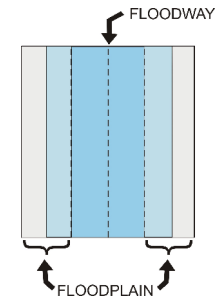


DOCKET #: W3003

PROPOSED ZONING:
MU-S Two Phase

EXISTING ZONING:
MU-S Two Phase & RS9

PETITIONER:
Human Service Alliance, CW
Myers Trading Post, et al for
property owned by Same



SCALE: 1" represents 600'

STAFF: Roberts

GMA: 2

ACRES: 16.75

**NEAREST
BLDG:** 15' east

MAP(S): 648862

F

October 22, 2008

Human Service Alliance Inc. and others
c/o Susan Baggett
3983 H.S.A. Circle
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-3003

Dear Ms. Baggett:

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
C. W. Myers Trading Post, Inc., 2718 N. Liberty Street, Winston-Salem, NC 27105

ACTION REQUEST FORM

DATE: October 22, 2008
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 Human Service Alliance Inc., and CW Myers Trading Post, and others

SUMMARY OF INFORMATION:

Zoning map amendment of Human Service Alliance Inc., and CW Myers Trading Post, and others from RS-9 and MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service) – TWO PHASE] to MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Life Care Community; Hospice and Palliative Care; Professional Office; Medical and Surgical Offices; Restaurant (without drive-through service); Services, Personal; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Offices, Miscellaneous; Services, Business, A; School, Private; Arts and Crafts Studio; ; Funeral Home; Childcare, Drop-In; Childcare, Sick Children; Childcare, Temporary Care; and Child Day Care Center – TWO PHASE]: property is located on the northwest side of Old Greensboro Road, east of Harvest Drive (Zoning Docket W-3003).

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 Human Service Alliance Inc.,
and CW Myers Trading Post, and others,
Docket W-3003

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 MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service) – TWO PHASE] to MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Life Care Community; Hospice and Palliative Care; Professional Office; Medical and Surgical Offices; Restaurant (without drive-through service); Services, Personal; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Offices, Miscellaneous; Services, Business, A; School, Private; Arts and Crafts Studio; Funeral Home; Childcare, Drop-In; Childcare, Sick Children; Childcare, Temporary Care; and Child Day Care Center – TWO PHASE] the zoning classification of the following described property:

PIN#'s 6846-83-(8371, 7223, 7132, 7127, 7124, 7039, 6100, 6008, 6005, 5195, 5193, 5188), 6846-82-(9850, 9831, 9824, 9806, 9758, 9738, 8970, 8898, 6650, 6635), 6846-92-2936, 6846-93-(2140, 3142, 1073)

Section 2. This Ordinance is adopted after approval of the site plan entitled Human Service Alliance, Inc. and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to Human Service Alliance, Inc., and CW Myers Trading Post, and others.

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 Human Service Alliance, Inc. 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 Human Service Alliance, Inc., and CW Myers Trading Post, and others, (Zoning Docket W-3003). 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 MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Life Care Community; Hospice and Palliative Care; Professional Office; Medical and Surgical Offices; Restaurant (without drive-through service); Services, Personal; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Offices, Miscellaneous; Services, Business, A; School, Private; Arts and Crafts Studio; Funeral Home; Childcare, Drop-In; Childcare, Sick Children; Childcare, Temporary Care; and Child Day Care Center – TWO PHASE], approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the MU-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 NCDOT; additional improvements may be required prior to issuance of driveway permit.
 - b. Developer shall obtain a grading permit if the disturbed area in all phases, (I & II), exceeds 10,000 sf.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. On-site fire hydrants shall be approved by the City Fire Department in writing to the Inspections Division.

- b. The use restaurant without drive-through shall be further restricted to only permit a catering operation for on and off-site catering. There shall be no restaurant seating within the catering facility.
 - c. The use of Stadium, Coliseum, or Exhibition Building shall be limited to existing structures within Phase I.
- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required fire hydrants shall be installed in accordance with the City Fire Department.
 - b. Wheel stops shall be installed in locations of gravel parking.
- **OTHER REQUIREMENTS:**
 - a. Sidewalks shall be required along the frontage of Reidsville Road (on either side of Joy Way) and along Harvest Drive when a Final Development Plan is approved within the remainder of Phase II.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3003
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Human Service Alliance Inc., and CW Myers Trading Post, and others
Owner(s)	Multiple property owners
Subject Property	PIN#'s 6846-83-(8371, 7223, 7132, 7127, 7124, 7039, 6100, 6008, 6005, 5195, 5193, 5188), 6846-82-(9850, 9831, 9824, 9806, 9758, 9738, 8970, 8898, 6650, 6635), 6846-92-2936, 6846-93-(2140, 3142, 1073)
Type of Request	Special use rezoning to add multiple uses
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 MU-S Mixed Use – TWO PHASE [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)] to MU-S TWO PHASE (Mixed Use – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Life Care Community; Hospice and Palliative Care; Professional Office; Medical and Surgical Offices; Restaurant (without drive-through service); Services, Personal; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Offices, Miscellaneous; Services, Business, A; Services, Business B; School, Private; Arts and Crafts Studio; Retail Store, Specialty or Miscellaneous; Funeral Home; Childcare, Drop-In; Childcare, Sick Children; Childcare, Temporary Care; Child Daycare Center – Two Phase]
Zoning District Purpose Statement	<p>The MU-S District is intended to accommodate and positively integrate a balanced mixture of residential, commercial, and in some cases light industrial uses within the district and the surrounded area. Depending upon the existing land use context in which the MU-S district is proposed, at least three distinctly different use component areas are expected for any MU-S zoning proposal. Building mass, rhythm, scale, and transition, as well as a cohesive and connected pedestrian and vehicular network are intended to be key elements of the overall design concept. This district encourages innovation by offering flexibility in design and layout requirements to achieve a greater choice of living and working environments. The development design should also be compatible with the natural terrain and surrounding uses, protect natural and/or historic resources, and provide useful open space. This district is only permitted through the special use district zoning process. This district is suitable in Growth Management Areas 1,2,3,4, and activity centers.</p>

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?			
	Yes, the majority of the site is already zoned MU-S.			
GENERAL SITE INFORMATION				
Location	Northwest side of Old Greensboro Road, east of Harvest Drive			
Jurisdiction	City of Winston-Salem			
Ward(s)	East			
Site Acreage	Approximately ± 16.75 acres			
Current Land Use	Existing residential development with a mixture of condominium units along with other service uses.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS-9	Scattered single family homes and undeveloped land	
	East	RS-9	Scattered single family homes and undeveloped land	
	South	LO-S and RS-9	Undeveloped land and office use	
	West	RS-9	Scattered single family homes	
Physical Characteristics	The portion of the subject property labeled as Phase II-B slopes moderately from east to west. The portion labeled as Phase II-A is relatively flat. An intermittent stream that feeds into Frazier Creek to the north is shown crossing the central section of the remaining property shown on the site plan. A portion of floodway fringe area from Frazier Creek is located approximately 500 feet to the northwest of the subject property.			
Proximity to Water and Sewer	The property will be served with public water and public sanitary sewer.			
Watershed and Overlay Districts	The Salem Lake Watershed, a protected water supply watershed is located south of this site.			
Analysis of General Site Information	As currently shown, the proposed site plan should not create any significant impacts to the site's existing environmental features.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Old Greensboro Road	Minor Thoroughfare	323'	4,100	16,100
Reidsville Road	Major Thoroughfare	390'	18,000	17,700
Harvest Drive	Local Road	1,283'	NA	NA
Proposed Access Point(s)	The existing access points will remain the same; two onto Old Greensboro Road; one onto Reidsville Road, and one onto Harvest Drive.			

Planned Road Improvements	TIP Project R-2577 proposes changes to the intersection of Reidsville Road and Old Greensboro Road. The Thoroughfare Plan recommends that Reidsville Road be built to a four lane divided cross section with bicycle and pedestrian accommodations. Harvest Drive is shown on the adopted Collector Street Plan to extend to Kittering Lane north of Frazier Creek.
Trip Generation - Existing/Proposed	<u>Existing Zoning: MU-S</u> No trip generation numbers available. <u>Proposed Zoning: MU-S</u> No trip generation numbers available.
Sidewalks	Sidewalks are existing along the frontage of Old Greensboro Road and will be required along the eastern frontage of Reidsville Road near Joy Way.
Transit	Route 25 runs along Old Greensboro Road.
Analysis of Site Access and Transportation Information	The subject property is located at the intersection of two thoroughfares; Old Greensboro Road and Reidsville Road. In order to minimize future transportation impacts, staff recommends a square footage cap on the newly proposed use of Stadium, Coliseum, or Exhibition Building.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management 2, Urban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Encourage convenient commercial services to support neighborhood needs. Promote a mix of housing types and prices in infill development consistent with the market. (p. 40) • <i>Growth Management</i>: Encourage higher development densities and mixed use development within the Municipal Services Area. (p. 35)
Relevant Area Plan(s)	<i>East Northeast Area Plan</i> (2008)
Area Plan Recommendations	<ul style="list-style-type: none"> • <i>Land Use</i>: The RS-9 area is shown on the adopted land use map to remain low-density residential. (Map 6; p.42) The remaining property on the east side of Harvest Drive is shown for Mixed-Use development. (Map 2; p. 10) • <i>Institutional Expansion Design Guidelines</i>: Institutional uses include schools, churches, community health clubs and organizations, nonprofit agencies and governments. Because they are often integrated with existing neighborhoods, institutions seeking to expand their facilities should carefully examine how their plans impact nearby residences. Institutions are valued land uses and should be allowed to grow. However, a balance between existing neighborhoods and institutional uses, which now often serve a larger community, should be maintained. Institutions are a unique land use, able to be compatible with surrounding residential uses and often serving to support and stabilize neighborhoods in which they are located. The Unified Development Ordinance provides special zoning districts, uses and conditions to allow institutions to compatibly exist in and near neighborhoods. (Appendix D; p. 101)

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?					
	The acquisition of the adjacent RS-9 property provides for a logical expansion of the MU-S site.					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	The purpose of the subject request is to add several additional uses and to include two RS-9 zoned lots located at the southwestern corner of the site. Although the <i>East Northeast Area Plan</i> recommends said residential lots remain zoned RS-9, the plan also includes language to allow the expansion of institutional uses such as with the existing MU-S site.					
	The new uses are: Stadium, Coliseum, or Exhibition Building; Services, Business, A; Services, Business B; School, Private; Arts and Crafts Studio; Retail Store, Specialty or Miscellaneous; Funeral Home; Childcare, Drop-In; Childcare, Sick Children; Childcare, Temporary Care; Child Daycare Center. As noted above, in order to minimize future transportation and neighborhood impacts, staff recommends a square footage cap on the newly proposed use of Stadium, Coliseum, or Exhibition Building. Staff also recommends removing the uses of Services, Business B; and Retail Store, Specialty or Miscellaneous.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2915	MU-S to MU-S	Approved 4-2-07	Included majority of subject property	16.5 acres	Approval	Approval
W-2699	Final Development Plan	Approved August 11, 2005	Subject property	16.5 acres	Approval	Approval
W-2699	GO-S and RS-9	Approved June 7, 2004	Subject property	16.5 acres	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage			Placement on Site		
	Total of 32,866 sf for existing and proposed buildings + two duplexes and a single family residence			Multiple locations		
Parking	Required			Proposed		
	88 spaces			102 spaces		
Building Height	Maximum			Proposed		
	NA			2 story		
Impervious Coverage	Maximum			Proposed		
	NA			Average total 35.7 % for entire site		

UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.5 (C) MU-S District 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	Yes
	(B) Environmental Ord.	Yes
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	The outstanding site plan issues are noted below. It is anticipated that a revised site plan will be submitted which complies with the requirements of the UDO.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
 - b. Developer shall obtain a grading permit if the disturbed area in all phases, (I & II), exceeds 10,000 sf.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. On-site fire hydrants shall be approved by the City Fire Department in writing to the Inspections Division.
 - b. The use restaurant without drive-through shall be further restricted to only permit a catering operation for on and off-site catering. There shall be no restaurant seating within the catering facility.
 - c. The use of Stadium, Coliseum, or Exhibition Building shall be limited to existing structures within Phase I.

- **PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required fire hydrants shall be installed in accordance with the City Fire Department.
 - b. Wheel stops shall be installed in locations of gravel parking.

- **OTHER REQUIREMENTS:**
 - a. Sidewalks shall be required along the frontage of Reidsville Road (on either side of Joy Way) and along Harvest Drive when a Final Development Plan is approved within the remainder of Phase II.

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**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jerry Clark

VOTE:

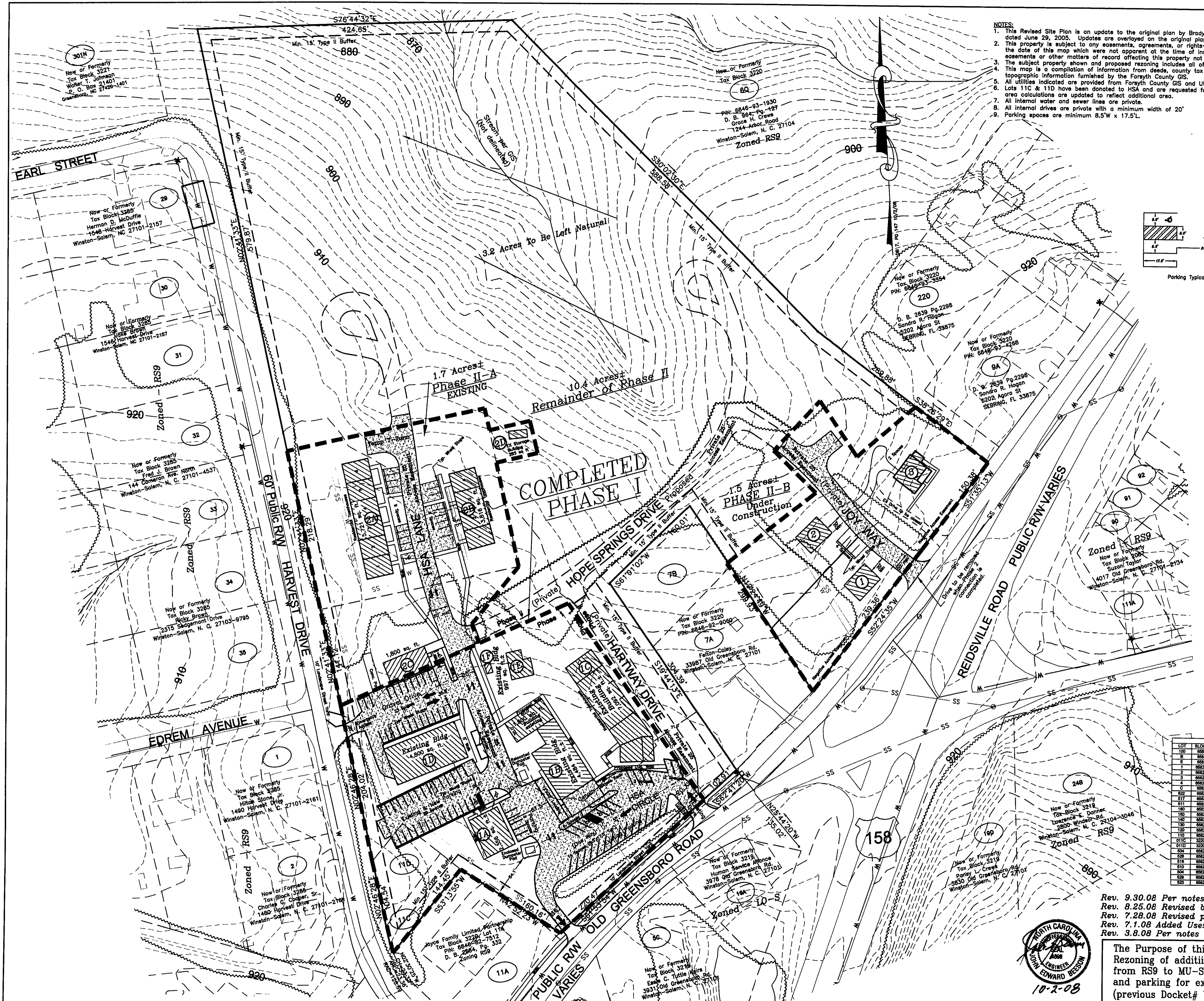
FOR: Jerry Clark, Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican

AGAINST: None

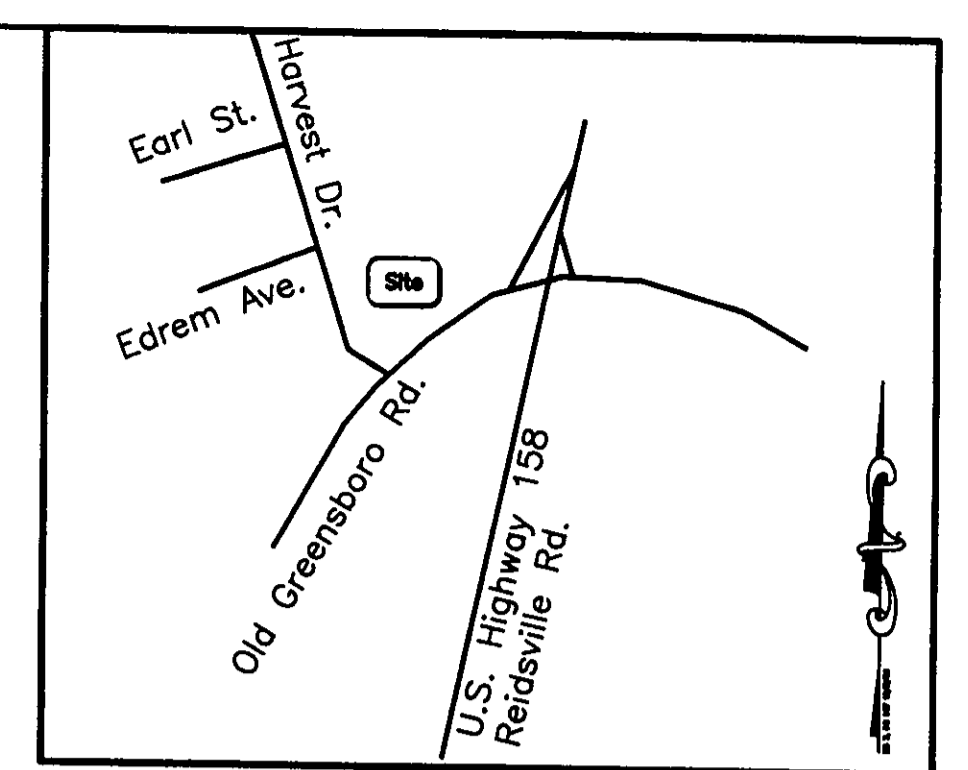
EXCUSED: None

ABSENT: Carol Eickmeyer, Brenda Smith

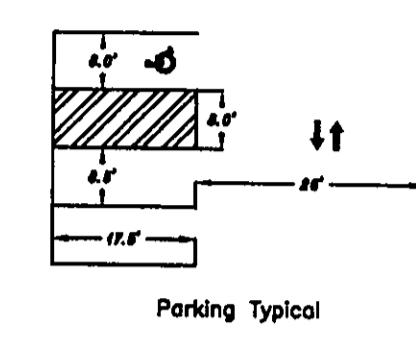
A. Paul Norby, FAICP
Director of Planning



- NOTES:**
- This Revised Site Plan is an update to the original plan by Brady Surveying Company, P.A. dated June 29, 2005. Updates are overlaid on the original plan.
 - This property is subject to any easements, agreements, or rights-of-way of record prior to the date of this map which were not apparent at the time of inspection. There may be easements or other matters of record affecting this property not shown hereon.
 - The subject property shown and proposed rezoning includes all the PINs listed below.
 - This map is a compilation of information from deeds, county tax information, structures and topographic information furnished by the Forsyth County GIS.
 - All utilities indicated are provided from Forsyth County GIS and Utilities Administration files.
 - Lots 11C & 11D have been donated to HSA and are requested for rezoning to MU-S. All area calculations are updated to reflect additional area.
 - All internal water and sewer lines are private.
 - All internal drives are private with a minimum width of 20'.
 - Parking spaces are minimum 8.5'W x 17.5'L.



Location Map N.T.S.



EXISTING ZONING: MU-S and RS9	PROPOSED ZONING: MU-S	PROPOSED USER: See list below	PROPOSED PARKING: See list below
PROPOSED ZONING: MU-S	PROPOSED USER: See list below	PROPOSED PARKING: See list below	PROPOSED PARKING: See list below
TYPE OF REVIEW REQUESTED: Site Plan Amendment	REQUIRED PARKING: 82 Spaces	PARKING PROVIDED: 102 Spaces	PARKING PROVIDED: 102 Spaces
JURISDICTION: City of Winston-Salem	REQUIRED PARKING: 82 Spaces	PARKING PROVIDED: 102 Spaces	PARKING PROVIDED: 102 Spaces
FOR USE AND COVERAGE:		OFF-STREET PARKING:	
Total Acreage: 18.748 ± Acres	Site Coverage: PBI PHIA PHIB Rem	Req'd Load/Unload Spaces: 1	Load/Unload Spaces Provided: 1
Req'd to Land: 14.4 13.5 5.7 0 %	Open Space: 38.1 22.8 18.5 0 %	Site: 18 ft. x 80 ft.	Adjoining Zoning: RS9
Open Space: 47.5 63.7 81.7 100 %	Building Sq. Footage (Max.): See site plan, Sq. Ft.	Type Required: Type II	Width Provided: Min 15'
Building Height: 2 Stories max.	Public Streets: N/A (approx.)	Fence Option: Yes X No	Number of Units or Sales: Units/Lots
Water: X Public Private	Sewer: X Public Private	Street: Public X Private	Density: Units/Acre or Lots/Acre
Street: Public X Private	Number of Units or Sales: Units/Lots	Density: Units/Acre or Lots/Acre	Acres/Unit or Acres/Lot

Approved Uses for Future Site (N = New uses proposed)

- Residential Building: single family, duplexes, twin homes, townhouses
- Life Care Community
- Hospitals & Palliative Care
- Offices, Miscellaneous
- Professional Office
- Medical and Surgical Offices
- Restaurant without drive through
- Services, Personal
- Services, Business A
- School, Vocational or Professional
- School, Private
- Arts and Crafts Studio
- Funeral Home
- Children (Drop-in, Sick Children, Temporary Care)
- Child Day Care Center
- Child Daycare
- Stadium, Coliseum or Exhibition Hall

Off-Street Parking - Use Space Calculations

Phase I	Required Spaces
1A - Medical Offices (1/200 x 2220)	11
1B - Restaurant w/out drive thru (1/200 x 846)	4
1C - Services, Personal (1/200 x 132)	1
1D - Offices, misc. (1/400 x 800)	2
1E - School, Vocational or Professional	10
1F - Assisted Living (1/unit x 5)	5
1G - Residential building, Townhouse (1.75/unit x 8)	11
1H - Offices, misc. (1/400 x 792)	2
1I - Stadium, Coliseum or Exhibition Hall (1/3 x 180)	60
1J - Maintenance shop	0
1K - Storage shed	0
Phase II A:	
2A & B Residential building, Townhouse (1.75/unit x 10)	18
2C - School, Vocational or Professional (1/250 x 1800)	7
2D - Storage building	0
Phase III:	
1&2 - Dwelling, a.f., duplex or twin home (2/unit x 2)	4
3 - Existing Dwelling (2/unit x 1)	2

SubTotal: 137

Reduction: 137 - 137 = 0

Net Required: 0

Net Provided: 102

Net Difference: 102 - 0 = 102

Off-Street Loading Spaces: 1

Total Required: 1

Total Provided: 1

LOT	BLOCK	PIN	TAXABLE OWNER
100	8882	8848-82790	Human Service Alliance
101	8882	8848-82791	Human Service Alliance
102	8882	8848-82792	Human Service Alliance
103	8882	8848-82793	Human Service Alliance
104	8882	8848-82794	Human Service Alliance
105	8882	8848-82795	Human Service Alliance
106	8882	8848-82796	Human Service Alliance
107	8882	8848-82797	Human Service Alliance
108	8882	8848-82798	Human Service Alliance
109	8882	8848-82799	Human Service Alliance
110	8882	8848-82800	Human Service Alliance
111	8882	8848-82801	Human Service Alliance
112	8882	8848-82802	Human Service Alliance
113	8882	8848-82803	Human Service Alliance
114	8882	8848-82804	Human Service Alliance
115	8882	8848-82805	Human Service Alliance
116	8882	8848-82806	Human Service Alliance
117	8882	8848-82807	Human Service Alliance
118	8882	8848-82808	Human Service Alliance
119	8882	8848-82809	Human Service Alliance
120	8882	8848-82810	Human Service Alliance
121	8882	8848-82811	Human Service Alliance
122	8882	8848-82812	Human Service Alliance
123	8882	8848-82813	Human Service Alliance
124	8882	8848-82814	Human Service Alliance
125	8882	8848-82815	Human Service Alliance
126	8882	8848-82816	Human Service Alliance
127	8882	8848-82817	Human Service Alliance
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145	8882	8848-82835	Human Service Alliance
146	8882	8848-82836	Human Service Alliance
147	8882	8848-82837	Human Service Alliance
148	8882	8848-82838	Human Service Alliance
149	8882	8848-82839	Human Service Alliance
150	8882	8848-82840	Human Service Alliance

W-3003 "REVISED"
NOT AN ACTUAL SURVEY

REVISED SITE PLAN
Docket # W2699 & W2915

Human Service Alliance
Owner/Developer: Human Service Alliance
3889 Old Greensboro Road
Winston-Salem, NC 27101
336-781-9745 Fax: 336-777-8888
harsa@harsa.org

Scale: 1" = 60'

FIELD WORK BY: PJ, MC, DH
CHECKED BY: JEB

TAX MAP: 648882
PARCEL: See list to left
PIN: See list to left

TOWNSHIP: Winston
CITY: Winston-Salem
COUNTY: Forsyth

STATE: N.C.
DATE: 3/6/2008
PAGE NUMBER: 1 of 1

JOB NUMBER: 08100.012
DRAWN BY: ATC

BEESON ENGINEERING INC.
SURVEYORS PLANNERS
609 HIGH STREET
WINSTON-SALEM, NC 27101
OFFICE: 336-748-0071
FAX: 336-748-0470
www.beesonengineering.com

Rev. 9.30.08 Per notes
Rev. 8.25.08 Revised boundary, use & parking
Rev. 7.28.08 Revised per WS redlines
Rev. 7.1.08 Added Uses, Updated parking calcs
Rev. 3.8.08 Per notes

The Purpose of this Submittal is for Rezoning of additional lots 11D & 11C from RS9 to MU-S and revised uses and parking for existing Phase I. (previous Docket# W-2915).

