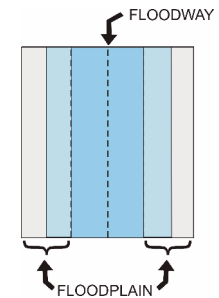


DOCKET #: F1463
(continued from 6/8/2006)

PROPOSED ZONING:
HB-S (Implement Sales and Service)

EXISTING ZONING:
RS20

PETITIONER:
C. Nelson Parrish for property owned by Same



SCALE: 1" represents 600'

STAFF: King

GMA: 4

ACRE(S): 6.49

MAP(S): 684842, 684846



July 26, 2006

C. Nelson Parrish
222 Beeson Court
Kernersville, NC 27284

RE: ZONING MAP AMENDMENT F-1463

Dear Mr. Parrish:

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 Jane Cole, 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: Jane Cole, County Manager's Office
Stephen G. Calaway, 1330 Ashley Square, Winston-Salem, NC 27103

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Map Amendment of C. Nelson Parrish from RS-20 to HB-S (Implement Sales and Service; Nursery Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices; Miscellaneous; Professional Offices; and Veterinary Services): property is located on the southeast corner of NC 66 and Greenview Drive (Zoning Docket F-1463).
- B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map.
- C. Approval of Special Use District Permit
- D. Approval of Site Plan

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:- YES NO

SIGNATURE: _____ **DATE:** _____
County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of C. Nelson Parrish, Docket F-1463

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 RS-20 to HB-S (Implement Sales and Service; Nursery Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices; Miscellaneous; Professional Offices; and Veterinary Services) the zoning classification of the following described property:

Tax Block 5629, Tax Lots 1R and 2R

Section 2. This Ordinance is adopted after approval of the site plan entitled C. Nelson Parrish, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to C. Nelson Parrish.

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 C. Nelson Parrish. 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 C. Nelson Parrish (Zoning Docket F-1463). 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 (Implement Sales and Service; Nursery Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices; Miscellaneous; Professional Offices; and Veterinary Services), 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 HB-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 THE 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 Watershed Permit from the Inspections Division.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a negative access easement across the frontage on NC 66.
- **OTHER REQUIREMENTS:**
 - a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.
 - b. All on site lighting shall be a maximum of 18 feet tall and shall be of the "shoebox" type or otherwise designed not to cast direct light on adjacent properties.
 - c. Should the use of Implement Sales and Service cease to operate for a period of one calendar year, the zoning of PIN #6884-75-3718 shall revert back to RS-20 without further public notice, proceedings, hearings, or Board action as per Chapter B, Article VI, Section 6-2.2(H) of the UDO.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # F-1463
July 13, 2006**

PETITION INFORMATION			
Docket #	F-1463		
Staff	Aaron King		
Petitioner(s)	C. Nelson Parrish		
Owner(s)	Same		
Subject Property	Tax Lots 1R and 2R, Tax Block 5629		
Type of Request	Special use rezoning request from RS-20 to HB-S.		
Continuance History	This request was continued from the June 8, 2006 Planning Board meeting to allow staff to reevaluate the revised list of uses.		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-20 (Residential Single Family; 20,000 sf. lot size) to HB-S (Highway Business – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Implement Sales and Service 		
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)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	The subject property is located in GMA 4 (Future Growth Area); however, staff believes that HB-S zoning at this location may encourage strip commercial development along NC 66.		
GENERAL SITE INFORMATION			
Location	Southeast corner of NC 66 and Greenview Drive		
Jurisdiction	Forsyth County		
Site Acreage	Approximately ± 6.49 acres		
Current Land Use	Undeveloped land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-20	Single family homes
	East	RS-20	Single family home; undeveloped land
	South	RS-20	Single family homes
	West	AG	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 site is located in a fairly rural area of the county and the use of Implement Sales and Service would be compatible with the surrounding area.			
Physical Characteristics	The subject property slopes gently from west (+/- 964 ft.) to east (+/- 942 ft.). The site does not contain any streams or wetlands.			
Proximity to Water and Sewer	The site has access to public water but does not have access to public sanitary sewer.			
Stormwater/ Drainage	No known issues			
Watershed and Overlay Districts	The site is located in the Oak Hollow/Randleman Lake Watershed. This site is regulated under the Forsyth County Watershed Protection Ordinance. The petitioner is responsible for complying with all applicable watershed protection regulations.			
Analysis of General Site Information	The subject property contains 6.49 acres and is located at the southeast corner of NC 66 and Greenview Drive. The site is currently undeveloped with the westernmost 1/4 of the site being covered with gravel. The site is located in the Oak Hollow/Randleman Lake Watershed and is proposed to be developed with 20.5% impervious cover. The site is flat and contains no streams or wetlands and poses no development issues.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> Obtain Watershed Permit 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
NC 66	Major Thoroughfare	+/- 489 feet	9,800	11,100
Greenview Drive	Local Road	+/- 643 feet	NA	NA
Proposed Access Point(s)	The site plan proposes one access point onto Greenview Drive located near the northwest corner of the site.			
Planned Road Improvements	The Thoroughfare Plan recommends that NC 66 be constructed as a three-lane cross section with sidewalks and curb and gutter.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS-20</u> 6.49 acres (RS-20) x 43,560 / 20,000 = 14 units x 9.57 (SFR Trip Rate) = 133 Trips per Day <u>Proposed Zoning: HB-S</u> No comparable trip generation rate for the use shown on the site plan. However, one of the requested uses is nursery lawn and garden supply store, retail which generates 36.8 trips per day per 1,000 square feet of sales space.			
Sidewalks	None existing			
Transit	No			
Traffic Impact Study (TIS)	Not required			

Analysis of Site Access and Transportation Information	The site plan proposes one access point onto Greenview Drive located near the northwest corner of site. Staff was unable to provide proposed trip generation numbers for the request because there are no comparable uses mentioned in the ITE manual. Staff anticipates that traffic generated from the proposed use should be minimal.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Obtain NCDOT driveway permit • Record negative access easement along NC 66
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 4 (Future Growth Area)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Development is discouraged in the Future Growth Area until the Municipal Services Area is more fully developed and until more detailed land use plans can be prepared. (Note: The <i>Union Cross/Southeast Forsyth County Area Plan</i> was done in response to Legacy recommendations.)
Relevant Area Plan(s)	<i>Union Cross/Southeast Forsyth County Area Plan (UCAP)(2005)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The recommended land use for the subject property is Rural Conservation Subdivision. The <i>Union Cross/Southeast Forsyth County Area Plan</i> recommends balanced, compatible economic development by the private and public sector. It encourages high-quality, high-paying, “clean and green” businesses and industries to locate or expand in the planning area. It also promotes and encourages focusing industries and commercial development in planned business areas and at highway interchanges. The plan recommends that rezonings for business park development should be compatible with the area plan's recommended land use plan.
Comments from Kernersville	<p>The subject property is located within Kernersville’s future annexation area. Kernersville’s planning staff has provided the following comments:</p> <ul style="list-style-type: none"> • A commercial rezoning that is directly related to supporting the local agriculture industry would be beneficial to the Kernersville area. If that is the intent, the approved uses should reflect that proposal. • NC 66 south of the Metro Activity Center is primarily residential. This site has the potential to be a "spot zone". If it is not considered a spot zone, certainly it would promote additional commercial rezoning requests scattered within the current residential properties along NC 66 South. That scattered commercial rezoning process then would lead to one long unplanned commercial strip from Bunker Hill Road south to US 311. (<i>Staff did not pursue a “spot zone” opinion from the county attorney due to the site’s close proximity to other non-residential zoning districts.</i>) • NC 66 acts as eastern Forsyth County's major north - south highway. Approving scattered, unplanned commercial rezonings along this section of NC 66 would adversely impact NC 66 traffic flow and safety.

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
No						
Analysis of Conformity to Plans and Planning Issues	<p>Staff has concerns with this request and it's inconsistency with <i>Legacy</i> and the <i>UCAP</i>. First, <i>Legacy</i> discourages development in GMA 4 until the Municipal Services Area (MSA) is more fully developed. Staff feels that commercial activity in this area should be focused toward the Kernersville South Metro Activity Center (MAC). Second, the <i>UCAP</i> recommends this site be developed as a rural conservation subdivision. Clearly, rezoning this property would not be consistent with the area plan's recommendation and would also set a negative precedent for surrounding properties. Third, rezoning this site to HB-S may encourage commercial rezonings in this area which would not be consistent with the surrounding residential land uses. Strip commercial development along NC 66 would lessen its ability to be an efficient traffic moving facility, and would dilute the desired concentration in the Metro Activity Center, which has already gone through rezoning in the Kernersville jurisdiction. When this request was originally submitted, staff felt that many of the requested uses should have been located within the MAC. Since the only use now being requested is Implement Sales and Service, staff is of the opinion that this use would be in keeping with the agricultural character of the area. It should be noted that staff is not supportive of additional commercial rezonings along NC 66 south, and that support of this request is unique due to the use being requested. It is the intent of the <i>UCAP</i> to focus and direct commercial activity toward the MAC, however staff feels that Implement Sales and Service is not a use typically seen in a MAC and would be compatible with the rural surrounding area.</p>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-982	R-6 to I-3-S	Approved 1/28/91	North	1.16	Denial	Approval
F-774	R-6 to B-3-S	Approved 3/24/86	North	0.56	Denial	Approval
F-766	R-6 to B-3	Withdrawn at the 2/20/86 BOCC meeting	North	0.56	Denial	Denial
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	720 sf.		NA			
Parking	Required	Proposed		Layout		
	1 space	2 spaces		NA		

Building Height	Maximum	Proposed
	60 feet	1-story
Impervious Coverage	Maximum	Proposed
	24% without SIDA	20.5%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3(I) HB District 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	No
	(B) Environmental Ord.	Yes
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	<p>The site plan submitted with this request meets minimum UDO requirements. The westernmost portion of the site will be used for implement sales with the remainder of the site to be undeveloped. The site will be enclosed by a chain link fence and a Type IV bufferyard to the south and west. The petitioner did revise the list of requested uses to only include Implement Sales and Service. Staff's support of this request due to the one use that has been requested. Staff is not supportive of other commercial uses at this location. A recommended condition of approval would revert the zoning of the property back to RS-20 should the use cease as per Chapter B, Article VI, Section 6-2.2(H) of the UDO.</p>	
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Signage condition Lighting condition Condition that the property reverts back to RS-20 should the Implement Sales and Service use cease 	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
This request would add a use that serves the local farmers.		The request is not consistent with the general recommendations of <i>Legacy</i> or the specific recommendations of the <i>Union Cross/Southeast Forsyth County Area Plan</i> .
Implement Sales and Service would be compatible with the rural character of the surrounding area.		Commercial rezonings in this area should be directed toward the MAC, which has already been partially rezoned.
		Approval of this request may encourage additional commercial rezonings in the area, creating more of a "strip" effect along NC 66.

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

PRIOR TO THE 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 Watershed Permit from the Inspections Division.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- a. Developer shall record a negative access easement across the frontage on NC 66.

OTHER REQUIREMENTS:

- a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.
- b. All on site lighting shall be a maximum of 18 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.
- c. Should the use of Implement Sales and Service cease to operate for a period of one calendar year, the zoning of PIN # 6884-75-3718 shall revert back to RS-20 without further public notice, proceedings, hearings, or Board action as per Chapter B, Article VI, Section 6-2.2(H) of the UDO.

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.**

Aaron King presented the staff report.

PUBLIC HEARING - June 8, 2006

FOR:

Stephen G. Calaway, 1330 Ashley Square, Winston-Salem, NC 27103

- I represent Mr. Nelson Parrish. Two of his neighbors are here to support him in this matter.
- If we can sell farm implements without the use "Outdoor Display, Retail", we'd like to withdraw that use. It was our understanding at the time that we filed that we had to have that use to put a tractor or other farm implement outside where it could be seen and therefore sold.

In response, Ronnie Grubbs stated that selling farm implements outdoors would fall under "Implement Sales and Services", including tractors, but automotive vehicles like pick-up trucks, even if for farm use, would be Outdoor Display Retail.

- Mr. Calaway asked that all uses except "Implement Sales and Services" be withdrawn.
- Kernersville's comments support this use in this location.
- My client wants to establish a network to buy and sell used farm implements for farmers because the needs for farming have changed greatly.
- The rear four acres would remain as grasslands and field and only the two front acres would be used for Implement Sales and Service.
- There would only be one entrance. There will not be a huge traffic impact, but the people who need these tools will either travel all over Forsyth County looking at pieces of equipment or go to one place where all the tools are gathered.
- This is an appropriate use for the property.
- The petitioner lives half a mile behind the property.

AGAINST:

Dwayne Beeson, 1570 Greenview Drive, Kernersville, NC 27284

- As stated now, I don't have any problem with having these items. But I'm concerned about the long term use.
- Currently the issues are traffic flow: a free and vegetable stand just across 66 makes this area very hazardous on weekends.
- My second concern is erosion. My family owns property just east of here. There are currently gulleys there and I'm concerned about erosion problems.
- Since there's no one left farming any more, I'm curious as to who is going to buy this equipment.

Suzanna Cardon, 1540 Greenview Drive, Kernersville, NC 27284

- Dwayne is my brother. I have the same concerns he does.
- They can't say there won't be runoff.
- Limiting the uses would certainly be much better than it was when we came in here.

Sandra Beeson, 1705 Slate Road, Kernersville, NC 27284

- My property adjoins this site on the east and south sides.
- I'm not against business development, but I need some guarantee that what he says will go here will be what does go here because in the past he has not been a good neighbor. He does what he wants to do and doesn't follow the rules.
- On the land that adjoins mine, on property that is zoned residential, he has three house trailers, a business and a house. There has never been a permit for those.
- We need a guarantee that what he says will be put on it is what will be on it.

WORK SESSION

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

1. Paul Mullican asked if the deletion of these uses would make a difference in staff's recommendation. Chris Murphy responded that removing those uses would make it more palatable, but it still introduces commercial zoning in an area that is not recommended for commercial zoning and with the fruit stand across the road and this use if permitted, there's nothing to stop all the property along 66

becoming commercial. It is admirable to remove the uses, but I believe staff would still have the same concerns.

2. Wesley Curtis: If there are concerns such as trailers on the lot, it's a simple matter of reporting it to Inspections.
3. Carol Eickmeyer suggested that the amendment be continued for 30 days so staff can review the plan with an eye to the neighbors concerns and make sure that the site plan actually protects the neighbors.

MOTION: Carol Eickmeyer moved continuance of the zoning map amendment and site plan to July 13, 2006.

SECOND: Wesley Curtis

VOTE:

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

AGAINST: None

EXCUSED: None

PUBLIC HEARING - July 13, 2006

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Paul Mullican

VOTE:

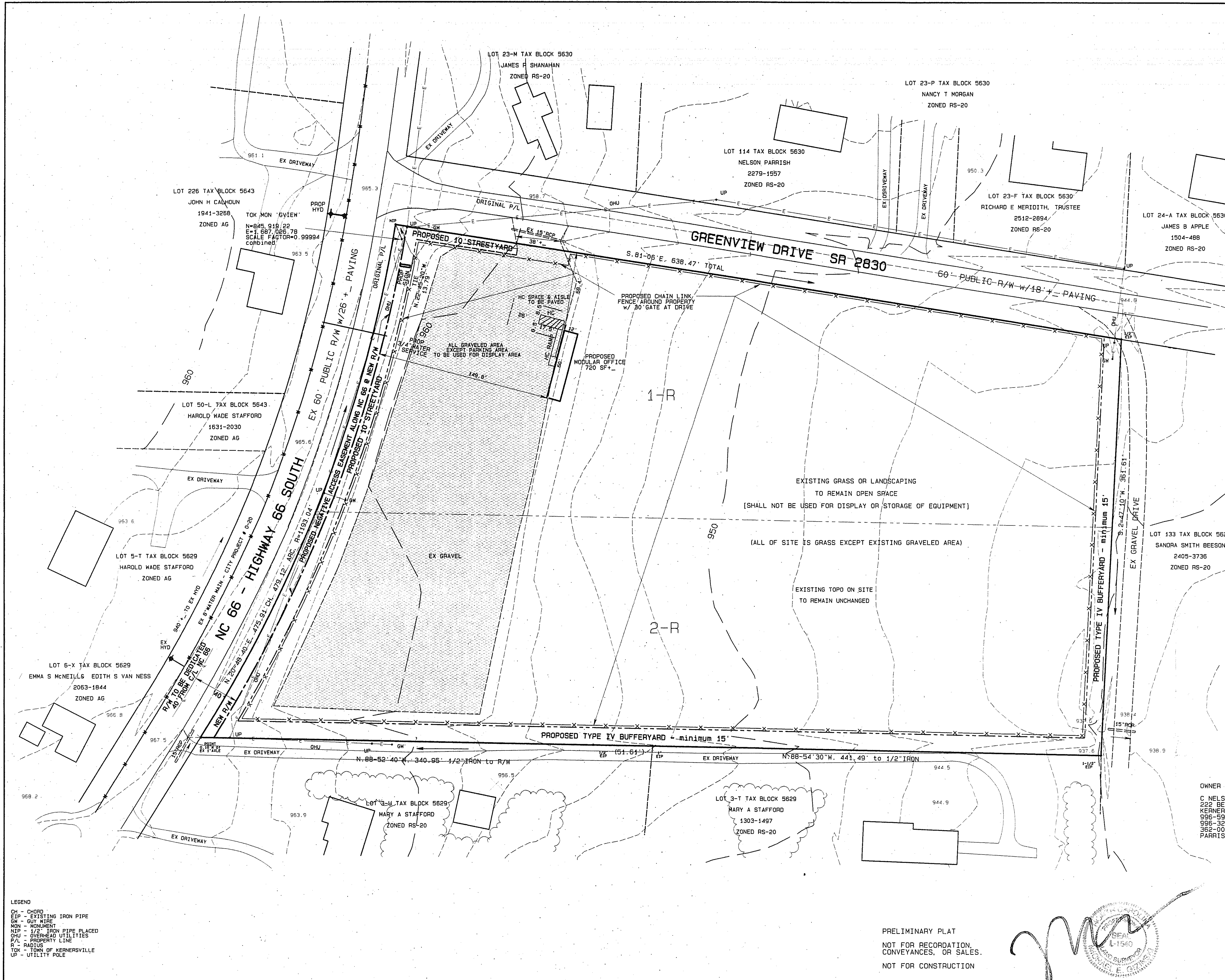
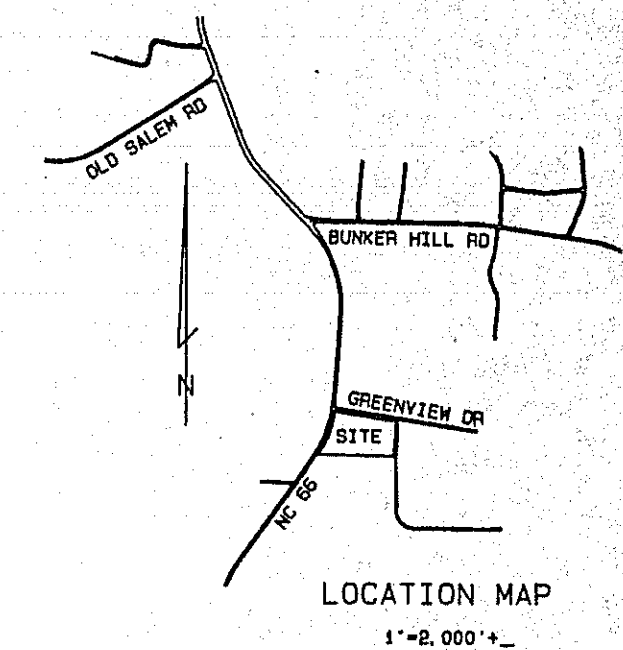
FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor on March 1, 2006, the subject property was in the name of C. Nelson Parrish.

A. Paul Norby, FAICP
Director of Planning



THE PURPOSE OF THIS REZONING IS TO REZONE FROM RS-20 TO VARIOUS BUSINESS USES. TO SELL AGRICULTURAL EQUIPMENT NOW.

ZONING:
 EXISTING - RS-20.
 REQUEST REZONING TO HB-S
 Implement Sales and Service; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display, Retail; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Offices; Veterinary Services;

SETBACKS:
 40' FRONT
 20' REAR
 0-0.5<<12' SIDE
 20' STREET
 40' RESIDENTIAL ZONING

SITE PLAN
SITE SIZE and COVERAGE:
 TOTAL ACREAGE - 6.485 ACRES+
SITE COVERAGE:
 BUILDING TO LAND - >1%
 PAVEMENT TO LAND - 20%
 OPEN SPACE - 79%
 TOTAL - 100%
 BUILDING SQUARE FOOTAGE: 720 SF+
 BUILDING HEIGHT: 1 STORY

INFRASTRUCTURE:
 WATER - STREETS - PUBLIC
 SEWER - PRIVATE (SEPTIC TANK)

OFF-STREET PARKING:
 IMPLEMENT SALES AND SERVICE;
 (OUTDOOR DISPLAY, RETAIL REQUIREMENTS USED FOR PARKING CALCULATIONS)
 720 SF x 1/500 = 1 SPACE REQUIRED
 2 SPACES PROVIDED

BUFFERYARDS:
 TYPE IV ALONG RESIDENTIAL ZONING

WATERSHED: DEEP RIVER BASIN WATERSHED WS-IV
 282,489 SF TOTAL SITE SQUARE FOOTAGE
 9 SF EXISTING DEVELOPED BEFORE JAN 1, 1994
 282,489 SF UNDEVELOPED
 282,489 SF x 24% = 67,797 SF AVAILABLE FOR DEVELOPMENT
 67,797 SF TOTAL DEVELOPABLE AREA
 57,880 SF PROPOSED DEVELOPMENT
 20.5%

EXISTING TOPO TO REMAIN UNCHANGED

STORMWATER:
 THERE IS NO INCREASE OF IMPERVIOUS SURFACE AREA.
 EXISTING STORMWATER RUNOFF TO REMAIN THE SAME.

OWNER AND PETITIONER
 C NELSON PARRISH
 222 BEESON COURT
 KERNERSVILLE, NC 27284
 996-5951 PHONE
 996-3283 FAX
 362-0080 CELL
 PARRISH1213@EARTHLINK.NET E-MAIL

6.485 ACRES+ TOTAL
 by coordinates

C. NELSON PARRISH
 FORSYTH COUNTY JURISDICTION
 ABBOTTS CREEK TOWNSHIP
 FORSYTH COUNTY, NC

LOTS 1-R and 2-R OF TAX BLOCK 5629
 SEE DEED BOOK 1786, PAGE 3524
 SCALE 1"=40'
 MARCH, 2004 revised JULY 5, 2006
 GIZINSKI SURVEYING CO.
 727 SALES AVENUE
 WINSTON SALEM, NC 27103
 PHONE/FAX 722-0554
 E-MAIL M.GIZINSKI@PRODIGY.NET

LEGEND
 CH - CHORD
 EIP - EXISTING IRON PIPE
 GWP - GUY WIRE
 MON - MONUMENT
 NIP - 1/2" IRON PIPE PLACED
 OHU - OVERHEAD UTILITIES
 P/L - PROPERTY LINE
 R - RADIUS
 TOK - TOWN OF KERNERSVILLE
 UP - UTILITY POLE

HIGHWAY 66 SOUTH
 GREENVIEW DRIVE

NOTE:
 PORTION OF TOPO TAKEN FROM CITY-COUNTY TOPOGRAPHIC MAPS.
 ELEVATION ARE NGVD 1988

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES.
 NOT FOR CONSTRUCTION

