



**DOCKET #:** W2848

**PROPOSED ZONING:**  
PB-S

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Mark T. Wilson for property  
owned by Same

**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 0.54

**MAP(S):** 648846



April 19, 2006

Mark T. Wilson  
P. O. Box 97  
Kernersville, NC 27285

RE: ZONING MAP AMENDMENT W-2848

Dear Mr. Wilson:

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  
Mark Wilson, 609 Doe Run Drive, Kernersville, NC 27284  
Manuel Bonitos, 2974 Sprague Street, Winston-Salem, NC 27107  
Nancy Byrum, 1836 Flat Rock Street, Winston-Salem, NC 27107  
Todd Cummings, 2980 E. Sprague Court, Winston-Salem, NC 27107  
Larry Womble, 1294 Salem Lake Road, Winston-Salem, NC 27107  
Betty Pegram, 2968 E. Sprague St., Winston-Salem, NC 27107

**ACTION REQUEST FORM**

**DATE:** April 19, 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 Mark T. Wilson

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of Mark T. Wilson from RS-9 to PB-S (Offices, Miscellaneous; Retail Store, Specialty or Miscellaneous; Professional Office; Motor Vehicle Repair and Maintenance; Personal Services; Arts and Crafts Studio; and, Residential Building, Single Family): property is located on the south side of Sprague Court, east of Sprague Street (Zoning Docket W-2848).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Mark T. Wilson, Docket W-2848

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

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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 RS-9 to PB-S (Offices, Miscellaneous; Retail Store, Specialty or Miscellaneous; Professional Office; Motor Vehicle Repair and Maintenance; Personal Services; Arts and Crafts Studio; and, Residential Building, Single Family) the zoning classification of the following described property:

Tax Block 1713, Tax Lot 108

Section 2. This Ordinance is adopted after approval of the site plan entitled Mark T. Wilson and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ to Mark T. Wilson.

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 Mark T. Wilson. 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 Mark T. Wilson, (Zoning Docket W-2848). 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 PB-S (Offices, Miscellaneous; Retail Store, Specialty or Miscellaneous; Professional Office; Motor Vehicle Repair and Maintenance; Personal Services; Arts and Crafts Studio; and, Residential Building, Single Family), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the PB-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 ANY PERMITS:**
  - a. Developer to obtain grading permit if disturbed area exceeds 10,000 sf.
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a driveway permit from WSDOT.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Developer shall complete all requirements of the WSDOT driveway permit.
- **OTHER REQUIREMENTS:**
  - a. No freestanding signage shall be permitted.
  - b. All on-site lighting shall be a maximum of 15 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.
  - c. Existing trees shown as to remain on the site plan shall be replaced with large variety trees if disease or storm damage etc. necessitates their removal in the future.

**CITY-COUNTY PLANNING BOARD STAFF  
STAFF REPORT FOR: Docket # W-2848  
April 13, 2006**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-2848
<b>Staff</b>	Gary Roberts
<b>Petitioner(s)</b>	Mark T. Wilson
<b>Owner(s)</b>	Same
<b>Subject Property</b>	Tax Lot 108 Tax Block 171
<b>Type of Request</b>	Special Use Rezoning from RS-9 to PB-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS-9 Residential, Single Family District; 9,000 sf minimum lot size <b>to</b> PB-S Pedestrian Business District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Offices, Miscellaneous; Retail Store, Specialty or Miscellaneous; Professional Office; Motor Vehicle Repair and Maintenance; Personal Services; Arts and Crafts Studio; and, Residential Building, Single Family</li> </ul>
<b>Zoning District Purpose Statement</b>	The PB District is primarily intended to accommodate office, retail, service, institutional and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. This district is intended for application in Growth Management Areas 2 and 3.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<p><b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>The proposal is consistent with the purpose statement of the PB District in that the site is a reasonable location for the extension of the neighborhood commercial area located at the intersections of Sprague Street, Waughtown Street and High Point Road.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	South side of Sprague Court east of Sprague Street
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Southeast
<b>Site Acreage</b>	Approximately ± .56 acre
<b>Current Land Use</b>	Single family residential with an illegal motor vehicle repair operation which has been cited by the Inspections Division

<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>		<b>Use</b>
	North	HB		Commercial
	East	HB		Commercial
	South	RS-9		Single Family Residential
	West	RS-9		Single Family Residential
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	The proposed PB-S request includes the use of Motor Vehicle, Repair and Maintenance which is compatible with the adjacent commercial operations to the north and east but is not compatible with the single family homes to the south and west.			
<b>Physical Characteristics</b>	The site is developed with a detached single family home and slopes gently downward to the south.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are directly available to the site.			
<b>Stormwater/ Drainage</b>	No known storm water or drainage issues.			
<b>Watershed and Overlay Districts</b>	The site is not within a water supply watershed.			
<b>Historic, Natural Heritage and/or Farmland Inventories</b>	This property was identified in the Southeast Winston-Salem Architectural Survey, completed in January 2003. The house is listed as a c.1950 1½-story Cape Cod structure featuring a side gable and gable-roof dormers. The house is covered in asbestos shingle siding and has six-over-six double-hung sash windows. Additional details include a small gable-roof hood at the entrance and an enclosed side porch. Behind the house is a c.1965 garage/shop that is a large one-story, front-gable, concrete building. While this property was identified in the 2003 survey, it is not included within the boundaries of the Waughtown-Belview National Register Historic District.			
<b>Analysis of General Site Information</b>	The subject property is relatively small in size and narrow in width. These characteristics along with the requirements of the UDO, recommendations of the area plan and the desires of the petitioner, provide significant site plan challenges and constraints.			
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b>			
	<ul style="list-style-type: none"> <li>Grading permit if disturbed area exceeds 10,000 sf</li> </ul>			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Sprague Court	Local Street	100'	N/A	N/A
<b>Proposed Access Point(s)</b>	Sprague Court			

<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS-9</u>  .56 acre (RS-9) x 43,560 / 9,000 = 2 units x 9.57 (SFR Trip Rate) = 19 Trips per Day</p> <p><u>Proposed Zoning: PB-S</u>  2,263 / 1,000 x 40.67 (Specialty Retail Center Trip Rate) = 92 Trips per Day</p>
<b>Sidewalks</b>	No sidewalks are located along Sprague Court.
<b>Transit</b>	Route 29 runs along nearby Waughtown Street.
<b>Analysis of Site Access and Transportation Information</b>	Access to the site is adequate.
<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Driveway permit from WSDOT</li> </ul>
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	Urban Neighborhoods (GMA 2)
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• Legacy recommends protection of residential areas from inappropriate commercial and industrial encroachment.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southeast Area Plan, 2002</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The <i>Southeast Area Plan</i> identifies the subject property and the two adjoining lots to the west as being within the Sprague Court Area (special land use condition area Site h). The plan recommends these single family residential properties be allowed to convert to office or low-intensity commercial use by utilizing <i>Standards for Conversion of Existing Homes</i> (Figure 2. page 29 of the plan). These standards include: the adaptive reuse of existing structures; internalized parking; retention of existing mature trees; and limited signage.</li> </ul>
<b>Other Applicable Plans and Planning Issues</b>	Other Applicable Plans and Planning Issues: The site is in the designated Kings Plaza Revitalizing Urban Commercial Area (RUCA). Draft recommendations for RUCA sites include: site should meet landscaping, streetyard, and bufferyard standards; plastic composite fencing should be used in place of chain link and razor wire fencing, parking lot should be well designed and uniformly surfaced, the number of curb cuts should be limited and meet City Code requirements for placement, new buildings should be pedestrian in character, and old sites should improve facades and signage. PB-S is the preferred zoning classification for RUCA sites not in a shopping center.



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 <i>Legacy</i> ?
	No
Analysis of Conformity to Plans and Planning Issues	<p>The subject property is specifically identified in the <i>Southeast Area Plan</i> and is recommended for conversion to office or light commercial use. This recommendation is based upon the recognition that these properties are situated between heavy commercial and single family residential uses. In order to achieve a compatible transition minimize disruption to the character of the neighborhood, the plan includes detailed standards (see above) by which such a conversion should take place.</p> <p>The subject request does provide a reasonable degree of compliance with these standards. The existing buildings would be retained; parking will be internalized; and there will be no freestanding signage. While some of the mature trees are shown to remain, staff would prefer to see additional trees preserved.</p> <p>However, as noted above, the area plan recommends conversion to “office or low-intensity commercial” uses. One of the requested uses in this proposed rezoning is Motor Vehicle, Repair and Maintenance. As noted in the previous staff report for the subject property, W-2812, the nature of this use is not be considered “light commercial”.</p> <p>While staff is supportive of the requested PB-S designation, the use of Motor Vehicle, Repair and Maintenance is inconsistent with the low-intensity commercial recommendation of the <i>Southeast Area Plan</i>. It should also be noted that <i>Legacy</i> recommends protection of residential areas from inappropriate commercial and industrial encroachment and this proposed rezoning would create a rather sharp land use transition to the residential properties to the west.</p>
Generalized Recommended Conditions	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Parking in rear yard only condition</li> <li>• Signage condition</li> <li>• Lighting condition</li> <li>• Tree preservation condition</li> </ul>

<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreeage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
W-2812	RS-9 to HB	Withdrawn at 1-12-06 Planning Board meeting	Current site	.56	Denial	Withdrawal
W-1428	R-4 to B-3-S, converted to HB-S (Parking, Commercial)	Approved 4-6-87	300' west	0.38	Denial	Approval
W-661	R-4 to B-3, converted to HB	Approved, 8-7-78	Directly east	1	Approval	Approval
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>			
	2,263 sf		Front and middle of the site			
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>		<b>Layout</b>		
	5 spaces	5 spaces		Behind the existing single family residence.		
<b>Building Height</b>	<b>Maximum</b>			<b>Proposed</b>		
	60 feet			1 story		
<b>Impervious Coverage</b>	<b>Maximum</b>			<b>Proposed</b>		
	100%			49.26%		
<b>UDO Sections Relevant to Subject Request</b>	Section 2-1.3(F) Pedestrian Business District and Section 2-5.54 Use Conditions for Motor Vehicle, Repair and Maintenance					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>		No			
	<b>(B) Environmental Ord.</b>		NA			
	<b>(C) Subdivision Regulations</b>		NA			
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>At 74.59 feet in width, the subject property is relatively narrow. This narrow width, combined with the location and retention of the existing structures and trees, off-street parking, circulation and bufferyard requirements create practical challenges to address.</p> <p>The revised site plan meets UDO requirements.</p>					

<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
Allows an expanded commercial development area.	Requested use of Motor Vehicle, Repair and Maintenance is inconsistent with the recommendation of the area plan for conversion to “office or low-intensity commercial” uses.
Allows for the adaptive reuse of a single family home that is heavily impacted by the surrounding adjacent uses to the north and east.	The request would allow for intensive commercial use of the site which could be incompatible with the adjacent residential properties to the south and west.
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>	
<b><u>PRIOR TO THE ISSUANCE OF ANY PERMITS:</u></b>	
a. Developer to obtain grading permit if disturbed area exceeds 10,000 sf.	
<b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b>	
a. Developer shall obtain a driveway permit from WSDOT.	
<b><u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u></b>	
a. Developer shall complete all requirements of the WSDOT driveway permit.	
<b><u>OTHER REQUIREMENTS:</u></b>	
a. No freestanding signage shall be permitted.	
b. All on-site lighting shall be a maximum of 15 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.	
c. Existing trees shown as to remain on the site plan shall be replaced with large variety trees if disease or storm damage etc. necessitates their removal 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.**

Gary Roberts presented the staff report.

## **PUBLIC HEARING**

FOR:

Mark Wilson, 609 Doe Run Drive, Kernersville, NC 27284

- Described surrounding area and uses in the area.
- This property has been used as a garage for over 30 years.
- Please welcome this potential user the same way you welcomed Dell.
- I believe the only thing staff really objects to is the auto repair portion.
- We think staff has overestimated the number of trips per day.
- Auto repair is allowed in Pedestrian Business. The main use here will be as a residence. Auto repair will be a side-use.
- The subject property is on a dead-end street.
- The large paved area in the back is a turnaround area at the requirement of the Fire Department.
- We won't be cutting down many trees. We think at most we'll have to cut three large trees. We will preserve as many trees as possible.
- I'm not aware of the zoning violation.
- We're already beside auto storage.
- We have a buffer similar to what Eckerd's is proposing.
- We're trying to create something that looks like a house.
- All vehicles will be parked in the rear.
- There won't even be any free-standing signage. We want it to look like it's just a house and not a business.
- The use next-door is storage, not repair.

Manuel Bonitos, 2974 Sprague Street, Winston-Salem, NC 27107

- This won't be a big business, but will improve our cash flow and support my family.

AGAINST:

Nancy Byrum, 1836 Flat Rock Street, Winston-Salem, NC 27107

- I represent the Waughtown Preservation and Revitalization Coalition.
- Four of the areas mentioned in a recent news article as being the most blighted in the City are on Waughtown Street. This is one of those areas.
- The people in this area have had to live with this.
- There is an abundance of used car repairs, car washes, etc. The number is overwhelming. Here is one on a cul-de-sac with a neighbor who has lived here for many years.
- It may have been a car repair, but there was a gap where it did not serve that use.
- Car maintenance is loud. In addition there is the environmental impact.
- We're trying to turn the area around and make it a nice place for everyone.

Todd Cummings, 2980 E. Sprague Court, Winston-Salem, NC 27107

- I live adjacent to this site.
- All our cars meet the requirements for our use.
- Displayed photos.
- When they first moved in (October) there were 30 cars around the house.
- Mr. Teague did not work on cars other than his own. He's been gone at least 10 years.
- There are pit bulls in the back yard, over 10 occupants live in the home, and many vehicles are on the street every night and weekend. Low-rider cars come in and out with loud motors which are very disturbing to the neighbors.
- The area is not cemented and oil and other chemicals drain into the ground.
- This is the worst this site has ever looked.
- This gentleman had a car lot on Liberty Street and for some reason has left that site which is suited to commercial use.
- There's only one way to get into this back yard and it will require cutting trees down.
- KFC is talking about remodeling their business. If they see this, they won't come back.

Larry Womble, 1294 Salem Lake Road, Winston-Salem, NC 27107

- I stand proudly with these residents who have been enduring this kind of atrocity for years. I support them and their attempts to improve the area.
- Sprague and Waughtown used to have some of our most stately homes.
- This kind of zoning is chipping away at that.
- This area is inundated with car lots, but actually they are junk cars that stay there for a long, long time.
- Even if I wasn't in town, I would make an effort to drive back and speak today because this is so important to these residents and the future of this area.
- No disrespect to Mr. Wilson, but he doesn't live here. These folks live with this 24 hours a day.
- There are homes here. Let's help stabilize the area instead of whittling away at the area.
- Either you are a business or not.
- Please uphold staff's report.
- This is in violation. It's been in violation. It's time to close it down.
- He says he's going to repair just a few cars. What's "a few" cars? That's like saying you're a little bit pregnant.
- Please make the right decision for the residents of this area.
- We are staying in the Waughtown area but need your support and help to keep improving it.

Betty Pegram, 2968 E. Sprague St., Winston-Salem, NC 27107

- I've lived here all my life. This is a residential area and I don't know why they want to put things like this in our area.
- The house and yard are not kept up. The yard is unkempt.

## **WORK SESSION**

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

1. Inspections noted that a complaint had been received. Even if the use was used as a garage at one time, there was a lapse of time so the use became nonconforming. A violation notice was issued.

2. Carol Eickmeyer asked Nancy Byrum if Pedestrian Business would be acceptable if car repair wasn't included? Ms. Byrum stated that when they prepared the area plan, they had no idea this type of use could be there. Basically, it would depend on the intensity of the use.
3. This does need to be a low-impact use to protect the neighborhood.
4. Wesley Curtis asked that staff look at the buffer between cars that are stored next door and the surrounding areas.
5. Lynne Mitchell noted that jobs are important, but the neighborhood is important also.
6. Jerry Clark stated that he grew up with nine brothers and sisters (12 people in their house) and noted that the number of people living in a house is irrelevant. He stated he is concerned about this area and the neighbor's efforts to restore the area.

MOTION: Clarence Lambe moved denial of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Wesley Curtis

VOTE:

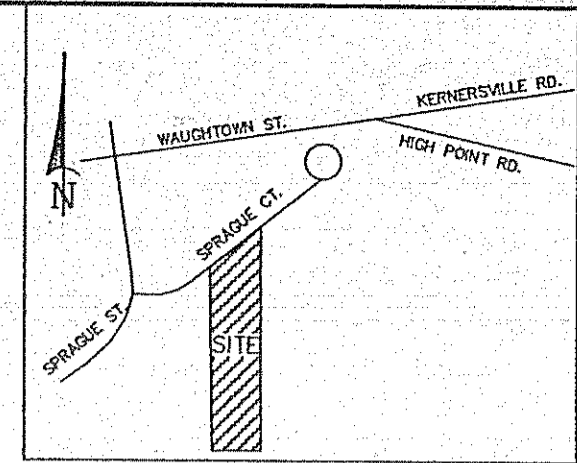
FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

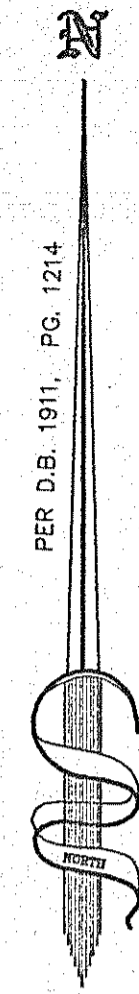
EXCUSED: None

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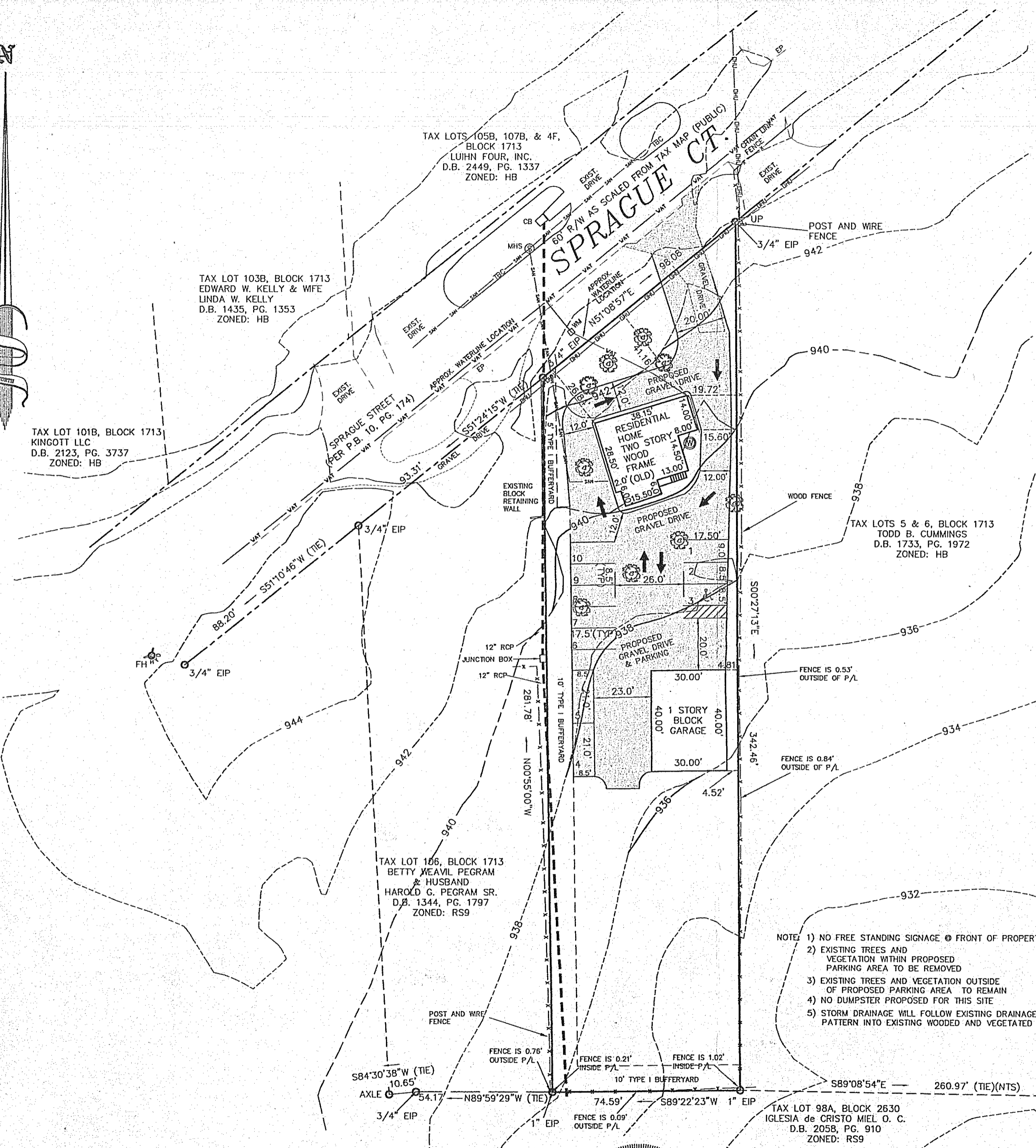
A. Paul Norby, AICP  
Director of Planning



VICINITY MAP  
NOT TO SCALE



PER D.B. 1911, PG. 1214

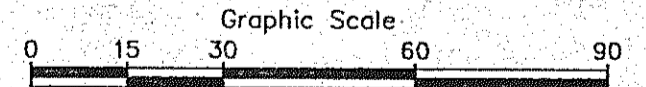


<b>ZONING</b> EXISTING ZONING: RS-9 PROPOSED ZONING: PB-S TYPE OF REVIEW REQUESTED: RE-ZONING		<b>OFF-STREET PARKING</b> PROPOSED USE(S) OFFICES, MISCELLANEOUS; RETAIL STORE, SPECIALTY DR MISCELLANEOUS, PROFESSIONAL OFFICES, MOTOR VEHICLE, REPAIR & MAINTENANCE, PERSONAL SERVICES, ARTS & CRAFTS STUDIO, RESIDENTIAL BUILDING, SINGLE FAMILY	
<b>PROPOSED USES</b> OFFICES, MISCELLANEOUS; RETAIL STORE, SPECIALTY DR MISCELLANEOUS, PROFESSIONAL OFFICES, MOTOR VEHICLE, REPAIR & MAINTENANCE, PERSONAL SERVICES, ARTS & CRAFTS STUDIO, RESIDENTIAL BUILDING, SINGLE FAMILY		<b>PARKING CALCULATIONS:</b> GARAGE - 2 BAYS 3 SPACES/BAY = 6 SPACES OFFICE - 1 SPACE/500 S.F. GFA = 3 REQUIRED PARKING: 9 SPACES PARKING PROVIDED: 10 SPACES	
<b>SITE SIZE AND COVERAGE</b> TOTAL ACREAGE: 0.543 ACRE(S) SITE COVERAGES: BUILDINGS TO LAND 9.56 % PARKING AREAS TO LAND 36.30 % OPEN SPACE 54.14 % TOTAL 100 %		<b>BUFFERYARDS</b> ADJOINING ZONING: RS-9, HB TYPE REQUIRED: TYPE I WIDTH REQUIRED: 5' AND 10' FENCE OPTION: YES <input checked="" type="checkbox"/> NO	
<b>INFRASTRUCTURE</b> WATER: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE SEWER: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE STREETS: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE		<b>DENSITY CALCULATIONS</b> NUMBER OF UNITS/LOTS: 1 UNITS/LOTS DENSITY: 1.85 UNITS/ACRE OR UNITS/ACRE	
<b>WATERSHED CALCULATIONS</b> THIS PROPERTY IS NOT IN A WATERSHED.			
<b>PROPOSED USES</b> OFFICES, MISCELLANEOUS; RETAIL STORE, SPECIALTY DR MISCELLANEOUS, PROFESSIONAL OFFICES, MOTOR VEHICLE, REPAIR & MAINTENANCE, PERSONAL SERVICES, ARTS & CRAFTS STUDIO, RESIDENTIAL BUILDING, SINGLE FAMILY		<b>PROPERTY INFORMATION</b> BEING TAX LOT 108, BLOCK 1713	
<b>GENERAL INFORMATION</b> NOTE: CONTOURS SHOWN HEREIN WERE TAKEN FROM FORSYTH COUNTY TOPOGRAPHIC MAP NO. 648846			

NOTE: THE PURPOSE OF THIS SITE PLAN IS TO REZONE FROM RS 9 TO PB-S FOR MULTIPLE COMMERCIAL USES.  
 JURISDICTION: CITY OF WINSTON-SALEM  
 OWNER: MARK T. WILSON  
 P.O. BOX 97 KERNERSVILLE, N.C. 27285  
 PHONE NUMBER: (336) 697-2272

- NOTE:
- 1) NO FREE STANDING SIGNAGE @ FRONT OF PROPERTY
  - 2) EXISTING TREES AND VEGETATION WITHIN PROPOSED PARKING AREA TO BE REMOVED
  - 3) EXISTING TREES AND VEGETATION OUTSIDE OF PROPOSED PARKING AREA TO REMAIN
  - 4) NO DUMPSTER PROPOSED FOR THIS SITE
  - 5) STORM DRAINAGE WILL FOLLOW EXISTING DRAINAGE PATTERN INTO EXISTING WOODED AND VEGETATED AREA.

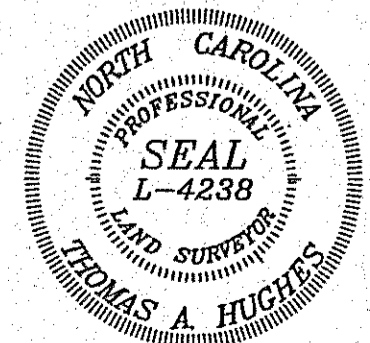
TAX LOT 108, BLOCK 1713  
 D.B. 1911, PG. 1214  
 23,670 Sq.Ft.  
 0.543 Ac. ±  
 BY COMPUTER CALCULATION  
 ZONED: RS9



Ratio of Precision = 1:10,000+

W-2849

MAP FOR <b>MARK T. WILSON</b>				
SCALE	TOWNSHIP	COUNTY	STATE	DATE
1"=30'	WINSTON	FORSYTH	N.C.	12/06/05
BEING TAX LOT 108, BLOCK 1713, MAP 648846				
AS RECORDED IN D.B. 1911, PG. 1214.				
SURVEYED:	TRIAD LAND SURVEYING, P.C.			JOB NO.
EM, BM	935 East Mountain St. Phone: 336-993-9650			12903-3
MAPPED: BDB	Suite H Kernersville, N.C. 27284 Fax: 336-993-9654			
e-mail: triadland@triadland.com				



- LEGEND
- UP - UTILITY POLE
  - EIP - EXISTING IRON PIPE
  - NIP - NEW IRON PIPE
  - EIR - EXISTING IRON ROD
  - CI - CURB INLET
  - TBC - TOP BACK OF CURB
  - FH - FIRE HYDRANT
  - CB - CATCH BASIN
  - MI - MAIN HOLE
  - CO - CLEAN OUT
  - OHU - OVERHEAD UTILITY LINE(S)
  - LP - LIGHT POLE
  - P/L - PROPERTY LINE
  - R/W - RIGHT-OF-WAY
  - EP - EDGE OF PAVING
  - CM - CONCRETE MONUMENT
  - WM - WATER METER
  - N/S - NOT TO SCALE
  - GI - GRATE INLET
  - RCP - REINF. CONC. PIPE

NOTE: THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF MY INSPECTION.

THIS MAP OR DRAWING AND ANY ACCOMPANYING DOCUMENTS ARE FURNISHED TO THE PERSON(S) NAMED THEREON AND NO ALTERATIONS OR USE BY OTHERS IS PERMITTED UNLESS AUTHORIZED BY TRIAD LAND SURVEYING, P.C.

REVISED 3/03/06 PER CITY/COUNTY PLANNING COMMENTS  
 I CERTIFY THAT ON NOVEMBER 30th 2005, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT.  
 PRELIMINARY - NOT FOR CONSTRUCTION. P.L.S.

Site Plan File Copy