

DOCKET #: F1468
(continued from 9/14/2006)

PROPOSED ZONING:
RM8-S (Child Day Care Center)

EXISTING ZONING:
RS9

PETITIONER:
Donald and Maxine Joyce
for property owned by
Same

SCALE: 1" represents 400'

STAFF: King

GMA: 3

ACRE(S): 2.95

MAP(S): 672850



October 25, 2006

Donald A. and Maxine Joyce
1022 Sedge Garden Road
Kernersville, NC 27284

RE: ZONING MAP AMENDMENT W-2891 (FORMERLY F-1468)

Dear Mr. & Mrs. Joyce:

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
Pratt Dunlap, 1235 Woodbrook Drive, Kernersville, NC 27284
Shanteen Crews, 2219 Glenn High Road, Winston-Salem, NC 27107
Brian Sprinkle, 1819 Denise Lane, Winston-Salem, NC 27127
Tina Lawrence, 1130 Birch Hill Drive, Kernersville, NC 27284

ACTION REQUEST FORM

DATE: October 25, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Donald A. and Maxine Joyce

SUMMARY OF INFORMATION:

Zoning Map Amendment of Donald A. and Maxine Joyce from RS-9 to RM-8-S (Child Day Care Center): property is located on the northwest corner of Union Cross Road and Shepard Grove Road (originally Zoning Docket F-1468 - now known as Zoning Docket W-2891 as a result of the annexation effective on September 30, 2006).

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 Donald A. and Maxine Joyce,
Docket W-2891

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 RM-8-S (Child Day Care Center) the zoning classification of the following described property:

Tax Block 5646, Tax Lot 110

Section 2. This Ordinance is adopted after approval of the site plan entitled Sugar and Spice Day Care/Donald A. and Maxine Joyce and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to Donald A. and Maxine Joyce.

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 Sugar and Spice Day Care/Donald A. and Maxine Joyce. 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 Donald A. and Maxine Joyce, (Zoning Docket W-2891). 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 RM-8-S (Child Day Care Center), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the RM-8-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:

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 NCDOT.
 - b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF BUILDING/ZONING PERMITS:**
 - a. Developer shall obtain a bufferyard variance from the Zoning Board of Adjustment or comply with all applicable UDO bufferyard requirements.
 - b. Developer shall substantially comply with the submitted building photograph as shown on Exhibit A for the proposed building design, as verified by Planning Staff.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the NCDOT driveway permit.
 - b. Developer shall install the chain link fence as shown on the site plan. The fence shall be black vinyl coated to enhance the quality of the development for surrounding residences and for the large volume of traffic along Union Cross Road.
 - c. Developer shall provide a payment in-lieu of the sidewalk construction along the subject property's frontage along Union Cross Road. The payment shall be made

to the City of Winston-Salem in an amount approved by the Engineering Division of the City of Winston-Salem Public Works Department.

- d. All lighting devices to be installed as per approved plans. All new on-site lighting shall be a maximum of 18 feet tall and shall be of the full cutoff type and designed not to cast more than 0.5 footcandle of light beyond the northern property line.

- **OTHER REQUIREMENTS:**

- a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet and a maximum copy area of eighteen square feet.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT FOR: W-2891 (Formerly F-1468)**

PETITION INFORMATION			
Docket #	F-1468/W-2891		
Staff	Aaron King		
Petitioner(s)	Donald A. and Maxine Joyce		
Owner(s)	Same		
Subject Property	Tax Lot 110, Tax Block 5646		
Continuance History	This request was continued from the August 10, 2006 and September 14, 2006 Planning Board meetings to allow the petitioner to submit building elevations and to consider adding additional buffering and installing sidewalks.		
Type of Request	Special use rezoning from RS-9 to RM-8-S for a child day care center.		
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 (Residential Single Family; 9,000 sf lot size) to RM-8-S (Residential Multifamily; 8 units/acre – Special Use Zoning). The petitioner is requesting the following uses: <ul style="list-style-type: none"> • Child Day Care Center 		
Zoning District Purpose Statement	The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for Growth Management Areas 2 and 3.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the subject property is located within GMA 3.</p>		
GENERAL SITE INFORMATION			
Location	Northwest corner of Union Cross Road and Shepard Grove Road		
Jurisdiction	Forsyth County		
Ward	East		
Site Acreage	Approximately ± 2.95 acres		
Current Land Use	Undeveloped land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Single family homes
	East	RS-9	Single family homes
	South	RS-9	Single family homes
	West	RS-9	Single family homes
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</p> <p>Yes, a daycare center would be compatible with the existing surrounding residential uses.</p>		

Physical Characteristics	The subject property contains a flat topography with no streams or wetlands.			
Proximity to Water and Sewer	The site will be served by public water and public sanitary sewer.			
Stormwater/ Drainage	The site plan proposes a drainage swale that runs adjacent to the western property line.			
Watershed and Overlay Districts	The subject property is not located within the boundaries of a water supply watershed.			
Analysis of General Site Information	The subject property is 2.95 acres in size and located on the west side of Union Cross Road. The site is currently undeveloped and contains no existing structures. The topography of the site is flat, 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"> • Condition requiring stormwater review 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Union Cross Road	Major Thoroughfare	+/- 503 feet	15,000	11,000
Shepherd Grove	Local Road	+/- 116 feet	NA	NA
Proposed Access Point(s)	The site plan proposes one access point onto Union Cross Road that will be located near the southern portion of the site.			
Planned Road Improvements	The Thoroughfare Plan recommends that Union Cross Road (between Wallburg Road and Old Salem Road) be constructed as a six-lane cross section.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-9</u> $2.95 \times 43,560 / 9,000 = 14 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 133 \text{ Trips per Day}$</p> <p><u>Proposed Zoning: RM-8-S</u> $9,000 / 1,000 \times 79.26 \text{ (Day Care Center Trip Rate)} = 713 \text{ Trips per Day}$</p>			
Sidewalks	None existing			
Traffic Impact Study (TIS)	Not required			
Analysis of Site Access and Transportation Information	The site is located along Union Cross Road which is scheduled for improvements as called for on the Thoroughfare Improvement Plan (TIP). The TIP calls for Union Cross Road to be constructed as a four lane cross section with raised median. The site plan proposes one full access point onto Union Cross Road. This access point would allow full turning movements until the road improvements on Union Cross Road have been constructed. At that time the raised median would restrict turning movements to right-in/right-out. Right-of-way dedication will be required with this request in coordination with the Union Cross Road project. The request does present an increase in estimated trips per day from 133 to 713.			
Generalized Recommended	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> • Condition to obtain NCDOT driveway permit 			

Conditions						
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA		GMA 3 (Suburban Neighborhoods)				
Relevant Legacy Recommendations		Legacy recommends increasing infill development within the Municipal Services Area.				
Relevant Area Plan(s)		The subject property is not located 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?				
		Yes				
		(S)(4) - Is the requested action in conformance with Legacy?				
		Yes				
Analysis of Conformity to Plans and Planning Issues		The subject request is one of a recent handful of rezoning cases along Union Cross Road within the last one to two years. Two other requests (F-1434 and F-1452) were for commercial zoning located south of I-40 and raised the concerns of staff about stripping out Union Cross Road with commercial development. This request provides a good alternative to strip commercial development for this area. The use and zoning should be compatible with the surrounding residential properties. The request also sends the message that commercial development is not the only viable option for properties along Union Cross Road that wish to convert from their current residential single family zoning classification. Staff views this request as setting a positive transition for this area.				
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-964	R-5 to B-3-S TWO PHASE	Denied 6/25/90	North	5.32	Denial	Denial
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage			Placement on Site		
	9,000 sf			Approximate middle		
Parking	Required	Proposed		Layout		
	32 spaces	37 spaces		90° head-in to the south of the building		
Building Height	Maximum			Proposed		
	45 feet			1-story		
Impervious Coverage	Maximum			Proposed		
	65%			26%		

UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.2(L) RM-8 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	<p>The proposed site plan shows a 9,000 square foot building to be used for the daycare operation. Access and thirty-seven parking spaces will be located on the southern half of the property. A fenced play area will be located on the northern half of the property adjacent to the proposed building. Staff is awaiting minor revisions to the site plan.</p>	
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Condition to obtain bufferyard variance or meet bufferyard requirements Signage condition Lighting condition Condition that proposed building shall comply with volunteered elevations 	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The request is in conformance with <i>Legacy</i> .		The request does provide an increase in trip generation.
RM zoning sets a positive example for the conversion of other single family properties in the area and provides an alternative to commercial strip development.		
A daycare facility appears to be a needed use in this area.		
The daycare center would be compatible with surrounding properties.		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<p>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.</p> <p><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></p> <ol style="list-style-type: none"> Developer shall obtain a driveway permit from NCDOT. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. 		

PRIOR TO THE ISSUANCE OF BUILDING/ZONING PERMITS:

- a. Developer shall obtain a bufferyard variance from the Zoning Board of Adjustment or comply with all applicable UDO bufferyard requirements.
- b. Developer shall substantially comply with the submitted building photograph as shown on Exhibit A for the proposed building design, as verified by Planning Staff.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall complete all requirements of the NCDOT driveway permit.
- b. Developer shall install the chain link fence as shown on the site plan. The fence shall be black vinyl coated to enhance the quality of the development for surrounding residences and for the large volume of traffic along Union Cross Road.
- c. Developer shall provide a payment in-lieu of the sidewalk construction along the subject property's frontage along Union Cross Road. The payment shall be made to the City of Winston-Salem in an amount approved by the Engineering Division of the City of Winston-Salem Public Works Department.
- d. All lighting devices to be installed as per approved plans. All new on-site lighting shall be a maximum of 18 feet tall and shall be of the full cutoff type and designed not to cast more than 0.5 footcandle of light beyond the property line.

OTHER REQUIREMENTS:

- a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet and a maximum copy area of eighteen square 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.**

Aaron King presented the staff report.

PUBLIC HEARING - August 10, 2006

FOR:

Pratt Dunlap, 1235 Woodbrook Drive, Kernersville, NC 27284

- Within approximately two and a half miles of this property are 3500 recently approved home sites.
- The only other day care center near this property is some three miles away.
- In addition to these new homes, there's a shopping center proposed at I-40/Union Cross Road and a Village Center proposed at Hwy 66 and Old Salem Road.
- We think this is a great location for a day care and a great use for this property.

Shanteen Crews, 2219 Glenn High Road, Winston-Salem, NC 27107

- Please approve this rezoning.
- We would be licensed for 150 children and a staff of 18.
- There is a need for a large facility in this area.
- It will cater to children from birth to age 12.
- It's approximately 9,000 square feet.
- It will have a privacy fence between the playground and the neighbors.
- Schools are expanding in this area.
- The new location will give parents peace of mind.
- The day care will bring economic growth in the area by offering employment to 18-20 persons.
- We sent out 100 flyers to neighbors about the day care and received two responses, neither of which was negative.
- We went door-to-door to adjoining neighbors. All were happy and positive about the way the day care center was laid out.
- There is a need now for this day care center.

Brian Sprinkle, 1819 Denise Lane, Winston-Salem, NC 27127

- Showed map of surrounding residential properties.
- This would be the least amount of impact on this area due to it being a day care facility.
- This would have a residential look, rather than a commercial building.
- There would be buffering and landscaping as required by Inspections.
- This is a growing need in this area.
- There is a proposal by NCDOT to make this road six lanes.
- We do not have elevations at this point.
- Submitted maps.

AGAINST:

Tina Lawrence, 1130 Birch Hill Drive, Kernersville, NC 27284

- I'm here on behalf of the residents of 126 houses in this area.
- This will also require a special use permit from the Zoning Board of Adjustment. (NOTE: Special Use Zoning precludes the need for a separate special use permit from the Zoning Board of Adjustment.)
- Cited requirements for a Day Care Center as Accessory Use and stated that this does not meet those conditions.
- Staff clarified for Ms. Lawrence that the UDO allows a stand-alone Day Care Center under these circumstances.
- Most of us live here because it is between the three major cities in the area.
- Described the area and traffic patterns and problems in the area.
- The problem with the day care specifically is that the peak traffic times are 6:30-7:30 AM and 4:30-6:00 PM.
- The average loading time for a 4-6 year old child is eight minutes. For an infant or toddler, the average is 12 minutes.
- Traffic is already backed up in the morning with one car every sixty seconds and in the afternoon with one car every 47 seconds.
- Showed on a map where Union Cross Road is scheduled for expansion.

- We find it offensive that a Traffic Impact Study is not required.
- We were told we needed to take this up with the NCDOT. Personally, unless the NCDOT has a rabbit in their hat, I'm not sure what the solution would be.
- The staff report would have us believe that a day care center would be better than a commercial strip. However, a commercial strip would have more than one entrance and I don't believe a commercial strip would have so much traffic concentrated within one hour.
- We'd rather have the commercial strip.
- Submitted materials.

WORK SESSION

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

1. Connie Curtis, Winston-Salem Department of Transportation, addressed the traffic concerns which were raised. The peak for requiring a Transportation Impact Study is 150 or more trips during the peak hour or being in a more congested area. When we've done studies in this area, we have not seen the truck traffic that we expected to see. The estimation of trips includes deliveries, teachers going and coming for lunch breaks, etc. When a parent drops a child off, it's considered two trips - one coming, one going. Construction on widening Union Cross Road will begin during State Fiscal Year 08 (from July 2008 to June 2009). Access to the site from Shepards Grove was considered, but there is so little road frontage there for this site that the access would interfere with the operation of the intersection.
2. The board discussed traffic, lighting, elevations, and stormwater.
3. The City allows payment in lieu of construction of sidewalks when there are immediate plans for widening roads, etc. If the annexation goes through, the City would put in sidewalks at the end of the construction of the street with the funds that are paid in lieu of construction.

MOTION: Carol Eickmeyer moved continuance of the zoning map amendment to August 14, 2006.

SECOND: Arthur King

VOTE:

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

AGAINST: None

EXCUSED: None

PUBLIC HEARING - September 14, 2006

David Reed explained the changes made to the site plan to address issues of sidewalks, building elevations, bufferyards, and lighting.

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved continuance of the zoning map amendment to October 12, 2006.

SECOND: Clarence Lambe

VOTE:

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

AGAINST: None

EXCUSED: None

PUBLIC HEARING

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

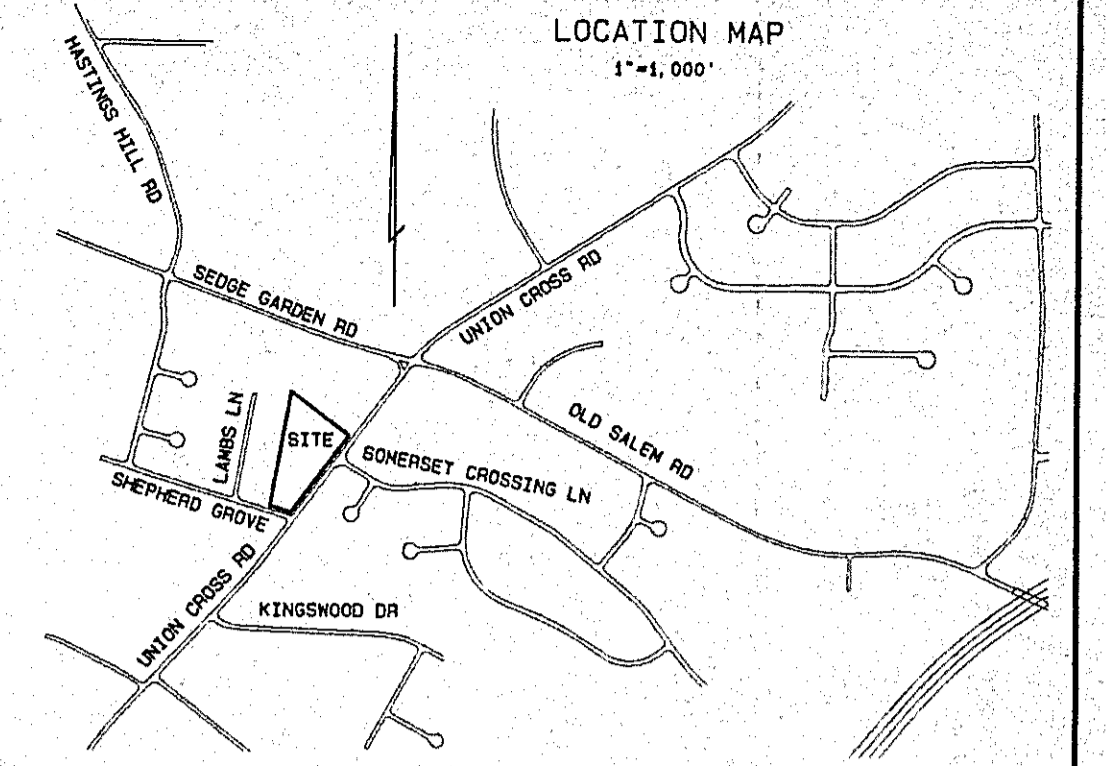
VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning



THE PURPOSE OF THIS REZONING IS TO REZONE THE SUBJECT PROPERTY FROM RS-9 TO RM-8-S FOR A DAY CARE CENTER

ZONING:
 EXISTING - RS-9
 REQUEST REZONING TO RM-8-S DAY CARE CENTER

SETBACKS:
 25' FRONT
 25' REAR
 7' SIDE
 20' STREET

SITE PLAN

SITE SIZE and COVERAGE:
 TOTAL ACREAGE - 2.955 ACRES+
 SITE COVERAGE:
 BUILDING to LAND - 7%
 PAVEMENT to LAND - 19%
 OPEN SPACE - 74%
 TOTAL - 100%

TOTAL IMPERVIOUS SURFACE %
 BUILDING SQUARE FOOTAGE: 9,000 SF+
 BUILDING HEIGHT: 1 STORY

INFRASTRUCTURE:
 WATER, SEWER, STREETS - PUBLIC

OFF-STREET PARKING: -150 CHILDREN; 18 EMPLOYEES
 18 x 1/2 = 9 SPACES REQUIRED
 150 x 1/10 = 15 SPACES REQUIRED
 150 x 1/20 = 8 SPACES LOADING/UNLOADING
 32 SPACES REQUIRED
 36 SPACES PROVIDED

OUTDOOR PLAY AREA
 150x 100 SF = 15,000 SF REQUIRED
 43,830 SF+ PROVIDED

BUFFERYARDS:
 TYPE II BUFFERYARD REQUIRED ALONG RS ZONING
 PROPOSED TYPE III - MINIMUM 15'

WATERSHED:
 PROPERTY IS NOT LOCATED IN A WATERSHED PROTECTION AREA

OWNERS:
 DONALD A JOYCE & wife MAXINE JOYCE
 1022 SEDGE GARDEN ROAD
 KERNERSVILLE, NC 27284-7513
 993-3341 PHONE

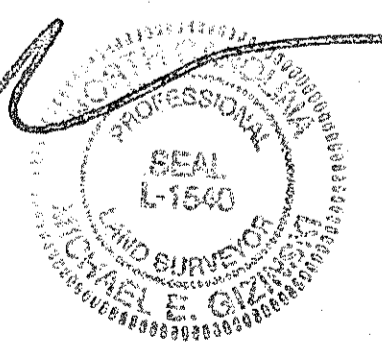
PROSPECTIVE BUYER/ DEVELOPER
 CHANTI CRUISE
 4219 SHADE TREE CIRCLE
 WINSTON SALEM, NC 27107

MARK PASKULY
 133 NORTH MAIN STREET
 KERNERSVILLE, NC 27284
 995-5288 PHONE
 996-5344 FAX

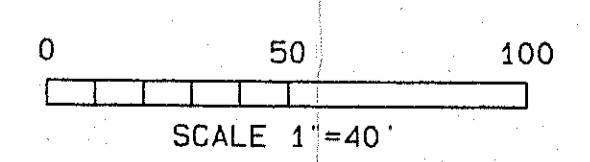
F-1468
SUGAR & SPICE DAYCARE

JURISDICTION OF FORSYTH COUNTY
 ABBOTTS CREEK TOWNSHIP
 FORSYTH COUNTY, NC
 PIN # 6875-41-1545
 LOT 110 OF TAX BLOCK 5646
 DEED BOOK 1513 , PAGE 1074
 SCALE 1"=40'
 MAY, 2006 revised SEPTEMBER 9, 2006
 GIZINSKI SURVEYING CO
 727 GALES AVENUE
 WINSTON SALEM, NC 27103
 PHONE/FAX 336-722-0554
 E-MAIL M.GIZINSKI@PRODIGY.NET

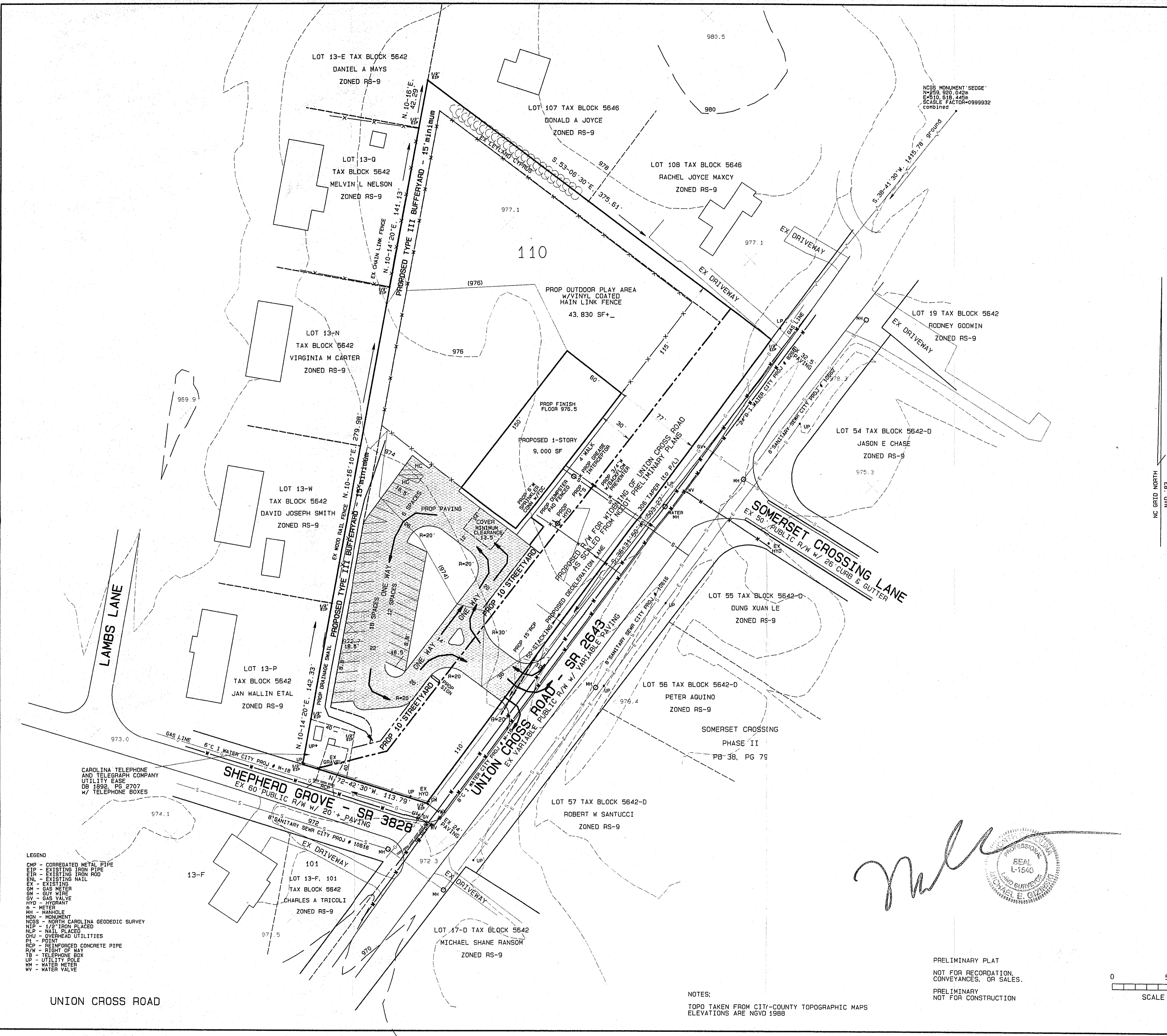
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PRELIMINARY PLAT
 NOT FOR RECORPTION,
 CONVEYANCES, OR SALES.
 PRELIMINARY
 NOT FOR CONSTRUCTION



NOTES:
 TOPO TAKEN FROM CITY-COUNTY TOPOGRAPHIC MAPS
 ELEVATIONS ARE NGVD 1988



- LEGEND
- CMP - CORRUGATED METAL PIPE
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - ENL - EXISTING NAIL
 - EX - EXISTING
 - GN - GAS METER
 - GM - GUY WIRE
 - GV - GAS VALVE
 - HYD - HYDRANT
 - M - METER
 - MH - MANHOLE
 - MON - MONUMENT
 - NCOS - NORTH CAROLINA GEODESIC SURVEY
 - NIP - 1/2" IRON PLACED
 - NLP - NAIL PLACED
 - OU - OVERHEAD UTILITIES
 - PT - POINT
 - RCF - REINFORCED CONCRETE PIPE
 - R/W - RIGHT OF WAY
 - TB - TELEPHONE BOX
 - UP - UTILITY POLE
 - WM - WATER METER
 - WV - WATER VALVE

UNION CROSS ROAD

F-1468
 ZONING File Copy