

DOCKET #: W2835

PROPOSED ZONING:
GB-S (Multiple Uses)

EXISTING ZONING:
GI

PETITIONER:
Floyd S. Burge Construction
Company for property
owned by Same

SCALE: 1" represents 400'

STAFF: King

GMA: 2

ACRE(S): 1.9

MAP(S): 636846



January 25, 2006

Floyd S Burge Construction Company
c/o J. Kenneth Burge, President
720 N. Pine Valley Road
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2835

Dear Mr. Burge:

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 Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Coach Fredrick Whitaker, 1341 Argonne Blvd., Winston-Salem, NC 27107
J. Kenneth Burge, 720 N. Pine Valley Road, Winston-Salem, NC 27106
Kerry Smith, 4794 N. Cherry Street, Winston-Salem, NC 27105

ACTION REQUEST FORM

DATE: January 25, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Floyd S Burge Construction Company

SUMMARY OF INFORMATION:

Zoning Map Amendment of Floyd S Burge Construction Company from GI to GB-S (Arts & Crafts Studio; Building Contractor, General; Medical or Dental Laboratory; Non-Store Retailer; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Recreation Services, Indoor; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Manufacturing A; and Child Day Care Center): property is located on the north Side of Tower Street east of Martin Luther King Jr. Drive (Zoning Docket W-2835).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Floyd S Burge Construction Company, Docket W-2835

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from GI to GB-S (Arts & Crafts Studio; Building Contractor, General; Medical or Dental Laboratory; Non-Store Retailer; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Recreation Services, Indoor; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Manufacturing A; and Child Day Care Center) the zoning classification of the following described property:

Tax Block 1545, Tax Lots 201 and 103B

Section 2. This Ordinance is adopted after approval of the site plan entitled Floyd S Burge Construction Company/Yes We Can and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to Floyd S Burge Construction Company.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Floyd S Burge Construction Company/Yes We Can. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Floyd S Burge Construction Company, (Zoning Docket W-2835). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GB-S (Arts & Crafts Studio; Building Contractor, General; Medical or Dental Laboratory; Non-Store Retailer; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Recreation Services, Indoor; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Manufacturing A; and Child Day Care Center), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the GB-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from WSDOT.
 - b. Developer shall contact the City of Winston-Salem Sanitation Department prior to pouring proposed dumpster pads when relocated in the future.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Any damaged sidewalk or curb to be replaced or repaired to the requirements of the Public Works Department.

- **OTHER REQUIREMENTS:**
 - a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.
 - b. Developer shall contact the City of Winston-Salem Sanitation Department prior to pouring proposed dumpster pads when relocated in the future.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2835
January 12, 2006**

PETITION INFORMATION	
Docket #	W-2835
Staff	Aaron King
Petitioner(s)	Floyd S. Burge Construction Co.
Owner(s)	Same
Subject Property	Tax Lot 103B, and 201 / Tax Block 1545
Type of Request	Special use rezoning request from GI to GB-S for multiple business uses.
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) to GB-S (General Business – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Arts & Crafts Studio; Building Contractor, General; Medical or Dental Laboratory; Non-Store Retailer; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Recreation Services, Indoor; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Manufacturing A; and Child Day Care Center
Zoning District Purpose Statement	<p>The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in Growth Management Areas 1, 2, 3, and activity centers.</p>
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The subject property is located within GMA 2, which is in conformance with the purpose statement. The request does not appear to “accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access” due to the small size of this site. The subject property is not located on a thoroughfare as mentioned in the purpose statement and does not provide the type of access desired in the GB district.</p>
GENERAL SITE INFORMATION	
Location	North side of Tower Street east of Martin Luther King Jr. Drive
Jurisdiction	City of Winston-Salem
Ward(s)	Southeast
Site Acreage	Approximately ± 1.90 acres
Current	Existing warehouse/industrial building

Land Use				
Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	GI		Various industrial uses
	East	GI		Industrial building
	South	IP		Forrest Park Elementary School/Park
	West	GI		Various industrial buildings
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The majority of the uses requested are commercial in nature. While these uses may not adversely impact the surrounding GI zoning, many of these uses would be found in some of the more defined commercial districts of the City.			
Physical Characteristics	The subject property is relatively flat and contains no streams or wetlands.			
Proximity to Water and Sewer	Public water and sanitary sewer are available to the subject property.			
Stormwater/ Drainage	No known stormwater or drainage issues.			
Watershed and Overlay Districts	The subject property is not located within the boundaries of a water supply watershed.			
Analysis of General Site Information	The subject property currently contains one existing building located in the approximate middle of the property. The topography of the site is flat and contains no development constraints such as streams or wetlands. The proposed site plan mirrors many of the existing site conditions and labels the existing building to remain with parking to be located around the perimeter of the building. The site poses no development constraints other than overhead power lines that traverse the front portion of the site.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Tower Street	Local Road	Northern	No traffic counts available for local roads	NA
Proposed Access Point(s)	The site plan proposes two access points onto Tower Street.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: GI</u> No trip generation numbers available for general use zoning.			
	<u>Proposed Zoning: GB-S</u> 6,250 / 1,000 x 79.26 (Daycare Center Trip Rate) = 495 Trips per Day			
Sidewalks	Sidewalks currently exist on the south side of Tower Street.			

Transit	No
Analysis of Site Access and Transportation Information	The subject property is located on Tower Street, which is classified as a local road that runs perpendicular to Martin Luther King Jr. Drive. The site does not have direct access to a major or minor thoroughfare, which is typically desired for GB zoning (see GB purpose statement, page 1). Staff does not view Tower Street as a place to introduce commercial zoning, based on the low carrying capacity of this road. Trip generation for this request can be estimated at approximately 495 trips per day.
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Condition for driveway permit • Condition to repair any damaged sidewalk or curb and gutter on Tower Street • Condition to install sidewalk along Tower Street
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 2 (Urban Neighborhoods)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Legacy recognizes industrial sites as a resource that should be protected from residential and commercial development.
Relevant Area Plan(s)	<i>Southeast Winston-Salem Area Plan (2002)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Southeast Winston-Salem Area Plan recommends no change in existing land use.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with Legacy?
	No
Analysis of Conformity to Plans and Planning Issues	<p>The subject request would introduce GB zoning into an area that is composed of various industrial uses. If this request were to be approved, it would set a precedent for business zoning in this area. Further to the north on Martin Luther King Jr. Drive is a LB-S zoned site. This site was supported by staff because it provided limited services for nearby employees and residents in the surrounding area. Staff has otherwise been consistent in advocating for the preservation of industrial zoning in the general area. The introduction of commercial zoning into this area may generate some negative impacts. Legacy specifically states that industrial sites be protected from residential and commercial development. By introducing GB zoning at the current site, it would be difficult to protect the large amount of existing industrial-zoned land from similar commercial conversions.</p> <p>This site was the subject of a previous rezoning request from GI to GB (W-2800). At the December 8, 2005 Planning Board meeting, the Planning Board recommended that this rezoning request be withdrawn so that the petitioner could re-submit as a special use rezoning request. After</p>

reviewing this request, many of staff's concerns still exist. Staff still is of the opinion that the request is not in conformance with the recommendations of *Legacy* or the Southeast Winston-Salem Area Plan, does not have good access, and may set a precedent for allowing GB or GB-S zoning conversions in this area.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2800	GI to GB	Withdrawn at the December 8, 2005 PB meeting	Subject property	1.9 acres	Denial	NA
W-2713	LI-S to GI	Approved September 7, 2004	Subject property	1.9 acres	Approval	Approval
W-2467	IP-S to LI & RS-9	Approved May 7, 2001	Northeast	15.36 acres	Denial	Approval
W-2411	GI to LI-S	Approved December 10, 1996	Subject property	1.90 acres	Denial	Approval
W-1236	R-4 to R-3-S	Approved March 4, 1985	Southwest	0.38 acres	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage		Placement on Site	
	6,250 sf.		Middle	
Parking	Required	Proposed		Layout
	32 spaces	33 spaces (with additional future spaces shown)		East & west of building
Building Height	Maximum		Proposed	
	60'/unlimited		One-story	
Impervious Coverage	Maximum		Proposed	
	100%		63.9%	
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3 (J) GB District 			
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		No	
	(B) Environmental Ord.		Yes	
	(C) Subdivision Regulations		NA	
Analysis of Site Plan Compliance with UDO	The site plan as submitted meets the requirements of the UDO. It indicates that the existing 6,250 sf building is to remain and a proposed future storage building may be located in the rear portion of the site. The			

Requirements	site plan is designed in a manner that (in the future) would allow the building to be divided and used by two different tenants. A proposed fence on the rear portion of the property would divide the site in half with each side of the building having it's own parking lot. A sidewalk is proposed along the frontage of Tower Street. The site plan does show a future driveway cut onto Tower Street located near the southwest corner of the site.
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Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Condition to contact Sanitation Department before pouring dumpster pads • Limit signage to a monument type sign.
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request could facilitate the redevelopment of this site.	The request is not in conformance with the GB purpose statement.
The special use request helps to limit the number of uses allowed in the GB district.	The site does not have good access, which is typically a characteristic of the GB district.
The subject property does not abut any residentially zoned property.	Approval of this request would set a precedent for GB or GB-S zoning conversion in this area.
	The request is not in conformance with the recommendations of <i>Legacy</i> or The Southeast Winston-Salem Area Plan.

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

<p><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></p> <ol style="list-style-type: none"> a. Developer shall obtain a driveway permit from WSDOT. b. Developer shall contact the City of Winston-Salem Sanitation Department prior to pouring proposed dumpster pads when relocated in the future. <p><u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u></p> <ol style="list-style-type: none"> a. Any damaged sidewalk or curb to be replaced or repaired to the requirements of the Public Works Department. b. Developer shall install sidewalks along the frontage of Tower Street to the specifications of the City of Winston-Salem Public Works Department.

<p><u>OTHER REQUIREMENTS:</u></p> <ol style="list-style-type: none"> a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet. b. Developer shall contact the City of Winston-Salem Sanitation Department prior to pouring proposed dumpster pads when relocated in the future.

STAFF RECOMMENDATION: DENIAL.

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

Aaron King presented the staff report.

PUBLIC HEARING

FOR:

Coach Fredrick Whitaker, 1341 Argonne Blvd., Winston-Salem, NC 27107

- I train boxers.
- I was an amateur boxer in the 1970s. We trained in an old firehouse in Wilmington. If someone hadn't provided that chance for me, I would not have been able to go places and see things that I have. I had over 390 amateur fights and only lost 28. I was number 3 in the world at one point. I've worked with big names in boxing.
- I have 54 kids in my gym. I have 30 Hispanics and about 15 blacks. The name of our club is "Yes We Can Boxing Academy". It's not much that we're asking for. The kids have nowhere to go. After 6 pm on Fridays, the city gyms are closed so they have nowhere to go. We have done a very good job in keeping the kids off the street.
- We don't charge the kids.
- Please give this club and these kids an opportunity.

J. Kenneth Burge, 720 N. Pine Valley Road, Winston-Salem, NC 27106

- Thanked the Board and staff who have worked with us on this project.
- This is an opportunity to get our young people off the streets and to provide a future for them.
- It's an asset to the community to have this kind of facility.
- We would like to have the site work waived if possible. We have very limited finances. We don't feel the requirements are necessary.
- There is a sidewalk on the opposite side of the street, so we request that we don't have to install a sidewalk.
- Ultimately they would like to start a computer school for these same youngsters at this site.

Kerry Smith, 4794 N. Cherry Street, Winston-Salem, NC 27105

- I went on and took this on before I realized what else had to be done to change a use.
- The kids are really fond of this place.
- We're just trying to provide opportunities the kids wouldn't have otherwise.

AGAINST: None

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. The use of computers for training students could possibly involve a use designation which is not included in this special use district request.
2. The Planning Board cannot waive ADA requirements or other code requirements.

MOTION: Dara Folan moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions without the condition requiring sidewalks.

SECOND: Wesley Curtis

VOTE:

FOR: Clark, Curtis, Eickmeyer, Folan, Glenn, King, Smith

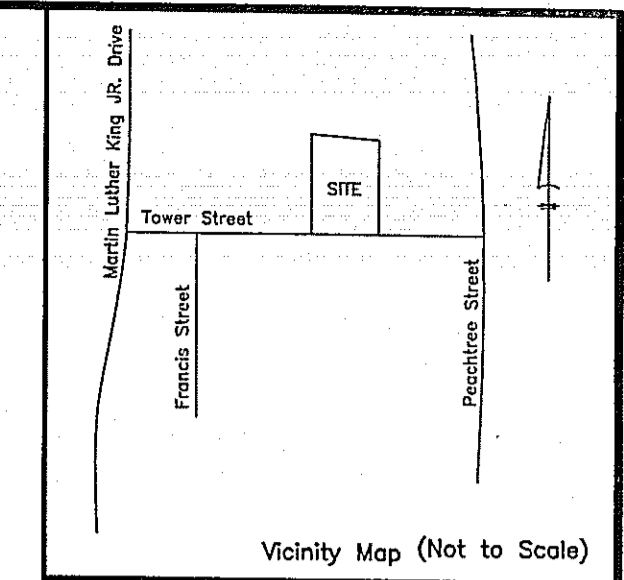
AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

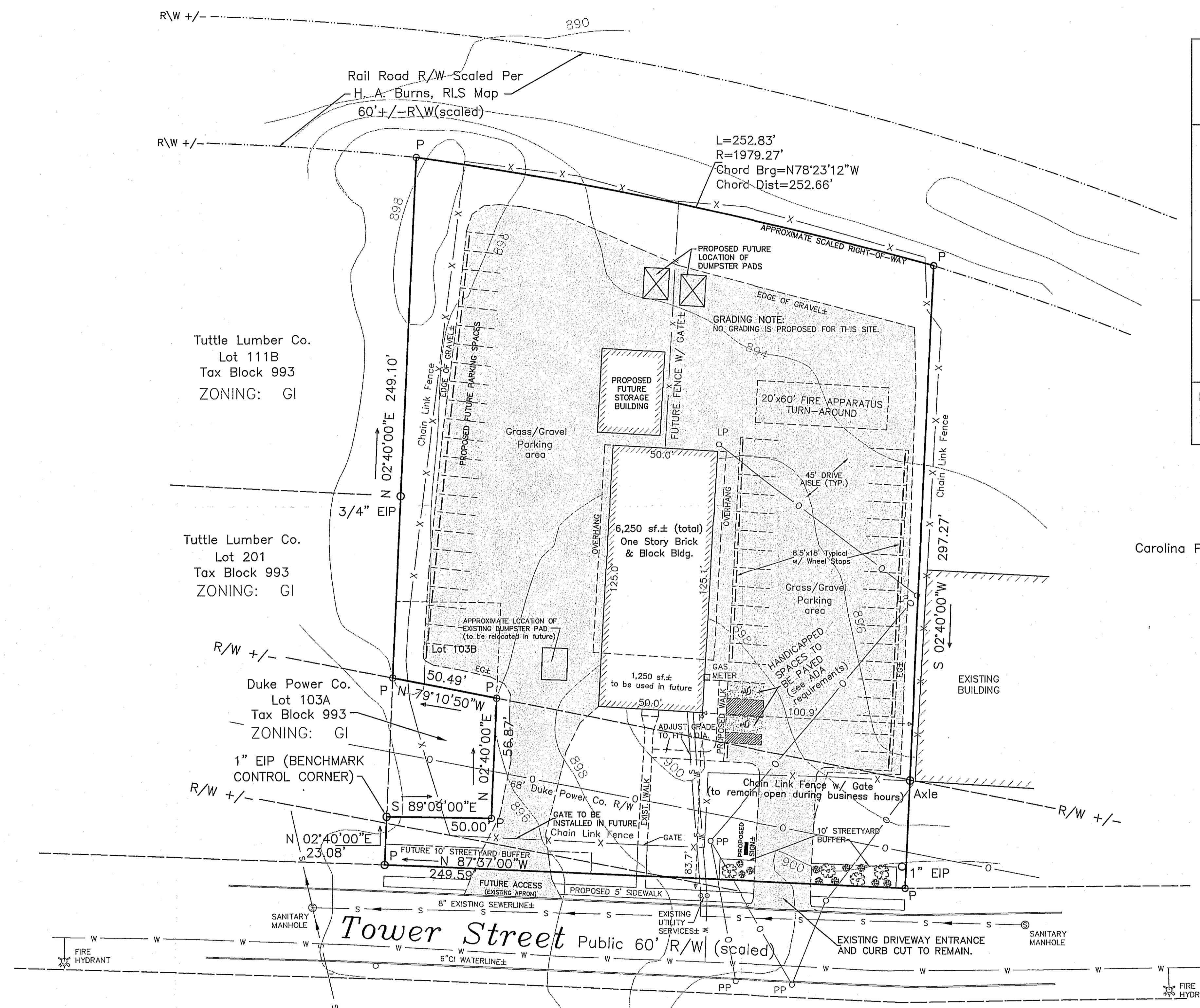
This map or drawing and any accompanying documents are furnished to the person(s) named therein and no alterations or use by others is permitted unless authorized by Allied Land Surveying, P.A. Certified copies of this survey map will not be issued beyond ninety (90) days of the original survey date. Map not for recordation.
 Precision 1:10,000+
 NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY. THIS PLAN IS TO BE USED ONLY AS A VISUAL AID. NOT FOR CONSTRUCTION, PLANNING, OR GRADING / EROSION CONTROL.

NOTE:
 This property is subject to all easements, right-of-ways, streets and assessments, if any, as the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be discovered by a full and accurate title search, NOT furnished as of this date.
 Note: This map is not a certified survey. Map Compiled from limited Field Location. The Balance being from Deeds and Descriptions, including Information from H.A. Burns, RLS, and City of Winston-Salem Profile #11109-1-28A.



Wallace Industrial Park
 Lot 105B
 Tax Block 994A
 ZONING: GI

DB 696
 PC 453



ZONING		OFF-STREET PARKING	
EXISTING ZONING:	GI	PROPOSED USE(S):	SEE BELOW
PROPOSED ZONING:	GB-S	PARKING CALCULATION:	1space/200sf GFA SPACES
TYPE OF REVIEW REQUESTED:	RE-ZONING	REQUIRED PARKING:	6,250/200=32 SPACES
		PROVIDED PARKING:	33 SPACES
SITE SIZE AND COVERAGES		BUFFERYARDS	
TOTAL ACREAGE:	1.76 (FROM OLD SURVEY) ACRE(S)	ADJOINING ZONING:	GI & IP
SITE COVERAGES:		TYPE REQUIRED:	N/A
BUILDING TO LAND	13.3 %	WIDTH PROVIDED:	
PAVEMENT TO LAND	50.6 %	FENCE OPTION:	YES X NO
OPEN SPACE	36.1 %		
TOTAL	100 %	BUILDING SETBACKS	
BUILDING SQUARE FOOTAGE:	6,250 SQ FT	FRONT:	20'
BUILDING HEIGHT:	60'/unlimited FT OR STORES	REAR:	N/A
		SIDE:	N/A
		STREET:	20'
INFRASTRUCTURE		DENSITY CALCULATIONS	
WATER:	YES PUBLIC: X PRIVATE:	NUMBER OF UNITS OR LOTS:	1 UNITS/LOTS
SEWER:	YES PUBLIC: X PRIVATE:	DENSITY:	UNITS/ACRE OR LOTS/ACRE
STREETS:	YES PUBLIC: X PRIVATE:		
PROPOSED USES: ARTS & CRAFTS STUDIO, BUILDING CONTRACTOR (GENERAL), MEDICAL OR DENTAL LABORATORY, NON-STORE RETAILER, PROFESSIONAL OFFICE OFFICES (MISCELLANEOUS), SERVICES BUSINESS "A", SERVICES BUSINESS "B", RECREATION SERVICES (INDOOR), CHURCH OR RELIGIOUS INSTITUTION (COMMUNITY & NEIGHBORHOOD), MANUFACTURING "A", CHILD CARE CENTER.			

Carolina Pump and Supply Co., Inc.
 Lot 202
 Tax Block 1545
 ZONING: GI

PURPOSE STATEMENT:
 THE PURPOSE OF THIS REQUEST IS TO RE-ZONE THIS LOT TO GB-S FOR "YES WE CAN" AMATEUR BOXING ASSOCIATION AND FUTURE USES AS LISTED.
 STATEMENT OF JURISDICTION:
 THIS PROPERTY IS UNDER THE CITY OF WINSTON-SALEM'S JURISDICTION.

YES WE CAN
 Amateur Boxing Association

Petitioner: Kerry Smith (201-0089)
 Address: 4794 N. Cherry St, Winston-Salem, NC 27105

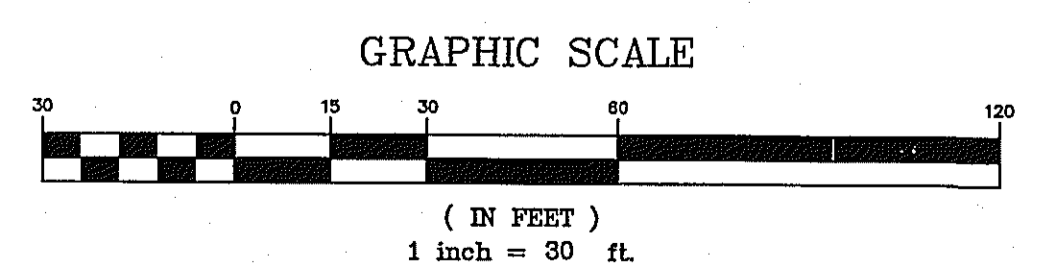
map for:
Floyd S. Burge
 Construction Company

Owner: Floyd S. Burge Construction Co. (724-1086)
 Address: 720 N. Pine Valley Rd, Winston-Salem, NC 27106
 Property Address: 1137 Tower St.
 Tax Block 1545, Lots 201 and 103B

PRELIMINARY
 NOT FOR RECORDATION,
 DEEDS, OR BUILDING



SITE PLAN ONLY



- LEGEND
- R/W - Right-of-Way
 - EP - Existing Iron Pipe
 - ER - Existing Iron Rebar
 - P - Colored Point
 - CM - Concrete Monument
 - RS - Iron Rebar Set
 - LI - Light Pole
 - RI - Iron Pole
 - P/L - Property Line
 - C.A. - Controlled Access
 - CP - Concrete Pipe
 - CMP - Corrugated Metal Pipe
 - CPP - Corrugated Plastic Pipe
 - F- 100 year Flood Boundary
 - Q- Overhead Utility
 - R- 500 year Flood Boundary
 - L - Length of Curve
 - C - Center Line
 - CL - Center Line
 - EL - Edge of Pavement
 - PO - Pole Point
 - CM - Concrete Monument
 - LI - Light Pole
 - RI - Iron Pole
 - P/L - Property Line
 - C.A. - Controlled Access
 - CP - Concrete Pipe
 - CMP - Corrugated Metal Pipe
 - CPP - Corrugated Plastic Pipe
 - F- 100 year Flood Boundary
 - Q- Overhead Utility
 - R- 500 year Flood Boundary
 - L - Length of Curve

- Revised 01-05-08: REVISE PER PLANNING DEPT. COMMENTS
- Revised 12-09-05: REVISE PER PLANNING DEPT. COMMENTS
- Revised 12-06-05: REVISE PER PLANNING DEPT. COMMENTS
- Revised 11-22-05: REVISE SITE PLAN
- Revised 11-11-96: Parking; Notes

SCALE 1" = 30'
 TOWNSHIP Winston COUNTY Forsyth STATE North Carolina DATE 9-27-96
 SURVEYED: Allied Land Surveying Co., P.A. JOB NO. 7417
 DMM,TWW Richard P. Bennett, RLS-3176 4720 Kester Mill Road Phone (336) 765-2377 MAP NO. 7417
 MAPPED: JLC/JCM Winston-Salem, N.C. 27103 Fax 760-8886

ZONING File Copy W-2835 "Revised"