DOCKET #: F1505

PROPOSED ZONING:
GB-S

EXISTING ZONING:
NSB-S

PETITIONER:
Buel B. Barker Jr, Vickie B. Barker, and Moore & Schrader-Moore Investment Properties LLC for property owned by Same

SCALE: 1" represents 500'

STAFF: Reed

GMA: 3

ACRES: 7.24

NEAREST BLDG: 225' east

MAP(S): 624822
October 22, 2008

Buel B. Barker, Jr. & Vickie B. Barker
3632 Friedburg Church Road,
Winston-Salem, NC  27127

RE:   ZONING MAP AMENDMENT F-1505

Dear Mr. & Mrs. Barker:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by the Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

Attachment

pc:   Carla Holt, County Manager's Office
      Moore & Schrader-Moore Investment Properties, LLC, 120 Antler Court, Lexington, NC 27295
      Stephen C Holten, Attorney, P. O. Box 1124, Lexington, NC  27292
MEETING DATE: ______________________ AGENDA ITEM NUMBER: _______

SUBJECT:-

A. Public Hearing on Zoning Map Amendment of Buel B. Barker, Jr, Vickie B. Barker, and Moore & Schrader-Moore Investment Properties LLC from NSB-S (Shopping Center) to GB-S [Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales and Service; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Health Services, Miscellaneous; Kennel, Indoor; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Daycare Center; Childcare, Drop-In; Childcare Institution; Childcare, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Broadcast Studio; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight] property is located on the east side of Peters Creek Parkway, across from Oliver’s Crossing Drive (Zoning Docket F-1505)

B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina.

C. Approval of Special Use District Permit

D. Approval of Site Plan

CONTINUED ON NEXT PAGE
COUNTY MANAGER’S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:-  X  YES  ___ NO

SIGNATURE: ___________________________ DATE: ________________

County Manager
COUNTY ORDINANCE - SPECIAL USE


AN ORDINANCE AMENDING THE FORSYTH COUNTY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE COUNTY OF FORSYTH, NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the Unified Development Ordinances of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from NSB-S (Shopping Center) to GB-S [Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales and Service; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Health Services, Miscellaneous; Kennel, Indoor; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution,
Community; Club or Lodge; College or University; Dirt Storage; Government Offices; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Broadcast Studio; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight] the zoning classification of the following described property:

PIN#'s 6822-63-9379, 6822-62-7310, and 6822-62-8654

Section 2. This Ordinance is adopted after approval of the site plan entitled Village Crossing, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of __________________, 20____ to Buel B. Barker, Jr, Vickie B. Barker, and Moore & Schrader-Moore Investment Properties, LLC.

Section 3. The Board of Commissioners 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 Village Crossing. 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.
COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Buel B. Barker, Jr, Vickie B. Barker, and Moore & Schrader-Moore Investment Properties, LLC (Zoning Docket F-1505). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GB-S [Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales and Service; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Health Services, Miscellaneous; Kennel, Indoor; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses;
Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Broadcast Studio; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight], approved by the Forsyth County Board of Commissioners the _____ day of ________________, 20 ____" and signed, provided the property is developed in accordance with requirements of the GB-S zoning district of the Zoning Ordinance of the Unified Development Ordinances of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

• PRIOR TO ISSUANCE OF GRADING PERMITS
  a. Developer shall cordon off all areas shown on the site plan as buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment.
  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 a revised/updated driveway permit from NCDOT.
  d. Developer shall obtain a Land Disturbing Permit. Post construction runoff control required. Flag 30 foot stream buffer on site.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. If above ground storm water management devices are installed on this property, a ten (10) foot streetyard landscaping area shall be installed around the entire perimeter of each facility.
  b. All required storm water management devices, either on-site or off-site, shall be installed per approved plans by the Public Works Department of the City of Winston-Salem.
  c. Stub street shall be constructed to the east property line with a temporary turnaround to the specifications of the North Carolina Department of Transportation.
  d. All required fire hydrants shall be installed in accordance with the Forsyth County Fire Department.
  e. Developer shall install required storm water management devices per approved plan.

• OTHER REQUIREMENTS
  a. One freestanding ground sign shall be permitted for each outparcel. Each sign shall be limited to a monument type with a maximum height of six feet.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
</tbody>
</table>

**Proposal**
The petitioner is requesting to amend the Official Zoning Maps for the subject property **from** NSB-S Neighborhood Shopping Center Business District **to** GB-S General Business District. The petitioner is requesting the following uses:

- Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales and Service; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Health Services, Miscellaneous; Kennel, Indoor; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Daycare Center; Childcare, Drop-In; Childcare Institution; Childcare, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Broadcast Studio; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight
| Zoning District Purpose Statement | The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in Growth Management Areas 1, 2, 3, and Metro Activity Centers. |
| 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)? | The site is located in GMA 3. |
| GENERAL SITE INFORMATION | | |
| Location | East side of Peters Creek Parkway, across from Oliver’s Crossing Drive | |
| Jurisdiction | Forsyth County | |
| Site Acreage | Approximately ± 7.24 acres | |
| Current Land Use | Site is undeveloped | |
| Surrounding Property Zoning and Use | Direction | Zoning District | Use |
| | North | RM8-S | Undeveloped |
| | East | RS-9 | Undeveloped |
| | South | RS-9 | Undeveloped |
| | West | NSB-S, RM8-S & RS-9 | Commercial and 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? | Yes |
| Physical Characteristics | Site drains down towards the existing tributary | |
| Proximity to Water and Sewer | Water and Sewer are available. | |
| Stormwater/Drainage | There is a tributary stream running east/west in approximately the middle of the petition site. | |
| Watershed and Overlay Districts | This site is not within a water supply watershed. | |
| Historic, Natural Heritage and/or Farmland Inventories | None in vicinity of petition site. | |
| | None in vicinity of petition site. | |
### Analysis of General Site Information

The site appears to be suitable to handle the proposed improvements.

### 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>Peters Creek Parkway</td>
<td>Major Thoroughfare</td>
<td>1,644</td>
<td>19,000</td>
<td></td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Two drives on NC 150.

**Planned Road Improvements**

None at this time

**Trip Generation - Existing/Proposed**

Existing Zoning: NSB-S

\[
40,068/1,000 = 40.06 \times 42.92 \text{ (Gross Leasable Area)} = 1,719 \text{ trips per day}
\]

Proposed Zoning: GB-S

\[
40,068/1,000 = 40.06 \times 42.92 \text{ (Gross Leasable Area)} = 1,719 \text{ trips per day}
\]

**Sidewalks**

No sidewalks exist in the area

**Transit**

Not available

**Connectivity**

N/A

**Traffic Impact Study (TIS)**

Not required due to existing commercial zoning on the site.

**Analysis of Site Access and Transportation Information**

The site is accessed directly off of Peters Creek Parkway with two separate drives. The southernmost drive is located directly across from Oliver’s Crossing Drive and will share the traffic light.

**Generalized Recommended Conditions**

**BRIEF DESCRIPTION OF CONDITION(S):**

- Developer shall obtain a revised/updated driveway permit from NCDOT.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**

**GMA 3 (Suburban Neighborhoods)**

**Relevant Legacy Recommendations**

*Vision:* Locating higher density developments at activity centers and along transit corridors, creating attractive commercial developments close to neighborhoods, and investing in sidewalks, greenways and bicycle trails that connect neighborhoods to shopping and services will also be needed. (p. 28)

**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?

Yes
### Analysis of Conformity to Plans and Planning Issues

This request to rezone from NSB-S to GB-S is necessary due to a Site Plan Amendment which removed many of the NSB-S design elements from the plan (F-1350). At present, most of the outparcels shown on the plan would have to remain in common ownership to meet the requirements of the NSB-S district. Because some of the site work including the southern entrance road and stormwater pond is in place, the GB-S zoning would allow the sale of individual outparcels which apparently was the intent of the developer when the Site Plan Amendment was presented. This case demonstrates how a project can incrementally change into something different than the original concept.

### Relevant Zoning Histories

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-1350</td>
<td>NSB-S to Site Plan Amendment</td>
<td>Approved 1-4-02</td>
<td>Current site</td>
<td>14.99</td>
<td>Denial</td>
</tr>
<tr>
<td>F-1343</td>
<td>RS9 to NSB-S</td>
<td>Approved 8-13-01</td>
<td>Current site</td>
<td>14.99 ac</td>
<td>Denial</td>
</tr>
<tr>
<td>F-1344</td>
<td>RS9 to NSB-S</td>
<td>Approved 8-13-01</td>
<td>West</td>
<td>7.24 ac</td>
<td>Denial</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>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40,068 sf +</td>
<td>Multiple buildings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>178</td>
<td>222</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60’</td>
<td>60’ maximum</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Chapter B, Article II, Section 3-1.3 (J) GB District</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Legacy policies: Yes</td>
</tr>
<tr>
<td>(B) Environmental Ord. NA</td>
</tr>
<tr>
<td>(C) Subdivision Regulations NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site plan complies with parking and bufferyard requirements.</td>
</tr>
</tbody>
</table>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>GB-S zoning would allow the site plan approved under the NSB-S zoning to be developed as individual outparcels.</td>
<td>Establishing GB-S at this location could set a precedent for additional strip commercial zoning in the area.</td>
</tr>
<tr>
<td>The site was originally designed as a NSB-S Shopping Center and then was presented as a Site Plan Amendment with a strip commercial design made up of individual outparcels. In the NSB-S zoning district, at least 35,000 square feet of the shopping center must be in common ownership.</td>
<td></td>
</tr>
</tbody>
</table>

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 ISSUANCE OF GRADING PERMITS**
  a. Developer shall cordon off all areas shown on the site plan as buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment.
  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 a revised/updated driveway permit from NCDOT.
  d. Developer shall obtain a Land Disturbing Permit. Post construction runoff control required. Flag 30 foot stream buffer on site.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. If above ground storm water management devices are installed on this property, a ten (10) foot streetyard landscaping area shall be installed around the entire perimeter of each facility.
  b. All required storm water management devices, either on-site or off-site, shall be installed per approved plans by the Public Works Department of the City of Winston-Salem.
  c. Stub street shall be constructed to the east property line with a temporary turnaround to the specifications of the North Carolina Department of Transportation.
  d. All required fire hydrants shall be installed in accordance with the Forsyth County Fire Department.
  e. Developer shall install required storm water management devices per approved plan.

- **OTHER REQUIREMENTS**
  a. One freestanding ground sign shall be permitted for each outparcel. Each sign shall be limited to a monument type with a maximum height of six feet.
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.

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: Arthur King

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

According to information furnished on September 8, 2008 by the Office of the Tax Assessor, the subject property was in the name of Moore & Schrader-Moore Investment Properties, LLC, and Buel B. Barker Jr. and Vickie B. Barker.

A. Paul Norby, AICP
Director of Planning