DOCKET #: W2965
(remanded by City Council)

PROPOSED ZONING:
LO-S

EXISTING ZONING:
RS9

PETITIONER:
MPAG LLC and Aladdin Builders Inc. for property owned by Same

SCALE:  1" represents 200'
STAFF:  Roberts
GMA:  3
ACRES:  0.75
NEAREST BLDG:  7' north
MAP(S):  600850
September 24, 2008

MPAG, LLC
C/o Mehdi Kaussari
4721 Country Club Road
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-2965

Dear Mr. Kaussari:

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
Steve Calaway, 370 Knollwood Avenue, Suite 310, Winston-Salem, NC 27103
Alex Carter, 503 High Street, Winston-Salem, NC 27101
Steve Campbell, 104 Queensbury Road, Winston-Salem, NC 27104
Anita Wall, 112 Queensbury Road, Winston-Salem, NC 27104
ACTION REQUEST FORM

<table>
<thead>
<tr>
<th>DATE:</th>
<th>September 24, 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM:</td>
<td>A. Paul Norby, FAICP, Director of Planning</td>
</tr>
</tbody>
</table>

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of MPAG LLC and Aladdin Builders, Inc

SUMMARY OF INFORMATION:

Zoning map amendment of MPAG LLC and Aladdin Builders, Inc. from RS-9 to LO-S (Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; and Neighborhood Organization): property is located on the northeast corner of Country Club Road and Queensbury Road (Zoning Docket W-2965).

PLANNING BOARD ACTION:

<table>
<thead>
<tr>
<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR:</td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST:</td>
<td>NONE</td>
</tr>
<tr>
<td>SITE PLAN ACTION:</td>
<td>CONFORMS TO THE REQUIREMENTS OF THE UDO</td>
</tr>
</tbody>
</table>
CITY ORDINANCE - SPECIAL USE

Zoning Petition of MPAG LLC and Aladdin Builders, Inc.,
Docket W-2965

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 to LO-S
(Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; and Neighborhood
Organization) the zoning classification of the following described property:

BEGINNING at a common point in the southwestern corner of Anthony Stevens, as recorded in
Deed Book 2302, Page 1586 at the Forsyth County Register of Deeds, PIN 6805-50-1854, and in
the right-of-way of Country Club Road, State Road Number 1001; Thence along the right-of-way
of Country Club Road North 64°03’14” West 124.51 feet to a point; Thence North
19°02’35” West 37.47 feet to a point in the right-of-way of Queensbury Road; Thence following
the right-of-way of Queensbury Road North 23°52’02” East 126.82 feet to a point; Thence
along the southern line of MPAG LLC, as recorded in Deed Book 2795 Page 2127 at the Forsyth
County Register of Deeds, PIN 6805-51-1001, South 64°25’01” East 104.00 feet to a point;
Thence following a new line North 26°15’47” East 114.98 feet to a point in the southern line of
Loyco Industries, as recorded in Deed Book 3914, Page 1304 at the Forsyth County Register of
Deeds, PIN 6805-51-1102; Thence along the southern line of Loyco Industries, PIN 6805-51-
1102, South 80°28’00” East 66.66 feet to a point; Thence following the western line of Southern
Community Bank, as recorded in Deed Book 2696, Page 182 at the Forsyth County Register of
Deeds, PIN 6805-50-3907, South 09°32’00” West 138.81 feet to a point in the northern line of
Anthony Stevens, as recorded in Deed Book 2302, Page 1586 at the Forsyth County Register of
Deeds, PIN 6805-50-1854; Thence North 64°25’01” West 57.70 feet to a point; Thence
following the western line of PIN 6805-50-1854 South 23°54’22” West 154.29 feet to the point
and place of BEGINNING. Being PIN 6805-50-0940 and a portion of PIN 6805-51-1001,
containing 0.765 acres more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled Samnaz
Business Center and identified as Attachment "A" of the Special Use District Permit issued by
the City Council the _______ day of __________________, 20___ to MPAG LLC and Aladdin
Builders, Inc..
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 *Samnaz Business Center*. 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.
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 MPAG LLC and Aladdin Builders, Inc., (Zoning Docket W-2965). 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 LO-S (Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; and Neighborhood Organization), approved by the Winston-Salem City Council the _____ day of ____________________, 20____" and signed, provided the property is developed in accordance with requirements of the LO-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 the City of Winston-Salem Public Works Department. Improvements shall include widening along the Queensbury Road frontage with curb and gutter and sidewalk.
  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.

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. The developer shall submit a photometric plan prepared by a qualified professional demonstrating the use of full-cut off fixtures, light height at 25’ or less and no more than ½ foot candle of light at the property line.
  b. The building elevations shall be in substantial conformance with that as shown on Exhibit A.
  c. Developer shall record a plat in the office of the Register of Deeds which includes the adjacent RS-9 zoned remnant and the bufferyard easement and cross access easement.
PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

a. Developer shall install all improvements as per driveway permit.
b. Developer shall install all stormwater management devices.
c. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.
### CITY-COUNTY PLANNING BOARD
**STAFF REPORT**

#### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2965</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>MPAG LLC and Aladdin Builders, Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax PIN 6805-50-0940 and a portion of PIN 6805-51-1001</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning to LO-S</td>
</tr>
</tbody>
</table>

**Proposal**

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 to LO-S Limited Office District. The petitioner is requesting the following uses:

- (Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; and Neighborhood Organization)

**Remandment and Continuance History**

The initial request was heard by the Planning Board and unanimously recommended for denial on 12-13-07. Said request differed from the current request in regard to: the proposed district (PB-S as opposed to LO-S); the size of the property (.99 acre rather than .75 acre); and the size of the proposed building (14,600sf as opposed to the current request for 7,550 sf). On 1-7-08 the Winston-Salem City Council remanded the subject request back to the Planning Board in order to consider a revised request with a proposed district of LO-S rather than PB-S. The Planning Board was split 4 to 4 on its recommendation on the subsequent LO-S request. On 7-7-08 the Council remanded the request back to the Planning Board to consider the current downsized request.

**Zoning District Purpose Statement**

The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in Growth Management Areas 2 and 3.

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)**

(S)(I) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

The site is located at an intersection along a major thoroughfare. Planning staff sees the subject property as being an appropriate location for the LO-S District.

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northeast corner of Country Club Road and Queensbury Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>West</td>
</tr>
</tbody>
</table>

W-2965 September 2008 - 7 -
### Site Acreage

Approximately ± .75 acre

### Current Land Use

Currently located on the site is one single family home facing Country Club Road which has been used as a construction office without having the proper zoning or permits. The Inspections Division has cited the owner of the property.

### 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>RS-9</td>
<td>Single family home</td>
</tr>
<tr>
<td>East</td>
<td>LO-S</td>
<td>Small scale office buildings</td>
</tr>
<tr>
<td>South</td>
<td>LO-S</td>
<td>Small scale office buildings</td>
</tr>
<tr>
<td>West</td>
<td>RS-9</td>
<td>Single family home</td>
</tr>
</tbody>
</table>

### 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 requested uses of: Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; and Neighborhood Organization are compatible with the adjacent LO-S districts.

### Physical Characteristics

The site has a gentle to moderate slope downward to the southwestern corner of the site.

### Proximity to Water and Sewer

Public water and sewer is available to the site.

### Stormwater/Drainage

A stormwater study will be required prior to the issuance of a grading permit.

### Analysis of General Site Information

The site appears to be adequate for the proposed improvements. The site plan illustrates the retention of an existing retaining wall along Country Club Road and the installation of a new retaining wall along the eastern property line.

### Generalized Recommended Conditions

**BRIEF DESCRIPTION OF CONDITION(S):**
- Condition for stormwater study

### 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>Country Club Road</td>
<td>Major Thoroughfare</td>
<td>125’</td>
<td>20,000</td>
<td>31,000</td>
</tr>
<tr>
<td>Queensbury Road</td>
<td>Local Street</td>
<td>127’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s):** Queensbury Road

**Planned Road Improvements:**

Country Club Road has recently been widened to a five lane facility with widened outside lanes and sidewalks as per the approved 2000 Bond projects.

**Trip Generation - Existing/Proposed**

- **Existing Zoning: RS-9**
  
  \[
  \text{.75 x 43,560} / 9,000 = 3 \text{ units x 9.57 (SFR Trip)} = 29 \text{ Trips per Day}
  \]

- **Proposed Zoning: LO-S**
  
  \[
  \text{7,550 sf / 1,000 x 36.13 (Medical-Dental Office Building Trip Rate)} = 273 \text{ Trips per Day}
  \]
Sidewalks | Sidewalks were included within the recent improvements to Country Club Road. The revised site plan also includes a sidewalk along the Queensbury Road frontage of the site.

Transit | Route 12 along Country Club Road

Connectivity | Planning and WSDOT staffs recommend a cross access easement be provided to the east. The revised site plan includes said easement.

Traffic Impact Study (TIS) | Not required

Analysis of Site Access and Transportation Information | Access to the site is adequate.

Generalized Recommended Conditions | **BRIEF DESCRIPTION OF CONDITION(S):**

- Obtain City of Winston-Salem driveway permit

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA** | Growth Management Area 3, (Suburban Neighborhoods)

**Relevant Legacy Recommendations**

- 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)
- Encourage convenient commercial services to support neighborhood needs. (p.40)
- Protect residential areas from inappropriate commercial and industrial encroachment. (p. 123)

**Relevant Area Plan(s)** | *Country Club/Jonestown Area Plan* (1985)

**Area Plan Recommendations**

- The *Country Club/Jonestown Area Plan* recommends low density residential development for this site.

**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?
  - Country Club has recently been widened to a five lane road.

- (S)(4) - Is the requested action in conformance with *Legacy*?
  - Yes

**Analysis of Conformity to Plans and Planning Issues**

The *Country Club/Jonestown Area Plan* recommends low density residential development for the subject property. The plan does however, recommend the conversion of the structures located across Country Club Road from single family homes to office use. Several such conversions have successfully taken place since the adoption of the plan.

The proposed LO-S District is generally consistent with many of the other frontage properties along this section of Country Club Road. Because of the road widening combined with the reduction of the scale and massing...
of the proposed building, staff is supportive of the proposed LO-S District. In previous site plan versions, concerns from staff, the Planning Board and City Council had been expressed about the degree of encroachment into the adjacent Queensbury Road neighborhood. Specifically, a majority of the proposed parking lot along with the proposed driveway entrance were shown as located on a “second tier” lot which is clearly oriented to said residential street. The revised site plan excludes a 9,000 sf minimum front portion of said lot which would remain a buildable lot zoned RS-9. Therefore the encroachment into the Queensbury Road neighborhood has been mitigated. In addition, due to site grading and revised building elevations, the current plan would result in a building height which is ±21’ lower than the initial request.

<table>
<thead>
<tr>
<th>Generalized Recommended Conditions</th>
<th>BRIEF DESCRIPTION OF CONDITION(S):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Building elevation condition</td>
</tr>
<tr>
<td></td>
<td>• Lighting condition</td>
</tr>
</tbody>
</table>

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request Description</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2939</td>
<td>LO-S to LO-S</td>
<td>Approved 8-6-07</td>
<td>Directly Northeast</td>
<td>3.6</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1889</td>
<td>R-5 to R-1-S (LO-S)</td>
<td>Approved 4-4-94</td>
<td>Directly east</td>
<td>.42</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1183</td>
<td>R-5 to R-1-S (LO-S)</td>
<td>Approved 8-6-84</td>
<td>Directly south</td>
<td>.67</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
<th>Parking Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,550 sf</td>
<td></td>
<td>Fronting on Country Club Road.</td>
<td>30 spaces</td>
<td>30 spaces</td>
<td>Located behind the building</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>40’</td>
<td>1 ½ stories (24’)</td>
<td></td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td>75%</td>
<td>57%</td>
<td></td>
</tr>
</tbody>
</table>

- **UDO Sections Relevant to Subject Request**
  - Chapter B, Article II, Section 2-1.3 (B) Limited Office District
  - Legacy policies: See comments above
  - Environmental Ord. NA
  - Subdivision Regulations NA

**Analysis of Site Plan Compliance with UDO Requirements**
The revised site plan complies with the requirements of the UDO.
**Generalized Recommended Conditions**

### BRIEF DESCRIPTION OF CONDITION(S):

- Plat condition for new RS-9 lot and bufferyard easement

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<table>
<thead>
<tr>
<th>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Positive Aspects of Proposal</strong></td>
</tr>
<tr>
<td>The proposed site plan locates the parking to the rear of the building as viewed from Country Club Road.</td>
</tr>
<tr>
<td>Petitioner has softened the impact to the neighborhood by: removing the front portion of the “second tier” lot which fronts on Queensbury Road from the request; further reducing the size of the building and; submitting building elevations reflecting a residential character building.</td>
</tr>
</tbody>
</table>

**Request is consistent with the purpose statement of the proposed LO District.**

**Request is consistent with the recommendations of *Legacy* in that it balances 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.**

---

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

### PRIOR TO THE ISSUANCE OF GRADING PERMITS:

a. Developer shall obtain a driveway permit from the City of Winston-Salem Public Works Department. Improvements shall include widening along the Queensbury Road frontage with curb and gutter and sidewalk.

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.

### PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

a. The developer shall submit a photometric plan prepared by a qualified professional demonstrating the use of full-cut off fixtures, light height at 25’ or less and no more than ½ foot candle of light at the property line.
b. The building elevations shall be in substantial conformance with that as shown on Exhibit A.
c. Developer shall record a plat in the office of the Register of Deeds which includes the adjacent RS-9 zoned remnant and the bufferyard easement and cross access easement.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
- a. Developer shall install all improvements as per driveway permit.
- b. Developer shall install all stormwater management devices.
- c. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.

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:

Steve Calaway, 370 Knollwood Avenue, Suite 310, Winston-Salem, NC 27103
- This case has quite a history.
- Mr. Clark was actively involved with the neighborhood and the petitioners. He sought an answer that was acceptable. I guess we're still working on it.
- The site has been reduced.
- There was one error that I want to point out. On the map that you have like this, it shows a house directly west of the site. That front lot is now owned by the City and there's no house on the lot, so there's no impact to a house there.
- The house on the other side is LO-S and has an active use in it.
- We tried to get conversion of these houses to LO-S and use the existing houses. That's worked in some places. In this particular site, particularly across the street, when you widen Country Club to five lanes and change the grade, it reduced the front yards and made the grades not work with the houses.
- If you look from Mock Tire up to the Fire Station, many of those structures even though they are zoned LO-S and have been converted, are vacant. The thought is that they are going to go downhill and perhaps we need some new structures.
• What these fellows have done is to reduce the site by keeping a residential lot on Queensbury. They've put some parking to the rear of that lot, but it really is at a grade and more nearly identified with the office zoning next door. It's still heavily landscaped. There are sidewalks on both streets and there is a cross-easement to the property on the east as we've done on Stratford Road.
• There is a grade differential and that will be a problem, but it can be worked out as we've seen in other places.
• The height has been lowered.
• Impervious surface coverage has been reduced.
• We're on a major collector street.
• I think the elevations, the look of the structure is more residential. Having the residential lot remaining should make this acceptable.
• I think the staff changed their mind and some of the neighbors did.
• I have a representative of Beeson Engineering here who will speak briefly.
• There is a neighbor here who didn't get here in time to sign up to speak, but he does want to do so.

Alex Carter, 503 High Street, Winston-Salem, NC 27101
• Talked about the area plan and how it has guided and directed some growth in this area, then talk about our site and what we've done to meet concerns that have come up about it.
• The building is residential in character.
• It will have significant landscaping.
• We're planning to put in some retaining walls to lower the overall site elevation because of concerns that were expressed.
• We hope to keep as many of the existing healthy trees as possible and add to them.
• All the parking has been pushed as far away from the residential as we can put it.
• We've listened diligently and tried to address the concerns that have come up.

Steve Campbell, 104 Queensbury Road, Winston-Salem, NC 27104
• I live at the first house right across from where they're going to build the new house.
• I've been pretty much against this from the beginning, but they've worked with us throughout the neighborhood.
• My wife and I are happy with it now.
• We do need a changeover in that area.
• I've talked to others in the neighborhood and can only think of one who is still against it and the others I talked to who weren't able to make it here felt it was good for the neighborhood and if I was okay with it, then they were okay with it. I will be looking out my living room window at this and prefer to look at the new house than the original office building.
• We appreciate everything they've done for us on this.

Anita Wall, 112 Queensbury Road, Winston-Salem, NC 27104
• I appreciate the people behind this.
• I fought it, but they have really worked with the neighbors and we really appreciate it.
• Thank you.

AGAINST: NONE
WORK SESSION

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

1. This is an example of how the process can work to at least satisfy most of the concerns of people on both sides of these cases.

2. George Dunn, Hubbard Realty, 1598 Westbrook Plaza Drive, Winston-Salem, NC 27103, answered questions by Board members. He stated that the construction offices will remain as part of this building.

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECONDE: Wesley Curtis
VOTE:
  FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith
  AGAINST: None
  EXCUSED: None

_________________________

A. Paul Norby, FAICP
Director of Planning