

DOCKET #: W2882

PROPOSED ZONING:
 HB-S (Multiple office
 and Business Uses)

EXISTING ZONING:
 RS9 and HB-S

PETITIONER:
 Tri-Com Real Estate Partnership
 for property owned by
 Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 6.01

MAP(S): 600834



August 23, 2006

Tri Com Real Estate Partnership
c/o C. Clifton Poindexter
P. O. Box 24189
Winston-Salem, NC 27114

RE: ZONING MAP AMENDMENT W-2882

Dear Mr. Poindexter:

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, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Doug Stimmel, 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101
Roscoe Luke, 2509 Huntington Woods Drive, Winston-Salem, NC 27103
Michael Edwards, 2520 Huntington Woods Drive, Winston-Salem, NC 27103
Nancy Creel, 1813 Hunters Forest Drive, Winston-Salem, NC 27103
Constance Luke, 2509 Huntington Woods Drive, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: August 23, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Tri-Com Real Estate Partnership

SUMMARY OF INFORMATION:

Zoning Map Amendment of Tri-Com Real Estate Partnership from RS-9 and HB-S (Building Contractor, General; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Medical and Surgical Offices; Wholesale Trade A; and Warehousing) to HB-S (Building Contractor, General; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Medical and Surgical Offices; Wholesale Trade A; and Warehousing): property is located on the south side of Jonestown Road, west of Stratford Road and across from Huntington Woods Drive (Zoning Docket W-2882).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Tri-Com Real Estate Partnership, Docket W-2882

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 RS-9 and HB-S (Building Contractor, General; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Medical and Surgical Offices; Wholesale Trade A; and Warehousing) to HB-S (Building Contractor, General; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Medical and Surgical Offices; Wholesale Trade A; and Warehousing) the zoning classification of the following described property:

Tax Block 3897, Tax Lots 001G and 001K

Section 2. This Ordinance is adopted after approval of the site plan entitled Tri-Com Real Estate Partnership and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to Tri-Com Real Estate Partnership.

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 Tri-Com Real Estate Partnership. 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 Tri-Com Real Estate Partnership, (Zoning Docket W-2882). 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 HB-S (Building Contractor, General; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Medical and Surgical Offices; Wholesale Trade A; and Warehousing), approved by the Winston-Salem City Council the _____ day of

_____, 20____" and signed, provided the property is developed in accordance with requirements of the HB-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 ISSUANCE OF GRADING PERMITS:

- a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
- b. 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.
- c. Developer shall obtain approval from the US Army Corps of Engineers to drain and fill the existing pond.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- a. Developer shall substantially comply with the submitted building photograph as shown on Exhibit A for the proposed building design, as verified by Planning Staff.
- b. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height @ 18' or less and no more than 0.5 foot-candles at the property line.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Signage for the existing and proposed development shall be limited to two (2) monument signs with a maximum height of six (6) feet.
- b. Developer shall install all required storm water management devices.
- c. The enhanced streetyard proposed across from the entrance to Hunting Woods shall consist of a double row of primary evergreens spread 10' on-center and shall be installed prior to the Certificate of Occupancy.
- d. Lighting shall be installed per approved lighting plan and certified by an engineer.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2882
August 10, 2006**

PETITION INFORMATION			
Docket #	W-2882		
Staff	Gary Roberts		
Petitioner(s)	Tri-Com Real Estate Partnership		
Owner(s)	Same		
Subject Property	Tax Lot 1G and 1K / Tax Block 3897		
Type of Request	Special Use District rezoning to HB-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 Residential, Single Family District; 9,000 sf minimum lot size and HB-S Highway Business District (Building Contractor, General; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Medical and Surgical Offices; Wholesale Trade A; and Warehousing) to HB-S. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Building Contractor, General; Professional Office; Offices, Miscellaneous; Services, Business A; Services, Business B; Medical and Surgical Offices; Wholesale Trade A; and Warehousing 		
Zoning District Purpose Statement	<p>The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in Growth Management Areas 2, 3, and 4.</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>Yes</p>		
GENERAL SITE INFORMATION			
Location	South side of Jonestown Road, west of Stratford Road and across from Huntington Woods Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southwest		
Site Acreage	Approximately ± 6.01 acres		
Current Land Use	The southeastern portion of the site is currently developed with a 19,800 sf office/warehousing, flex-space building. The northwestern portion of the site is undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Undeveloped property and single family homes

	East	HB-S	Office/Warehouse	
	South	RS-9	Undeveloped property and single family homes	
	West	RS-9	Single family homes	
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 proposed use is compatible with the existing business operation on the southeastern section of the site. With appropriate site design considerations, the proposed uses should be generally compatible with the single family residential uses located to the northwest.			
Physical Characteristics	The southeastern portion of the site is developed. The northwestern portion of the site is undeveloped and contains some mature trees with a gentle to moderate slope downward from the east to the southwestern portion of the site. There is a small pond and a tributary of Little Creek located in this area.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	A stormwater study will be required.			
Analysis of General Site Information	The site appears to be generally suitable for the proposed improvements. However the developer will have to obtain approval from the US Army Corps of Engineers in order to drain and fill the existing pond located on the site.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> • Submit stormwater study • Army Corps of Engineers approval to drain and fill pond 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Jonestown Road	Major Thoroughfare	546'	5,100	16,100
Proposed Access Point(s)	Consolidated driveway onto Jonestown Road.			
Planned Road Improvements	The Thoroughfare Plan recommends Jonestown Road be improved to a three lane section with widened outside curb lanes and sidewalks.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-9 and HB-S</u> 3.02 acres (RS-9) x 43,450 / 9,000 = 14 units x 9.57 (SFR Trip Rate) = 134 Trips per Day + 19,800 / 1,000 x 11.01 (General Office Building Trip Rate) = 218 Trips per Day = 352 Total Trips per Day</p> <p><u>Proposed Zoning: HB-S</u> 218 Trips per day for existing building + 26,400 / 1,000 x 11.01 (General Office Building Trip Rate) = 291 Trips per Day = 509 Total Trips per Day</p>			

Sidewalks	There are no sidewalks located in the general area. However sidewalks have been recommended and are proposed along Jonestown Road in accordance with the Thoroughfare Plan.
Transit	Route 19 along South Stratford Road.
Connectivity	See comments below
Traffic Impact Study (TIS)	No TIS is required.
Analysis of Site Access and Transportation Information	The proposed building will access Jonestown Road through the same driveway which now serves the existing structure on the southeastern portion of the site.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Obtain driveway permit
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Suburban Neighborhoods (GMA 3)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Infill development, like any land use issue, must balance the concerns of surrounding residents about the preservation of the character of their neighborhood with the needs of property owners and developers and the goals of the larger community. (p.40)
Relevant Area Plan(s)	The site is not within the boundaries of an area plan or development guide.
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?
	See comments below
Analysis of Conformity to Plans and Planning Issues	<p>The subject request would permit the construction of a 26,400 sf, one story building beside an existing 19,800 sf building which is already zoned HB-S. While the proposal includes the use of Warehousing and the site includes an extensive truck loading area to the rear of the building, the requested uses are generally more of an office nature as opposed to industrial or retail. The site is located along Jonestown Road which is classified as a Major Thoroughfare. No additional driveway entrances onto Jonestown Road are proposed.</p> <p>The northwestern portion of the site is across the street from the entrance to a residential subdivision and all four sides of the subject property adjoin RS-9 zoned property. However, considering the following site plan elements which have been incorporated into the revised site plan, Planning staff is generally comfortable with the requested expansion. The following elements should help to soften the view from the Huntington Woods area and signal that no further westward expansion of commercial uses will be recommended: building materials and design on new</p>

	structure to generally match that of the existing building; relocation of some front yard parking and provision of an enhanced streetyard; provision of an enhanced buffer along west and south property lines; the relocation of the proposed sign further to the east, and lighting condition.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>					
	<ul style="list-style-type: none"> • Signage condition • Building design condition • Lighting condition 					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2841	RS-9 to HB-S (TWO PHASE)	Withdrawn at the 5-11-06 Planning Board meeting	Directly south	4.77	Denial	
W-2259	HB-S (Building Contractor, General) to HB-S (Multiple Uses)	Approved 10-5-98	Southeastern portion of subject property	2.99	Approval	Approval
W-1975	RS-9 to HB-S (Building Contractor, General)	Approved 8-7-95	Southeastern portion of subject property	2.99	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	19,800 sf existing + 26,400 sf proposed = 46,200 total sf		Center of site			
Parking (For new building)	Required		Proposed		Layout	
	74 spaces		74 spaces		In front of and behind the building	
Building Height	Maximum			Proposed		
	60'			One story		
Impervious Coverage	Maximum			Proposed		
	85%			58.97%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Chapter B, Article II Section 2-1.3 (I) Highway Business District 					

Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>	See comments above
	(B) <i>Environmental Ord.</i>	Army Corps of Engineers approval is required in order to drain and fill the existing pond.
	(C) <i>Subdivision Regulations</i>	NA
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan meets the requirements of the UDO.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
Request would allow for business expansion.		Request would extend HB-S zoning westward into RS-9 zoned property.
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u>		
<ul style="list-style-type: none"> a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. b. 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. c. Developer shall obtain approval from the US Army Corps of Engineers to drain and fill the existing pond. d. All new on-site lighting shall be a maximum of 18 feet tall and shall be of the full cutoff type and designed not to cast more than 0.5 footcandle of light beyond the northern property line. 		
<u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u>		
<ul style="list-style-type: none"> a. Developer shall substantially comply with the submitted building photograph as shown on Exhibit A for the proposed building design, as verified by Planning Staff. 		
<u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u>		
<ul style="list-style-type: none"> a. Signage shall be limited to two (2) monument signs with a maximum height of six (6) feet. b. Developer shall install all required storm water management devices. c. All lighting devices to be installed as per approved plans. d. Developer to install a double staggered row of primary evergreens, 10 foot on center, along the frontage of Jonestown Road as shown on site plan. 		

STAFF RECOMMENDATION: APPROVAL.

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:

Doug Stimmel, 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101

- The petitioners are a local businessman and his father. They own the HB-S zoned building on the right where their business is located.
- They want to recreate the same sized building, the same quality of architecture, one story building meant to be a good transitional use and a good neighbor to the folks adjacent to this site.
- They're very aware of neighborhood concerns and have gone to extra effort to address those.
- We are not proposing any new curb cuts.
- There are three buffer lines. We are increasing the streetyard on one so the cars coming in and out essentially don't see the building at this location.
- We've enhanced the other buffers over what is required.
- The existing pond is less than one-tenth of an acre in size and will have the least impact permitting-wise that you need to deal with. It's really a drainage ditch that comes out of the overflow pipe from the small ponds.
- We're trying to be a good neighbor.
- There's a northern beltway to the south so there's going to be some pressure in the future.
- We're trying to be a good, residential scale office user.
- We had a neighborhood meeting where we mailed out 117 flyers to Huntington Woods and the surrounding neighbors. Out of that, approximately 70-75 folks came. The majority were just interested in what was going on.
- They were concerned about truck traffic. This is less than 25,000 square feet. It is not meant to be industrial use where the buildings are 250,000 square feet.
- The loading spaces to the rear are too small for semi-tractor trailers.
- They had a concern about warehouse, mainly having to do with truck traffic. This is oriented toward service users.
- They also had a concern about lighting. You'll notice that conditions address lighting, about cut-offs, height, etc.
- The commercial creep was a concern. This was set up as HB-S prior to this rezoning. It's been addressed and we have a wider-than normal buffer on that edge.

AGAINST:

Roscoe Luke, 2509 Huntington Woods Drive, Winston-Salem, NC 27103

- In that neighborhood there are about 75 homeowners. This particular road is our primary access to our neighborhood.
- The first thing you see is this property.
- We did attend the meeting with the petitioner.
- Submitted list of concerns.

- I think everyone agrees that the petitioner has been a good neighbor. We don't any problems with the existing business probably with the exception of the lighting.
- Most of our issues have already been talked about, but one of our primary concerns is the plans for Jonestown Road. Is this in compliance with *Legacy*? Most people are afraid of commercial creep and setting a precedent.
- We thought a berm would be helpful to hide the building as we come out of our neighborhood and planting evergreens would be good.
- We're concerned about the lighting as we come out of the neighborhood.
- Thank you for your time and concerns.

Michael Edwards, 2520 Huntington Woods Drive, Winston-Salem, NC 27103

- I appreciate what my neighbor talked about, but the reality is that in the name of progress we keep letting commercial uses creep along into residential zoning.
- We have a thriving neighborhood.
- This building has never been at capacity, so why do they need more space?

Nancy Creel, 1813 Hunters Forest Drive, Winston-Salem, NC 27103

- I'm not for or against this request.
- When this first building was planned eight years ago, we were told this would be the only building there.
- There are 25 acres across the street which are owned by the same people.
- We don't want to look like we live behind a Wal-Mart.
- One of our concerns is spot zoning.
- We don't want Bradford Pear trees in the buffers.
- These people have been good neighbors. There's no question about that.
- Our concern is about what could happen in the future.

Constance Luke, 2509 Huntington Woods Drive, Winston-Salem, NC 27103

- Farther up South Stratford Road they have just put in a Food Lion and Sheetz and there are acres of property between that commercial use and Jonestown and South Stratford Road.
- A lot of the property backs directly to houses in Huntington Woods. What's going to happen to that property in between?

WORK SESSION

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

1. The petitioner has agreed to put in a double buffer at that site.
2. Doug Stimmel stated that his firm hadn't used Bradford Pears in 20 years, but they were happy to work out a condition that stated "evergreen trees".
3. The lighting would be limited to 18' in height. The Board discussed lighting extensively. The petitioner offered to limit lighting to 0.5 foot-candle at the property line.

4. Staff read the requirements for both the required buffer and the more extensive buffer offered by the petitioner.

Doug Stimmel: Doubling the streetyard, but in lieu of doubling the shrubs we would provide a double staggered row of primary evergreen trees which means they go in at 10' on center.

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions, modifying the lighting condition so that all new light fixtures be no taller than 18' and have no more than 0.5 foot-candles at the perimeter of the property abutting Jonestown Road and that they be full cut-off; specifying that the double streetyard around the curve at Jonestown Road require the double staggered row of primary evergreen trees, minimum of 6' height and planted 10' on center, be installed prior to Certificate of Occupancy; and deleting the remaining item "d" under Prior to Grading Permits.

SECOND: Brenda Smith

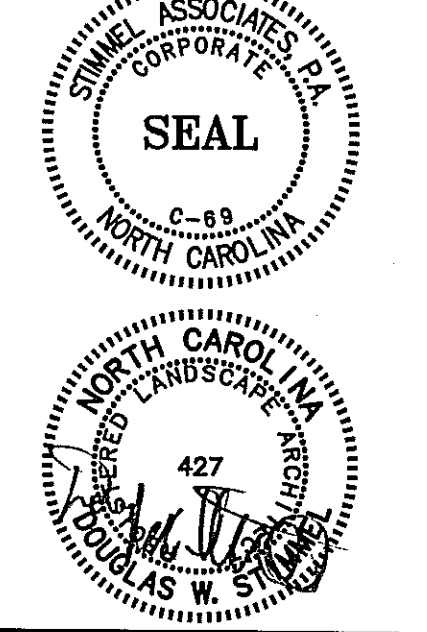
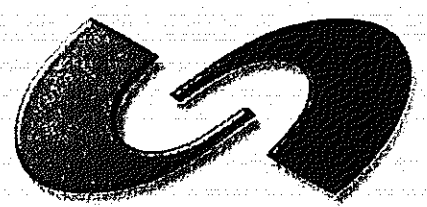
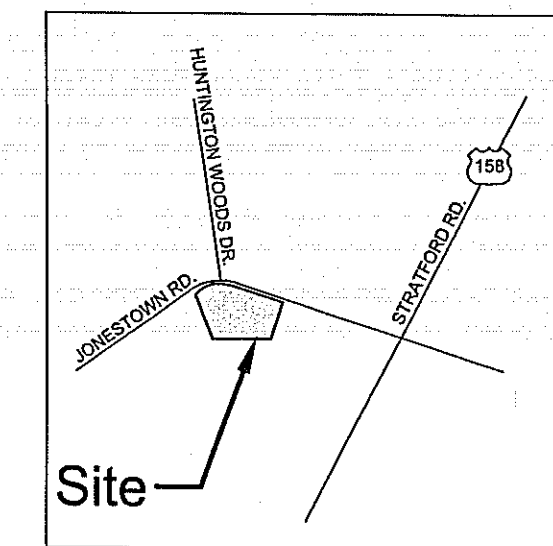
VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning



POINDEXTER-JONESTOWN
WINSTON SALEM, NORTH CAROLINA

CLAY POINDEXTER
VERSA INVESTMENT
PROPERTIES, LLC
PO BOX 24189
WINSTON-SALEM, NC 27114-4189
PHONE: 336-768-2004

SITE DATA

PURPOSE STATEMENT:
THE PURPOSE OF THIS REQUEST IS TO REZONE
THE SITE FROM RS9 AND HB-S TO HB-S.

JURISDICTION:
CITY OF WINSTON-SALEM, NC

ZONING:
EXISTING = RS9 & HB-S
PROPOSED = HB-S

PROPOSED USES:
GENERAL BUILDING CONTRACTOR, PROFESSIONAL
OFFICE, MISCELLANEOUS OFFICES, BUSINESS A
SERVICES, BUSINESS & SERVICES, MEDICAL & SURGICAL
OFFICES, WHOLESALE TRADE A, WAREHOUSING.

SITE ACREAGE:
EXISTING SITE ACREAGE: 6.59 +/- AC
DEDICATED RIGHT-OF-WAY: .58 +/- AC
NET SITE ACREAGE: 6.01 +/- AC

DIMENSIONAL REQUIREMENTS:
FRONT: 40'
INTERIOR SIDE: 12'
ADJACENT TO RESIDENTIAL: 40'
HEIGHT: 60' MAX.

SITE COVERAGE: GENERAL CONTRACTING & PRO. OFFICE/ WAREHOUSING
BUILDING TO LAND: EX.-19,800SF+SF + NEW-26,400SF = 46,200SF =
1.06+/-AC = 17.85%

PAVEMENT TO LAND: EX.-50,120SF+SF + NEW-57,970SF = 108,090SF = SF =
2.48+/-AC = 41.31%

OPEN SPACE: 107,355SF = 2.47+/-AC = 41.03%

PARCEL TOTAL: 6.01+/-AC = 100%

TOTAL IMPERVIOUS: 154,290SF = 3.54+/-AC = 58.97%

MAX. ALLOWED: 85%

INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC

OFF-STREET PARKING: GEN. CONTRACTING & PROF. OFFICE/ WAREHOUSING
7,200 SF GENERAL CONTRACTING/ 19,200 SF PROF. OFFICE/ WAREHOUSING
1 SPACE/ 750 SF-7,200 SF GENERAL CONTRACTING = 10 SPACES REQ.
1 SPACE/ 300 SF- 19,200 SF PROF. OFFICE/ WAREHOUSING = 64 SPACES REQ.
74 SPACES PROVIDED (3-HC)

BUFFERYARDS:
ADJACENT TO RS9:
TYPE REQUIRED: 15' TYPE III
TYPE PROVIDED: 15' TYPE IV & 30' TYPE IV

STREETYARD:
TYPE REQUIRED: 10'
TYPE PROVIDED: 10'

BOUNDARY & TOPOGRAPHIC INFORMATION:
BOUNDARY & TOPOGRAPHICAL SURVEY PROVIDED BY:
ALLIED ASSOCIATES, PA
4720 KESTER MILL ROAD
WINSTON-SALEM, NC 27103
PHONE: 336-765-2377
DATE: 9/12/02

POINDEXTER-JONESTOWN (W-2882)

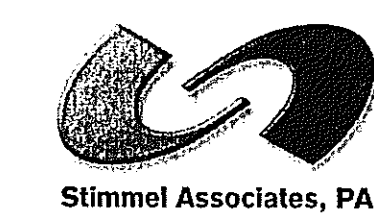
PETITIONERS:

CLAY POINDEXTER
VERSA INVESTMENT PROPERTIES, LLC
PO BOX 24189
WINSTON-SALEM, NC 27114-4189
PHONE: 336-765-2004
FAX: 336-768-2063

OWNERS:

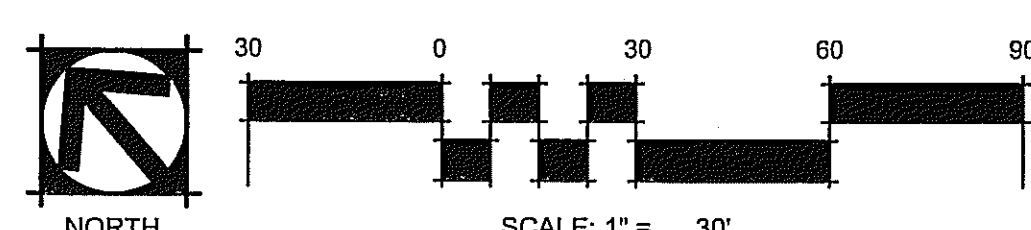
BLOCK 3897, LOTS 001G, 001K
PIN# 6803-55-2519
DEED BOOK: 1859, PAGE: 1582, DATE: 5/31/95
TRI COM REAL ESTATE PARTNERSHIP
PO BOX 24189
WINSTON-SALEM, NC. 27114-4189

**LANDSCAPE ARCHITECTS/
LAND PLANNERS/
CIVIL ENGINEERS:**



Stimmel
Landscape Architecture
Civil Engineering
Land Planning

601 N. Trade Street
Suite 200
Winston Salem, NC
27101-2916
P: 336.723.1067
F: 336.723.1069



DRAWN: CH
DATE: 06/30/06
REVISIONS:
07/10/06 PER CITY COMMENTS
08/01/06 PER CITY COMMENTS

JOB. NO: 04-063

SHEET TITLE:

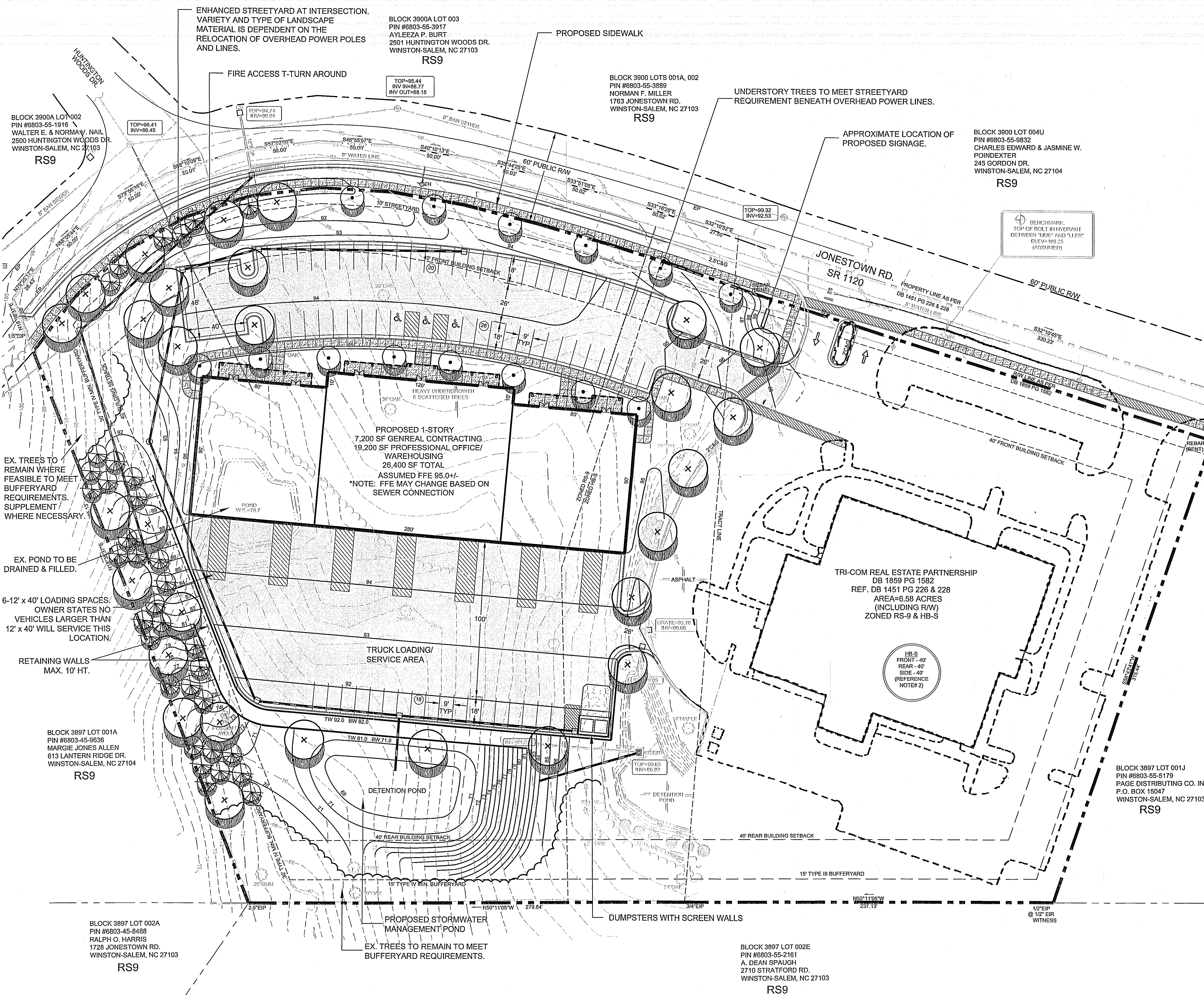
**REZONING
PLAN**

W-2882 "REVISED"

SCALE: 1"=30'

SHEET NO:

RZ-1



BLOCK 3900A LOT 002
PIN #6803-55-1916
WALTER E. & NORMAN V. NAIL
2500 HUNTINGTON WOODS DR.
WINSTON-SALEM, NC 27103
RS9

EX. TREES TO
REMAIN WHERE
FEASIBLE TO MEET
BUFFERYARD
REQUIREMENTS.
SUPPLEMENT
WHERE NECESSARY.

EX. POND TO BE
DRAINED & FILLED.

6-12' x 40' LOADING SPACES.
OWNER STATES NO
VEHICLES LARGER THAN
12' x 40' WILL SERVICE THIS
LOCATION.

RETAINING WALLS
MAX. 10' HT.

BLOCK 3897 LOT 001A
PIN #6803-45-9636
MARGIE JONES ALLEN
613 LANTERN RIDGE DR.
WINSTON-SALEM, NC 27104
RS9

BLOCK 3897 LOT 002A
PIN #6803-45-9488
RALPH O. HARRIS
1728 JONESTOWN RD.
WINSTON-SALEM, NC 27103
RS9

ENHANCED STREETYARD AT INTERSECTION.
VARIETY AND TYPE OF LANDSCAPE
MATERIAL IS DEPENDENT ON THE
RELOCATION OF OVERHEAD POWER POLES
AND LINES.

BLOCK 3900A LOT 003
PIN #6803-55-3917
AYLEEZA P. BURT
2501 HUNTINGTON WOODS DR.
WINSTON-SALEM, NC 27103
RS9

PROPOSED SIDEWALK

BLOCK 3900 LOTS 001A, 002
PIN #6803-55-3889
NORMAN F. MILLER
1763 JONESTOWN RD.
WINSTON-SALEM, NC 27103
RS9

UNDERSTORY TREES TO MEET STREETYARD
REQUIREMENT BENEATH OVERHEAD POWER LINES.

APPROXIMATE LOCATION OF
PROPOSED SIGNAGE.

BLOCK 3900 LOT 004U
PIN #6803-55-9832
CHARLES EDWARD & JASMINE W.
POINDEXTER
245 GORDON DR.
WINSTON-SALEM, NC 27104
RS9

BENCHMARK
TOP OF BOLT IN HYDRANT
BETWEEN "BLUE" AND "LILAC"
ELEV=105.25
(ASSUMED)

PROPOSED 1-STORY
7,200 SF GENERAL CONTRACTING
19,200 SF PROFESSIONAL OFFICE/
WAREHOUSING
26,400 SF TOTAL
ASSUMED FFE 95.0+/-
*NOTE: FFE MAY CHANGE BASED ON
SEWER CONNECTION

TRI-COM REAL ESTATE PARTNERSHIP
DB 1859 PG 1582
REF. DB 1451 PG 226 & 228
AREA=6.58 ACRES
(INCLUDING R/W)
ZONED RS-9 & HB-S

HB-S
FRONT - 40'
REAR - 40'
SIDE - 40'
(REFERENCE
NOTES 2)

BLOCK 3897 LOT 001J
PIN #6803-55-5179
PAGE DISTRIBUTING CO. INC.
P.O. BOX 15047
WINSTON-SALEM, NC 27103
RS9

BLOCK 3897 LOT 002E
PIN #6803-55-2161
A. DEAN SPAUGH
2710 STRATFORD RD.
WINSTON-SALEM, NC 27103
RS9