</tr>
<tr>
<td>4/5/22 3:56 PM</td>
<td></td>
</tr>
<tr>
<td>01.04) Special Use</td>
<td></td>
</tr>
<tr>
<td>Permit - 2</td>
<td></td>
</tr>
</tbody>
</table>

### Fire/Life Safety

#### General Issues

### 20. Notes
Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC, ensuring no FDC is more than 100 feet from a fire hydrant.

Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:

- Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;
- Clear width requirements of not less than 20 feet for two-way traffic;
- Clear height requirements of not less than 13 feet, 6 inches;
- Design, construction and maintenance of approved turnaround designs for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet.
- Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements.

As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- Appendix B of the 2018 NC Fire Code; or

Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.
**Pre-Submittal Workflow**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Bryan Wilson</th>
<th>336-747-7042</th>
<th><a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a></th>
<th>3/30/22 11:28 AM</th>
<th>Pre-Submittal Workflow</th>
</tr>
</thead>
</table>

As this will be an Elected Body Special Use Permit, this will be a quasi-judicial hearing. Please do NOT contact your Council Member regarding this case. Neighborhood outreach is not required.

<table>
<thead>
<tr>
<th>Brinker Designs</th>
<th>Jeff Brinker</th>
<th>336-403-5308</th>
<th><a href="mailto:jeffdraw@earthlink.net">jeffdraw@earthlink.net</a></th>
<th>4/4/22 4:29 PM</th>
</tr>
</thead>
</table>

Pre-Submittal Workflow

---

**General Issues**

**19. Historic Resources**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Heather Bratland</th>
<th>336-727-8000</th>
<th><a href="mailto:heatherb@cityofws.org">heatherb@cityofws.org</a></th>
<th>4/7/22 11:19 AM</th>
<th>01.04) Special Use Permit - 2</th>
</tr>
</thead>
</table>

No comments.

---

**Sanitation**

950-BROOKSTOWN-Site-SpecialUse-2022-04-01_sealed.pdf [0 redlines]

**23. No Comments**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Jennifer Chrysson</th>
<th>336-727-8000</th>
<th><a href="mailto:jenniferc@cityofws.org">jenniferc@cityofws.org</a></th>
<th>4/18/22 12:13 PM</th>
<th>01.04) Special Use Permit - 2</th>
</tr>
</thead>
</table>

No comments.

---

**Stormwater**

**General Issues**

**15. Exempt from Stormwater Management Permiting**

<table>
<thead>
<tr>
<th>City of Winston-Salem</th>
<th>Joe Fogarty</th>
<th>336-747-6961</th>
<th><a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a></th>
<th>4/5/22 5:02 PM</th>
<th>01.04) Special Use Permit - 2</th>
</tr>
</thead>
</table>

This development will be exempt from the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance as it will disturb less than 1 acre during construction and also create less than 20,000 sq.ft. of new impervious area. The site area is only 0.28 acres so its clear these thresholds will not be exceeded. Not exceeding the former threshold exempts it from the quality provisions of the ordinance and not exceeding the latter threshold exempts it from the quantity provisions of the ordinance. Therefore, a Stormwater management permit will not be required for this development.

---

**Utilities**

**General Issues**

Created with [idtPlans Review](https://www.idtplans.com)
16. **General Comments**

City of Winston-Salem  
Chris Jones  
336-747-7499  
charlesj@cityofws.org  
4/6/22 9:09 AM  
01.04) Special Use Permit - 2  
the existing Backflow preventer will need to be a Reduced Pressure Assembly. If the existing backflow is a Double Check Assembly it will need to be switched out. A Grease Interceptor will be required. Usually an in ground GI is required but I don't think there is room for one at this location. A Point-of-Use GI will be allowed. Utilities Plan Review will size GI based off kitchen Fixture Schedule.

WSDOT

General Issues

18. **General Comments**

City of Winston-Salem  
David Avalos  
336-727-8000  
davida@cityofws.org  
4/6/22 3:47 PM  
01.04) Special Use Permit - 2

- Recommend angled parking in the rear. Restaurant use will be more intense with more turnover.  
  - refer to udo for parking dimension options
- Concerned about circulation and gates/fences
- Show sidewalk connection from public sidewalk to building

[Ver. 3] [Edited By David Avalos]

Zoning

General Issues

24. **Zoning**

City of Winston-Salem  
Amy McBride  
336-727-8000  
amym@cityofws.org  
4/18/22 4:10 PM  
01.04) Special Use Permit - 2

Is the fenced are shown on the SE side of the building for outdoor dining?  
Will you be using the existing rear parking for restaurant use?

[Ver. 2] [Edited By Amy McBride]
Project Overview

Project Name: W-3528 Ledstate, LLC. (Elected Body SUP for parking reduction in GMA2) | State: NC
Jurisdiction: City of Winston-Salem | County: Forsyth
ProjectID: 738855
Address(es), Parcel(s), or PIN#(s): 950 Brookstown AVE (6825-86-8081.000) | Jurisdiction(s): Winston-Salem

Project Contacts

Owner
Bryan Ledbetter
Ledstate, LLC
1004 Brookstown Ave
Winston-Salem, NC 27101
P:336-775-8367
led@airtype.com

Project Information

Permit for: Special use Permit | Total Acreage: .28
GIS Defined Jurisdiction: Corp Limits
- 950 Brookstown AVE: WS

Property Owners

Owner(s) Signature(s): I/we acknowledge the provisions of the Unified Development Ordinances regarding the submittal requirements of zoning petitions. It is the responsibility of the petitioner(s) to ensure that all the owners of the property listed in this application have signed this zoning map amendment application by means of providing their typed full legal name in the fields below. If this application does not contain the names of all property owners of the PIN #s listed on the previous page, the notification procedures listed in UDO ClearCode section 3.2.19 shall be satisfied.

BY FILING THIS APPLICATION, I/WE ACKNOWLEDGE THAT THERE SHALL BE NO COMMUNICATION WITH THE CITY/COUNTY PLANNING BOARD MEMBERS OR MEMBERS OF THE APPROPRIATE ELECTED BODY.

Instructions: Please type the applicable owner names in the fields provided below.
Owner #1 Full Legal Name (required): Bryan Ledbetter
Owner #3 Full Legal Name (as applicable):
Owner #5 Full Legal Name (as applicable):
Owner #7 Full Legal Name (as applicable):

Owner #2 Full Legal Name (as applicable):
Owner #4 Full Legal Name (as applicable):
Owner #6 Full Legal Name (as applicable):
Owner #8 Full Legal Name (as applicable):

Created with idtPlans Review
4/7/22