



**DOCKET #:** W3047

**PROPOSED ZONING:**  
GO-S

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
The Salvation Army  
for property owned  
by Same

**SCALE:** 1" represents 300'

**STAFF:** Roberts

**GMA:** 2

**ACRES:** 1.77

**NEAREST  
BLDG:** 60' north

**MAP(S):** 636846



November 18, 2009

The Salvation Army and Salvation Army UFR  
c/o Travis M. Israel  
P. O. Box 1205  
Winston-Salem, NC 27102-1205

RE: ZONING MAP AMENDMENT W-3047

Dear Mr. Israel:

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  
Larry Weston, Simon Green Atkins CDC, Campus Box 19479, Winston-Salem, NC  
27110

**ACTION REQUEST FORM**

**DATE:** November 18, 2009  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing of the Salvation Army and Salvation Army UFR

**SUMMARY OF INFORMATION:**

Request for Public Hearing of the Salvation Army and Salvation Army UFR from RS-9 to GO-S (Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Day Care Center; Arts and Crafts Studio; Police or Fire Station; Services, Business A; Services, Personal; and Health Services, Miscellaneous): property is located on the west side of Martin Luther King Jr. Drive between Allen Street and Wilbur Street (W-3047)

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** CAROL EICKMEYER, ARNOLD KING, ARTHUR KING,  
CLARENCE LAMBE, DARRYL LITTLE, LYNNE  
MITCHELL, PAUL MULLICAN, BRENDA SMITH  
**AGAINST:** NONE  
**EXCUSED:** WESLEY CURTIS  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of the Salvation Army and  
Salvation Army UFR, Docket W-3047

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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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 GO-S (Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Day Care Center; Arts and Crafts Studio; Police or Fire Station; Services, Business A; Services, Personal; and Health Services, Miscellaneous) the zoning classification of the following described property:

FROM A NAIL AND PENNY IN THE CENTERLINE OF THE INTERSECTION OF ALLEN STREET AND SOUTH MARTIN LUTHER KING DRIVE, THENCE FROM SAID P.K. NAIL, SOUTH 56 DEG 02 MIN 33 SEC WEST DISTANCE BEING 42.04 FEET TO A NEW IRON PIPE BEING THE POINT OF BEGINNING (NORTH EAST MOST CORNER OF TAX PROPERTY IDENTIFICATION NUMBER 6834-97-2416). THENCE ALONG WITH THE R.O.W OF SOUTH MARTIN LUTHER KING DRIVE, SOUTH 02 DEG 25 MIN 24 SEC WEST DISTANCE BEING 90.13 FEET TO A NEW IRON PIPE (SOUTH EAST MOST CORNER OF TAX PROPERTY IDENTIFICATION NUMBER 6834-97-2416). THENCE ALONG WITH THE R.O.W OF SOUTH MARTIN LUTHER KING DRIVE, SOUTH 02 DEG 25 MIN 24 SEC WEST DISTANCE BEING 269.89 FEET TO AN EXISTING IRON PIPE (SOUTH EAST MOST CORNER OF TAX PROPERTY IDENTIFICATION NUMBER 6834-97-0323). THENCE ALONG WITH THE R.O.W OF WILBUR STREET, NORTH 87 DEG 22 MIN 36 SEC WEST 213.99 FEET TO A NEW IRON PIPE. THENCE NORTH 02 DEG 30 MIN 21 SEC EAST DISTANCE BEING 360.15 FEET TO A NEW IRON PIPE. THENCE ALONG WITH THE R.O.W OF ALLEN STREET, SOUTH 87 DEG 20 MIN 36 SEC EAST DISTANCE BEING 123.35 FEET TO AN EXISTING IRON PIPE (BEING THE NORTH WEST MOST CORNER OF TAX PROPERTY IDENTIFICATION NUMBER 6834-97-2416). THENCE ALONG WITH THE R.O.W OF ALLEN STREET, SOUTH 87 DEG 20 MIN 36 SEC EAST DISTANCE BEING 90.12 FEET TO A NEW IRON PIPE AND THE POINT AND PLACE OF BEGINNING CONTAINING 1.77 ACRES MORE OR LESS.

Section 2. This Ordinance is adopted after approval of the site plan entitled East Side Enterprise Center and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to the Salvation Army and Salvation Army UFR.

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 East Side Enterprise Center. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

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 the Salvation Army and Salvation Army UFR, (Zoning Docket W-3047). 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 GO-S ( Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Day Care Center; Arts and Crafts Studio; Police or Fire Station; Services, Business A; Services, Personal; and Health Services, Miscellaneous), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the GO-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall cordon off all areas shown on the site plan as tree save areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
  - b. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
    - Dedication of 35' of ROW from the center of Martin Luther King, Jr. Drive;
    - Install sidewalk along the remaining frontage of Allen Street.
    - Developer shall contact WSTA to discuss possible bus stop amenities.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. Developer shall record a negative vehicular access easement in the Office of the Register of Deeds along the full frontage of Martin Luther King Jr. Drive.
  - b. Developer shall obtain a demolition permit from the Inspections Division prior to the removal of the existing structures on the site.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-3047		
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>		
<b>Petitioner(s)</b>	The Salvation Army and Salvation Army UFR		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN # 6834-97-2416 and a portion of PIN# 6834-97-0323		
<b>Address</b>	1922 South Martin Luther King Jr. Drive		
<b>Request Summary</b>	This is a special use rezoning request from RS-9 to GO-S which would retain the existing structure and add a parking lot.		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS-9 (Residential, Single Family; 9,000 sf minimum lot size) <b>to</b> GO-S (General Office District). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>Professional Office; Offices, Miscellaneous; Medical and Surgical Offices; Recreation Facility, Public; College or University; Church or Religious Institution, Neighborhood; Child Day Care Center; Arts and Crafts Studio; Police or Fire Station; Services, Business A; Services, Personal; and Health Services, Miscellaneous</li> </ul>		
<b>Zoning District Purpose Statement</b>	The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within Growth Management Areas 1 and 2, Metro Activity Centers, and Growth Management Area 3 with access to thoroughfares.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the site is located along a major thoroughfare within the Urban Neighborhoods, Growth Management Area 2.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	West side of Martin Luther King Jr. Drive between Allen Street and Wilbur Street		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	East		
<b>Site Acreage</b>	Approximately 1.77 acres		
<b>Current Land Use</b>	The site is the former location of the Salvation Army Boys and Girls Club and is now used as a neighborhood scale church.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS-9	Single family homes
	East	RS-9	
	South	RS-9	
West	RS-9	Undeveloped land	

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	While some of the proposed uses could be considered fairly intense, they would take place within an existing institutional building. Public streets also provide some degree of separation from the subject property and the adjacent homes.			
<b>Physical Characteristics</b>	The site has a few mature canopy trees and has a gentle slope downward to the northeast.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the site.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The site is not within a water supply watershed.			
<b>Analysis of General Site Information</b>	The site has no apparent development constraints and is suitable for development within the proposed GO-S district.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Martin Luther King Jr. Drive	Major Thoroughfare	352'	9,200	15,600
Wilbur Street	Local street	225'	NA	NA
Allen Street	Local street	213'	NA	NA
<b>Proposed Access Point(s)</b>	The site will continue to be accessed from Wilbur Street and Allen Street.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS-9</u> $1.77 \times 43,560 / 9,000 = 8 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 77 \text{ Trips per Day}$  <u>Proposed Zoning: GO-S</u> Based upon the proposed uses and associated square footages as shown on the site plan, the estimated trip generation will be 450 Trips per Day			
<b>Sidewalks</b>	Sidewalks are located along both sides of Martin Luther King Jr. Drive and along a portion of Allen Street. The Sidewalk and Pedestrian Facilities Plan requires sidewalks along the remaining frontage of Allen Street.			
<b>Transit</b>	Bus service does not currently extend to this portion of Martin Luther King Jr. Drive. However, Route 3, which served the site in the past when ridership warranted, is within ½ mile of the site.			
<b>Traffic Impact Study (TIS)</b>	Not required.			
<b>Analysis of Site Access and Transportation Information</b>	The WSDOT has requested that the circulation and driveway locations be reconfigured on the northern and southern parking lots and the petitioner coordinate with WSTA for possible bus stop amenities. NCDOT has requested negative access onto Martin Luther King Jr. Drive.			



<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	Growth Management Area 2 – Urban Neighborhoods
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• <i>Legacy</i> recommends: quality infill development and greater residential densities where appropriate; neighborhood retail and community services; and, historic preservation, rehabilitation and reuse of existing structures.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southeast Winston-Salem Area Plan (SEAP) (2002)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The lots owned by The Salvation Army on Bloomfield Drive are shown on the Proposed Land Use Map as Low Density Residential (Map 6, page 20)</li> <li>• Under Community Facilities Recommendations a proposed sidewalk is shown on the Proposed Community Facilities Improvements map (Map 8), page 32 along Allen Street toward S. Martin Luther King, Jr. Drive.</li> </ul>
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(S)(4) - Is the requested action in conformance with <i>Legacy</i>?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject rezoning request to GO-S would permit the reuse of the former 30,000 sf Salvation Army Boys and Girls Club. The principal building would remain and a new parking lot would be added to the northern portion of the site accessed from Allen Street.</p> <p>The request includes a variety of office and institutional type uses. Some of these uses could be considered neighborhood serving and should afford the site, which has been underused for several years, good flexibility in regard to future occupancy. At the same time it would be anticipated that the impacts to the nearby single family homes would be comparable to the impacts associated with the historical use of the building and less than what could be expected under a commercial redevelopment scenario.</p> <p><i>Legacy</i> recommends quality infill development and greater residential densities where appropriate; neighborhood retail and community services; and historic preservation, rehabilitation and reuse of existing structures. Staff sees this request as being consistent with these recommendations.</p> <p>However, it should be noted that staff would probably not support the extension of GO zoning into the remaining western section of the original site. Urban residential would seem to be a more complimentary fit for that undeveloped portion which extends deeper into the single family residential area.</p>

<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
W-1236	R-4 to R3-S (RM5-S)	Approved 3-4-85	300' north	.38	Approval	Approval
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>			
	30,000		Addresses Martin Luther King Jr. Drive			
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>			
	117 spaces are required and 49 spaces are proposed; however, parking is non-conforming as per UDO 160. See also comments below in Analysis section.		To the north and south sides of the building.			
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>			
	60'		Three story, existing			
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>			
	80%		54%			
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Chapter B, Article II, Section 2-1.3 (D) General Office District</li> <li>• Chapter B, Article II, Section 2-5.22 Church or Religious Institution, Neighborhood</li> <li>• Chapter B, Article II, Section 2-5.18 Child Day Care Center</li> <li>• Chapter B, Article II, Section 2-5.61 Police or Fire Station</li> <li>• Chapter B, Article II, Section 2-5.51 Medical and Surgical Offices</li> </ul>					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>		Yes			
	<b>(B) Environmental Ord.</b>		NA			
	<b>(C) Subdivision Regulations</b>		NA			
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>Located in the right-of-way of Allen Street directly adjacent to the site is a 32 inch diameter Chestnut Oak. While the petitioner is not required to preserve this tree because it is not on the subject property, they have volunteered to do so. Maintaining the tree protection zone of 32' will require a sizeable adjustment to the boundaries of the proposed northern parking lot. Staff applauds this effort.</p> <p>As per UDO 160, non restaurant uses within GMA 1 and 2 are not required to increase the existing number of off-street parking spaces when the use of the building changes. This applies to structures built prior to 9-16-68 as is the case with the subject property. The revised site plan complies with the requirements of the UDO.</p>					

<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
Request will facilitate reinvestment and a wider array of uses in an underutilized institutional building	GO is an intense zoning district in this residential neighborhood.
Request may spur reinvestment in other neighboring properties.	
Request is consistent with <i>Legacy</i> .	
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>	
<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> <ul style="list-style-type: none"> <li>• <b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. Developer shall cordon off all areas shown on the site plan as tree save areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.</li> <li>b. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include: <ul style="list-style-type: none"> <li>• Dedication of 35' of ROW from the center of Martin Luther King, Jr. Drive;</li> <li>• Install sidewalk along the remaining frontage of Allen Street.</li> <li>• Developer shall contact WSTA to discuss possible bus stop amenities.</li> </ul> </li> </ul> </li> <li>• <b><u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. Developer shall record a negative vehicular access easement in the Office of the Register of Deeds along the full frontage of Martin Luther King Jr. Drive.</li> <li>b. Developer shall obtain a demolition permit from the Inspections Division prior to the removal of the existing structures on the site.</li> </ul> </li> </ul>	

**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: Clarence Lambe

VOTE:

FOR: Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: Wesley Curtis

Chairman King asked for a report on this project. The following people spoke briefly about the plans for this project and noted their support:

Carol Davis, Director of the Simon Green Atkins Community Development Corporation, 5017 Mayberry Lane, Winston-Salem, NC

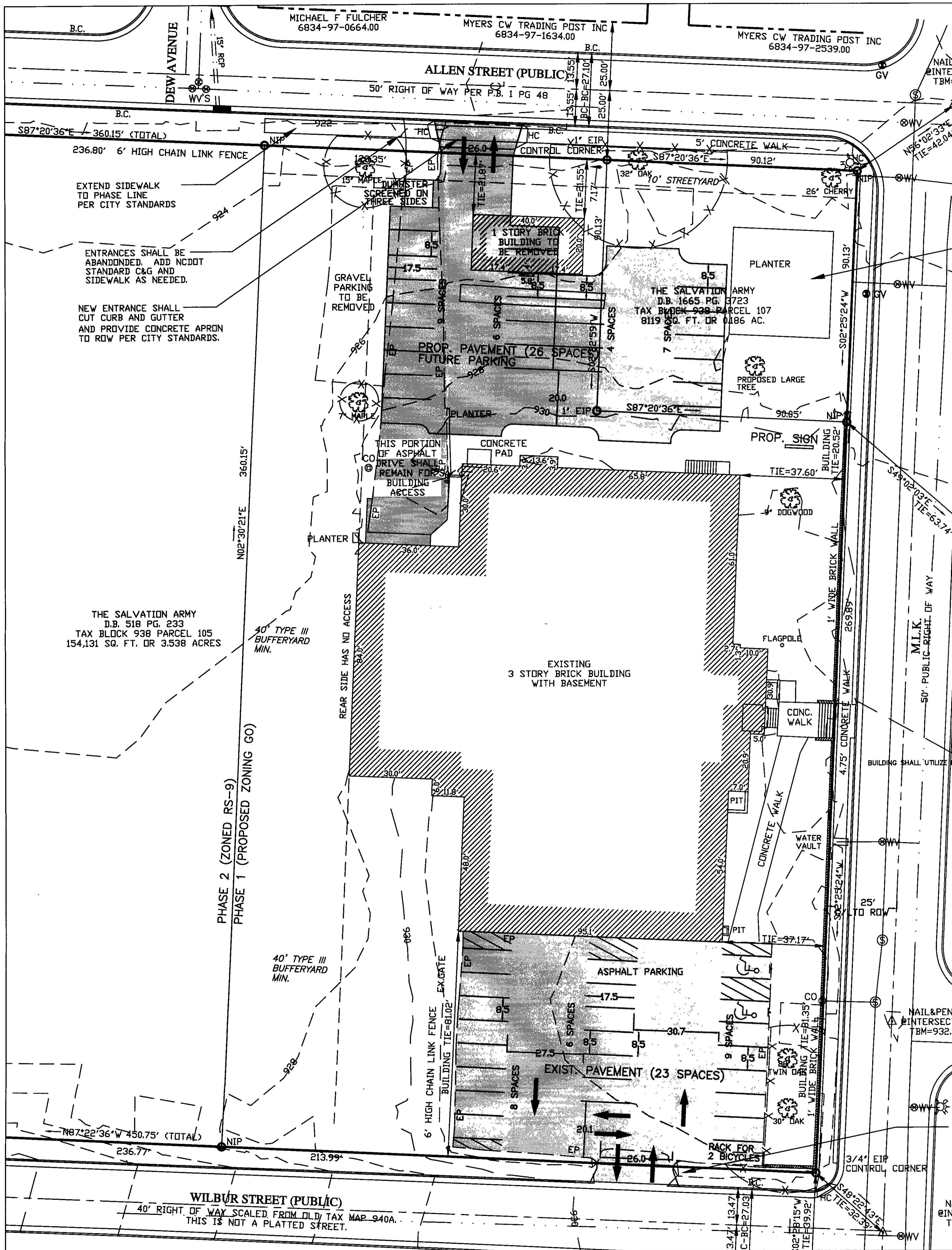
Larry Weston, Simon Green Atkins Community Development Corporation

Shawna Baker, 1143 Clyde Anderton Dr, Kernersville, NC 27284

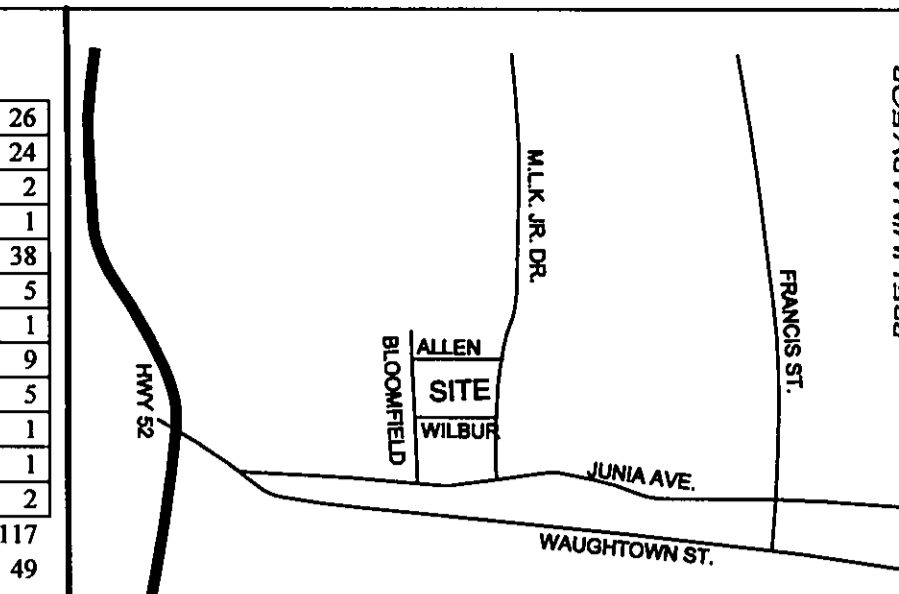
Stephen Angle, pastor of Southside Community Church, 1309 Waughtown Street, Winston-Salem, NC 27107

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A. Paul Norby, FAICP  
Director of Planning



Use	Estimated SF	
Professional Offices	9100	1 Space/350 SF
Recreation Facility, Public	5307	1 Space/225 SF
Offices, Miscellaneous	1000	1 Space/450 SF
College or University	500	1 Space/350 SF
Church or Religious Institution, Neighborhood (150 seats)	1500	1 Space/4 seats
Child Day Care Center	500	1 Space/2 employees plus 1/10 children
Arts and Crafts Studio	600	1 Space/450 SF
Police or Fire Station	500	1 Space/empl. Greatest shift +5
Medical and Surgical Offices	1200	1 Space/225 SF
Services, Business A	500	1 Space/450 SF
Services, Personal	500	1 Space/350 SF
Health Services, Miscellaneous	500	1 Space/225 SF
SPACES REQUIRED		117
SPACES PROVIDED		49



SCOTT G JONES  
PAMELA KAY JONES  
6834-97-3585.00

WEALTH INVESTMENT SOLUTIONS LLC  
6834-97-3570.00

CONTRACTOR SHALL OBTAIN PERMIT AND DEMOLISH ALL STRUCTURES, FENCES, ASPHALT THAT IS NOT HATCHED ON THE NORTH SIDE OF THE EXISTING BUILDING.

MORNINGSIDE PROPERTIES LLC  
6834-97-3475.00

JUDY G PARKER  
6834-97-3470.00

ESTEBAN BUSTOS  
HILARIA CABRERA  
6834-97-3375.00

V C WILLIAMS  
6834-97-3278.00

WILBUR STREET PUBLIC

### SITE PLAN LEGEND

<b>REVIEW INFORMATION</b> Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review  Jurisdiction: <input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown  Purpose Statement: The purpose of this request is to <b>Rezone to GO-S and modify the existing parking and building.</b>	<b>ZONING</b> Existing Zoning: <b>RS-9</b> Proposed Zoning: <b>GO-S</b> Proposed Uses: <b>SEE TABLE</b>  <b>DENSITY CALCULATIONS</b> # of Units or Lots: _____ Density: _____ Units/Lots per Acre (Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)	<b>OFF-STREET PARKING (if applicable)</b> Proposed Uses: <b>SEE TABLE</b> Required Parking: _____ Spaces (more than one calculation may be needed) Parking Provided: <b>SEE TABLE</b>  <b>OFF-STREET LOADING (if applicable)</b> Loading/Unloading Spaces Required: _____ Loading/Unloading Spaces Provided: _____ Size: _____ ft. x _____ ft.  <b>BUFFERYARDS</b> Adjoining Zoning: <b>RS-9</b> Type Required: <b>TYPE III</b> Width Provided: <b>40</b> ft.  <b>WATERSHED CALCULATIONS</b> This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend. > WS-III Watersheds - Salem Lake, Abbott Creek, and Lake Jordan > WS-IV Watersheds - Oak Hollow, Randleman Lake, Kerner Lake, Yadkin River, and Dan River
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**INFRASTRUCTURE**

Water	Public	Private
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Linear feet of public streets: **N/A** ft.

**SITE SIZE AND COVERAGES**

Total Acreage:	1.77 Acres
Site Coverages:	
Building to Land	28.3 %
Pavement to Land	27.7 %
Open Space	48.0 %
Building Square Footage:	~ 30,000 sf.
Building Height:	< 60 ft.

**PROPERTY INFORMATION**

PIN #'s: **6834-97-2416**  
**PART OF 6834-97-0323**

**BUFFERYARDS**  
 ADJOINING ZONING: RS-9  
 WIDTH: 10'  
 WIDTH: 40'  
 PLANTS PER 100 FEET  
 3 DECIDUOUS TREES  
 10 PRIMARY EVERGREEN PLANTS  
 18" EDGE TO EDGE  
 SPACE PLANTS AND TREES EVENLY ALONG THE BUFFERYARD.

**STREET YARD'S:**  
 WIDTH: 10'  
 PLANTS PER 100 FEET  
 2 DECIDUOUS EVERGREEN TREES  
 3 SHRUB 36" AT 3 YRS.  
 18" EDGE TO EDGE

**WATERSHED DATA:**  
 NOT IN A WATERSHED DESIGNATED AREA  
 NET ADDITIONAL IMPERVIOUS = 7400 SF  
 APPROX. 0.35 AC DISTURBED

Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): <b>RS-9</b>	Total Limits of Land Disturbance (in Square Feet): <b>16,246</b>
Total Site Area Excluded From TSA: Square Feet of Proposed ROW's <b>0</b> + Square Feet of Existing Utility Easements <b>0</b> + Square Feet of Existing Water Bodies and Stormwater Ponds <b>0</b> = <b>0</b>	
Minimum Tree Save Area Required: <input checked="" type="checkbox"/> 10% <input type="checkbox"/> 12%	
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10 %) = <b>7,405 SF</b>	
Minimum TSA (10 %) = <b>7,405 SF</b>	

Individual Trees Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tree Stand Method Used: <input type="checkbox"/> Yes <input type="checkbox"/> No	New Trees Used For TSA Credit: <input type="checkbox"/> Yes <input type="checkbox"/> No
Number of Trees 6-9" DBH: <b>1</b> X 500sf = <b>500</b>	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted: <input type="checkbox"/> X 750sf = <input type="checkbox"/>
Number of Trees 9.01-12" DBH: <b>0</b> X 750sf = <b>0</b>	Describe Each Tree Stand (Age, Health, Species Mix):	
Number of Trees 12.01-24" DBH: <b>1</b> X 1800sf = <b>1800</b>		
Number of Trees 24.01-36" DBH: <b>2</b> X 3000sf = <b>6000</b>		
Number of Trees Larger Than 38.01" DBH: <b>0</b> X 4000sf = <b>0</b>		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: <b>8,300 SF</b>	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: _____	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____
Total Required TSA (in Square Feet): <b>7,405 SF</b>	Total TSA provided (in Square Feet): <b>8,300 SF</b>	

**DEVELOPER CONTACT**

LARRY WESTON  
SIMON GREEN ATKINS COMMUNITY DEV. CORP.  
CAMPUS BDX 19479  
W-S, NC 27110  
3363-779-7332  
EMAIL: lweston@trladrr.com

**BEFORE YOU DIG!**  
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N.C. ONE-CALL CENTER  
IT'S THE LAW!

**GRAPHIC SCALE**

WILLIAM B STEWART  
6834-97-3163.00

1 inch = 20 ft.

**BHH Engineering, PLLC**  
Engineering - Land Planning - Consulting

161 Crowder Road  
Kuffin, NC 27268  
Phone/Fax: 336-939-3131  
E-mail: bhing2001@yahoo.com

By	Description	Date
BHH	PER CITY COMMENTS	10-12-09
BHH	PER CITY COMMENTS	11-5-09

**SITE PLAN**

**EASTSIDE ENTERPRISE CENTER**  
1922 MARTIN LUTHER KING DR.  
WINSTON-SALEM, NC

Scale: 1"=20'  
Date: OCT. 6, 2009  
Drawn By: BHH  
Checked By: BHH  
Project: 1922 MLK DRIVE

Sheet No. | of |

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