

**DOCKET #:** W2879

**PROPOSED ZONING:**  
PB-S (Multiple Business  
and Office Uses)

**EXISTING ZONING:**  
LI

**PETITIONER:**  
ABCE Property Management,  
LLC for property owned  
by Same

**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 1

**ACRE(S):** 0.38

**MAP(S):** 630858



August 23, 2006

ABCE Property Management, LLC  
c/o R. Bradley Bennett  
200 Brookstown Avenue, Unit 2  
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2879

Dear Mr. Bennett:

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

**ACTION REQUEST FORM**

**DATE:** August 23, 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 ABCE Property Management, LLC

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of ABCE Property Management, LLC from LI to PB-S (Professional Offices; Residential Building, Multifamily; Arts & Crafts Studio; Offices, Miscellaneous; Services, Business A; Services, Business B; Services, Personal; Testing and Research Lab; Warehousing; and Government Offices): property is located on the east side of Main Street, south of Liberty Street (Zoning Docket W-2879).

**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 ABCE Property Management, LLC, Docket W-2879

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 LI to PB-S (Professional Offices; Residential Building, Multifamily; Arts & Crafts Studio; Offices, Miscellaneous; Services, Business A; Services, Business B; Services, Personal; Testing and Research Lab; Warehousing; and Government Offices) the zoning classification of the following described property:

Tax Block 0202, Tax Lot 201

Section 2. This Ordinance is adopted after approval of the site plan entitled ABCE Property Management, LLC and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ to ABCE Property Management, LLC.

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 ABCE Property Management, LLC. 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 ABCE Property Management, LLC, (Zoning Docket W-2879). 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 PB-S (Professional Offices; Residential Building, Multifamily; Arts & Crafts Studio; Offices, Miscellaneous; Services, Business A; Services, Business B; Services, Personal; Testing and Research Lab; Warehousing; and Government Offices), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the PB-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. Obtain driveway permit from the City of Winston-Salem Public Works Department.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet.
- b. Developer shall substantially comply with the submitted building elevations as shown on Exhibit A, as verified by Planning staff.

**PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- a. Developer shall install Large Variety Trees as per UDO Chapter B Section 3-4.10(A) in required streetyards and bufferyards.

**CITY-COUNTY PLANNING BOARD STAFF  
STAFF REPORT FOR: Docket # W-2879  
August 10, 2006**

| <b>PETITION INFORMATION</b>   |   |
|---|---|
| <b>Docket #</b>   | W-2879  |
| <b>Staff</b>  | Gary Roberts  |
| <b>Petitioner(s)</b>  | ABCE Property Management, LLC   |
| <b>Owner(s)</b>   | Same  |
| <b>Subject Property</b>   | Tax Lot 201 / Tax Block 0202  |
| <b>Type of Request</b>  | Special Use District rezoning to PB-S   |
| <b>Proposal</b>   | <p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> LI Limited Industrial District <b>to</b> PB-S Pedestrian Business District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Professional Offices; Residential Building, Multifamily; Arts &amp; Crafts Studio; Offices, Miscellaneous; Services, Business A; Services, Business B; Services, Personal; Testing and Research Lab; Warehousing; and Government Offices</li> </ul>  |
| <b>Zoning District Purpose Statement</b>  | The PB District is primarily intended to accommodate office, retail, service, institutional and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. This district is intended for application in Growth Management Areas 2 and 3. |
| <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>   |
|   | The subject request is consistent with this statement as the property is located on the periphery of downtown Winston-Salem.  |
| <b>GENERAL SITE INFORMATION</b>   |   |
| <b>Location</b>   | East side of Main Street, south of Liberty Street   |
| <b>Jurisdiction</b>   | City of Winston-Salem   |
| <b>Ward(s)</b>  | East  |
| <b>Site Acreage</b>   | Approximately ± .38 acre  |
| <b>Current Land Use</b>   | Vacant building   |

|   |  |                        |                  |                       |
|---|--|------------------------|------------------|-----------------------|
| <b>Surrounding Property Zoning and Use</b>  | <b>Direction</b>   | <b>Zoning District</b> |                  | <b>Use</b>            |
|   | North  | LI                     |                  | Commercial building   |
|   | East   | GB                     |                  | Railroad              |
|   | South  | LI                     |                  | Commercial building   |
|   | West   | CB                     |                  | Parking area          |
| <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>  |                        |                  |                       |
|   | Yes  |                        |                  |                       |
| <b>Physical Characteristics</b>   | The site has a gentle slope downward from the west to the east.  |                        |                  |                       |
| <b>Proximity to Water and Sewer</b>   | Public water and sewer are available to the site.  |                        |                  |                       |
| <b>Stormwater/ Drainage</b>   | No known issues  |                        |                  |                       |
| <b>Historic, Natural Heritage and/or Farmland Inventories</b>                         | The structure on the subject property is a Contributing Building Located Within Downtown North National Register Historic District. This building is listed as the Benjamin Swartz and Company Building. Dating from ca. 1928, the brick building has a six-bay façade with a sequence of four windows, a pedestrian entrance, and a loading door. Historic Resources staff recommends that any changes to the building respect and enhance its architectural character. |                        |                  |                       |
| <b>Analysis of General Site Information</b>   | The subject property is located in an area that is composed of established commercial and industrial operations on the northeast periphery of downtown Winston-Salem.  |                        |                  |                       |
| <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> |
| N. Main Street  | Major Thoroughfare   | 166'                   | 3,189            | 16,100                |
| <b>Proposed Access Point(s)</b>   | Access to the site will be from an existing alley which borders the northern boundary of the subject property and connects to Main Street.   |                        |                  |                       |
| <b>Planned Road Improvements</b>  | None noted   |                        |                  |                       |
| <b>Trip Generation - Existing/Proposed</b>  | <u>Existing Zoning: LI</u><br>No trip generation numbers available for general use zoning.<br><br><u>Proposed Zoning: PB-S</u><br>10,157/1,000 x 36.13 (Medical-Dental Office Building Trip Rate) = 367 Trips per Day  |                        |                  |                       |
| <b>Sidewalks</b>  | Sidewalks are currently located along Main Street.   |                        |                  |                       |
| <b>Transit</b>  | Route 14 along Main Street   |                        |                  |                       |

|   |   |
|---|---|
| <b>Traffic Impact Study (TIS)</b>                             | A TIS is not required.  |
| <b>Analysis of Site Access and Transportation Information</b> | The entrance into this site incorporates the use of an existing 10' alley.  |
| <b>Generalized Recommended Conditions</b>                     | <b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>• Obtain driveway permit</li> </ul>   |
| <b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>                |   |
| <b>Legacy GMA</b>   | GMA 1 (Center City)   |
| <b>Relevant Legacy Recommendations</b>                        | Growth Management Plan Area ( <i>Legacy</i> ): 1<br>Relevant Comprehensive Plan Recommendation(s): <ul style="list-style-type: none"> <li>• Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings. (p. 52)</li> <li>• Manage growth by making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities. (p. 25)</li> <li>• Make Downtown Winston-Salem a “vibrant downtown” by providing a safe, clean environment with high-quality public spaces, restaurants and specialty shops, and entertainment, sports and cultural events that will attract people back Downtown to work, shop and live. The “creative use of vacant land and abandoned buildings” will require redevelopment rather than greenfield development and public funds and incentives to the private market to rehabilitate centrally located urban lands. (p. 28)</li> <li>• Encourage redevelopment of infill and “under invested” areas. (p. 71)</li> </ul> |
| <b>Relevant Area Plan(s)</b>                                  | The site is just outside of the northern boundary of the <i>Downtown Plan</i> (2002).   |
| <b>Other Applicable Plans and Planning Issues</b>             | The subject property is within the Liberty/Patterson Redevelopment Area. No specific recommendations are included for this site.  |



| <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>   |                  |                     |                          |  |          |
|---|---|------------------|---------------------|--------------------------|--|----------|
|   | Yes, see comments below.  |                  |                     |                          |  |          |
|   | <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 surrounding area, located on the northeastern periphery of downtown and with access to the Norfolk Southern Railroad, has a long history of industrial and commercial activity. Many of these properties and structures have languished into various degrees of under utilization as a result of changing development patterns and economic conditions. However, the area is also showing signs of diversified reinvestment. As noted in the “History” section, multiple other LI to PB and PB-S petitions have been approved in the immediate vicinity of the subject property over the last few years.</p> <p>The subject request is in conformance with <i>Legacy’s</i> recommendations for the Center City in that the proposed PB-S District encourages development that is pedestrian oriented and allows for the option of residential use. The PB District allows for more flexibility in design with no setback requirements. This flexibility would benefit the proposed adaptive reuse of the existing structure especially considering the small size and configuration of the site.</p> |                  |                     |                          |  |          |
| <b>Generalized Recommended Conditions</b>   | <p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Use of Large Variety Trees</li> <li>• Signage condition</li> </ul>   |                  |                     |                          |  |          |
| <b>RELEVANT ZONING HISTORIES</b>  |   |                  |                     |                          |  |          |
| Case  | Request   | Decision & Date  | Direction from Site | Acreage                  | Recommendation                         |          |
|   |   |                  |                     |                          | Staff                                  | CCPB     |
| W-2853  | LI to PB  | Approved 6-19-06 | 1,200’ Southeast    | 3.14                     | Approval                               | Approval |
| W-2847  | LI to PB  | Approved 5-1-06  | 200’ South          | 1.22                     | Approval                               | Approval |
| W-2831  | CI and LI to PB   | Approved 2-6-06  | ±500’ southeast     | .67                      | Approval                               | Approval |
| <b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>                                     |   |                  |                     |                          |  |          |
| <b>Building Square Footage</b>  | <b>Square Footage</b>   |                  |                     | <b>Placement on Site</b> |  |          |
|   | 10,157sf (9,924 sf existing + 233sf addition)   |                  |                     | Fronting on Main Street  |  |          |
| <b>Parking</b>  | <b>Required</b>   |                  | <b>Proposed</b>     |                          | <b>Layout</b>                          |          |
|   | 21 spaces (after PB District reductions)  |                  | 21 spaces           |                          | To the north side of existing building |          |

|  |  |                                     |
|--|--|-------------------------------------|
| <b>Building Height</b>   | <b>Maximum</b>   | <b>Proposed</b>                     |
|  | 60'  | Existing two story                  |
| <b>Impervious Coverage</b>   | <b>Maximum</b>   | <b>Proposed</b>                     |
|  | 100%   | 89.34%                              |
| <b>UDO Sections Relevant to Subject Request</b>  | <ul style="list-style-type: none"> <li>Chapter B, Article II Section 2-1.3 (F) Pedestrian Business District</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>  | The revised site plan meets the requirements of the UDO.   |                                     |
| <b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>   |  |                                     |
| <b>Positive Aspects of Proposal</b>  |  | <b>Negative Aspects of Proposal</b> |
| The request is consistent with the recommendations of <i>Legacy</i> .  |  |                                     |
| The PB District offers more flexible building setbacks which is more suitable in an urban setting.                                   |  |                                     |
| Request is consistent with other rezonings recently approved in the general area.  |  |                                     |
| <b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>  |  |                                     |
| <b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b>  |  |                                     |
| b. Obtain driveway permit from the City of Winston-Salem Public Works Department.  |  |                                     |
| <b><u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u></b>   |  |                                     |
| a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet.                             |  |                                     |
| b. Developer shall substantially comply with the submitted building elevations as shown on Exhibit A, as verified by Planning staff. |  |                                     |
| <b><u>PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY:</u></b>   |  |                                     |
| a. Developer shall install Large Variety Trees as per UDO Chapter B Section 3-4.10 (A) in required streetyards and bufferyards.      |  |                                     |

**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: Jerry Clark

VOTE:

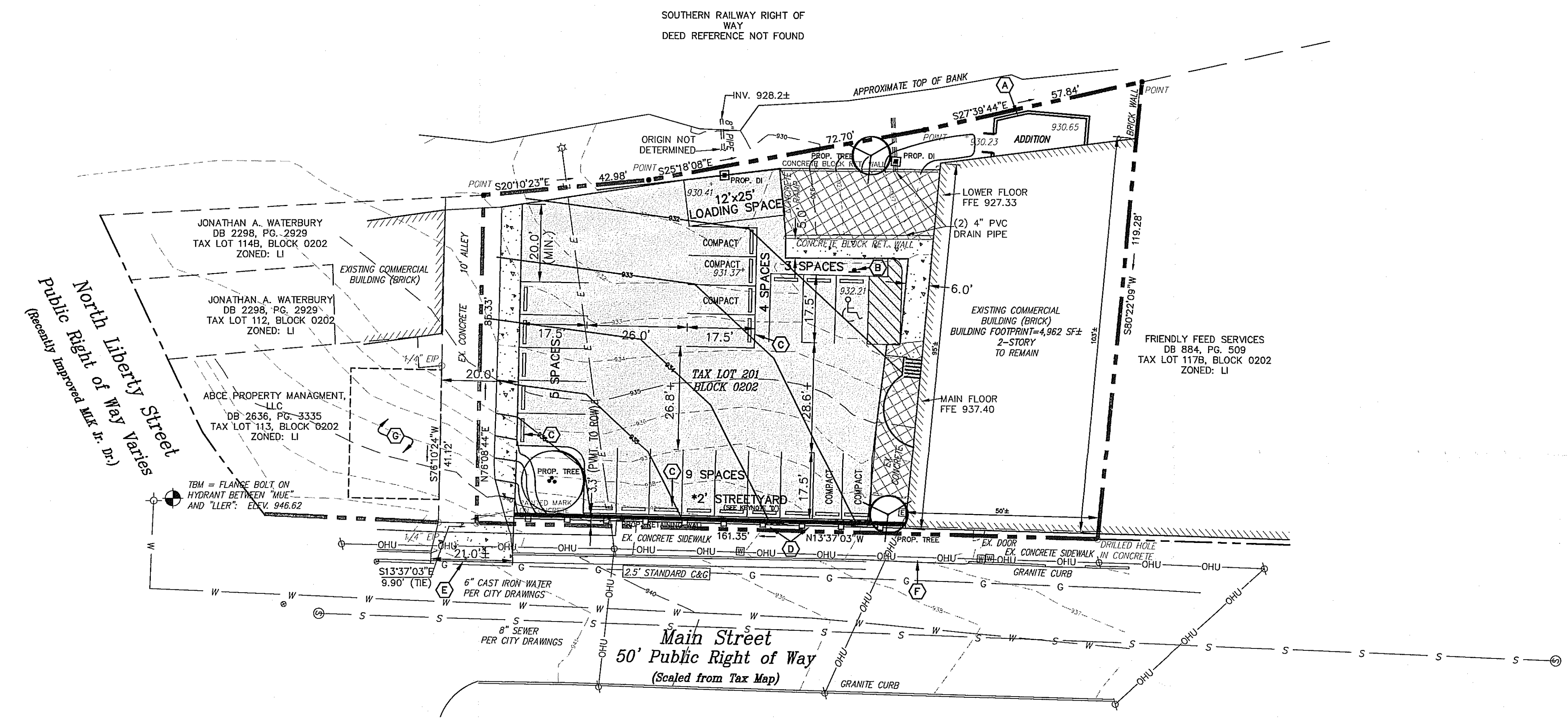
FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

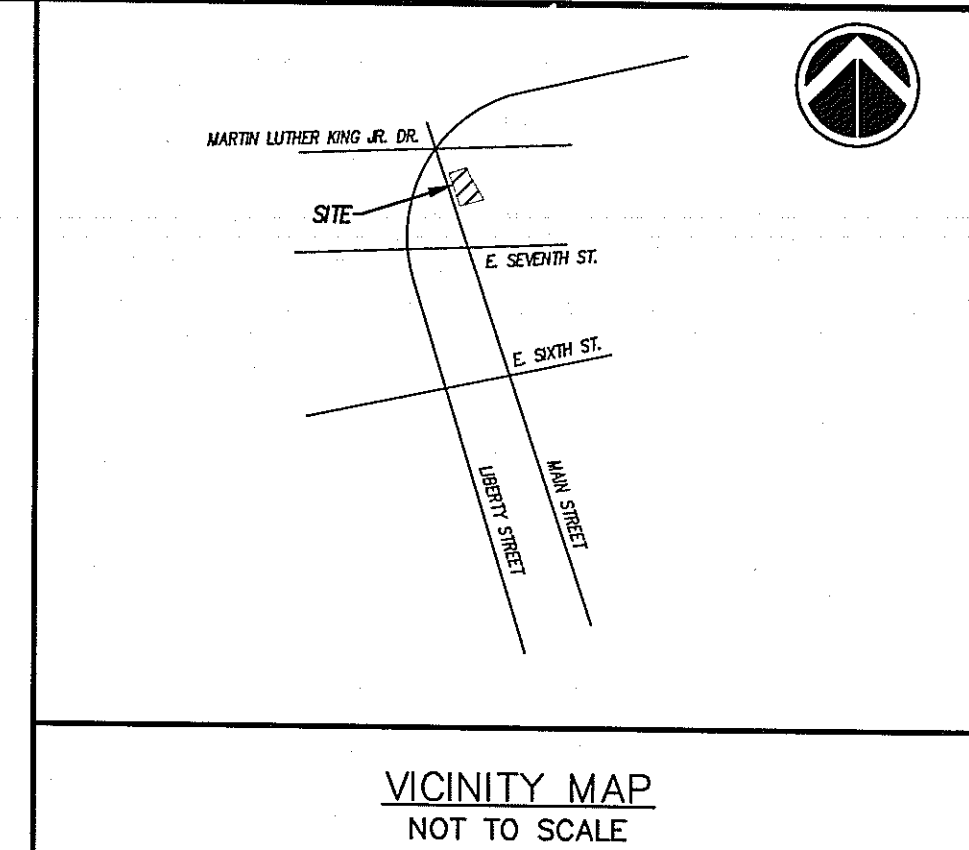
EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning



- KEY NOTES**
- (A) PROPOSED MECHANICAL ROOM ADDITION. AREA NOT INCLUDED IN PARKING CALCULATIONS.
  - (B) R7-8 AND R7-8D HANDICAP SIGNS WITH "VAN ACCESSIBLE" SIGN MOUNTED BELOW IN ACCORDANCE WITH ADA REQUIREMENTS.
  - (C) CONCRETE WHEEL STOP, TYPICAL.
  - (D) 2' STREETYARD, IN ACCORDANCE WITH UDO SECTION B.3-4.3(B)(6), APPLICABLE IN THE PB DISTRICT WITHIN GMA-1, UTILIZING WALL OPTION (36" MIN. ABOVE PARKING SURFACE).
  - (E) UTILIZE EXISTING DRIVEWAY CUT AND APRON. CONCRETE APRON TO BE MODIFIED TO ALLOW FOR 20' ENTRANCE/EXIT.
  - (F) EXISTING DRIVEWAY TO BE ABANDONED.
  - (G) OFF-SITE PARKING ON LOT 113, UNDER SAME OWNERSHIP, WITH PROFESSIONAL OFFICE USE ALLOWED. NOT INCLUDED IN PARKING REQUIREMENTS. SUBJECT TO ZONING PERMIT.



**SITE DATA**

PROPERTY OWNERS: TAX BLOCK 0202 LOT 201  
 DEED BOOK 2636 PAGE 3335  
 ABC PROPERTY MANAGEMENT, LLC  
 200 BROOKSTOWN AVENUE, UNIT 2  
 WINSTON-SALEM, N.C. 27101

ENGINEER/SURVEYOR: ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, N.C. 27103  
 PH: (336) 765-2377 FAX: (336) 760-8886  
 KEVIN DAVE, P.E.

**PARKING CALCULATIONS**

OFFICES, PROFESSIONAL: 1 SPACE/300 SF GFA  
 9,924 SF GFA/300 = 33 SPACES REQUIRED

REQUIRED PARKING: 33 SPACES  
 PARKING REDUCTION (FOR PB ZONING): 30%  
 PARKING REDUCTION (FOR TRANSIT AUTHORITY, & PUBLIC SIDEWALKS): 6%  
 REQUIRED PARKING (AFTER REDUCTIONS): 21 SPACES  
 PROPOSED PARKING: 21 SPACES

- GENERAL NOTES**
1. EXISTING SITE BOUNDARY, TOPOGRAPHIC, AND PLANNIMETRIC INFORMATION TAKEN FROM FIELD DATA BY ALLIED ASSOCIATES, P.A.
  2. ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
  3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
  4. PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
  5. JURISDICTION: CITY OF WINSTON-SALEM.
  6. DEVELOPER HAS AGREED THAT A 12'x25' LOADING SPACE WILL BE ADEQUATE, BASED UPON THEIR CURRENT DELIVERY PATTERNS AND REQUIREMENTS. THE TENANT IS A MARKETING FIRM, AND DOES NOT REQUIRE REGULAR BULK DELIVERY SERVICE.
  7. OWNER SHALL UTILIZE CURBSIDE TRASH COLLECTION.
  8. THE PURPOSE OF THIS SUBMITTAL IS TO REZONE THE PARCEL OF PROPERTY IDENTIFIED AS TAX BLOCK 0202 LOT 201 TO PB-S, FOR PROFESSIONAL OFFICE USE.
  9. A REVISED PARKING PLAN SHALL BE SUBMITTED AND APPROVED IN THE EVENT THAT ANY FUTURE USE REQUIRES MORE INTENSE PARKING THAN THE CALCULATIONS INCLUDED HEREIN (I.E. > 1 SPACE PER 300 SF GFA).

**PROPOSED USES**

PRIMARY: PROFESSIONAL OFFICE  
 ADDITIONAL: RESIDENTIAL BUILDING, MULTIFAMILY, ARTS & CRAFTS STUDIO; SERVICES, BUSINESS A; SERVICES, BUSINESS B; SERVICES, PERSONAL; TESTING & RESEARCH LAB; WAREHOUSING; GOVERNMENT OFFICES.

**ZONING**

EXISTING ZONING: LI  
 PROPOSED ZONING: PB-S  
 TYPE OF REVIEW REQUESTED: REZONING & PRELIMINARY SITE PLAN APPROVAL

**SITE SIZE AND COVERAGES**

TOTAL ACREAGE: 0.38 ± ACRE(S)  
 SITE COVERAGES:  
 BUILDING TO LAND: 31.46 %  
 PAVEMENT TO LAND: 57.88 %  
 TOTAL IMPERVIOUS: 89.34 %  
 OPEN SPACE: 10.66 %  
 TOTAL: 100 %

BUILDING SQUARE FOOTAGE: 10,157± SQ FT  
 BUILDING HEIGHT: 60' (MAX)

**INFRASTRUCTURE**

WATER: YES PUBLIC: X PRIVATE: \_\_\_\_\_  
 SEWER: YES PUBLIC: X PRIVATE: \_\_\_\_\_  
 STREETS: YES PUBLIC: X PRIVATE: \_\_\_\_\_

**OFF-STREET PARKING**

PROPOSED USE(S): SEE ABOVE  
 PARKING CALCULATION: SEE ABOVE  
 REQUIRED PARKING: SEE ABOVE SPACES  
 PROVIDED PARKING: SEE ABOVE SPACES

**BUFFERYARDS**

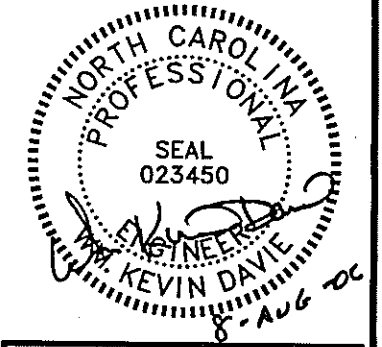
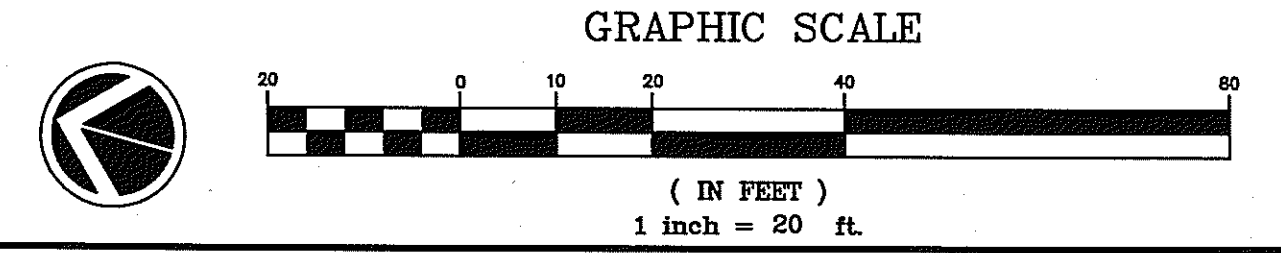
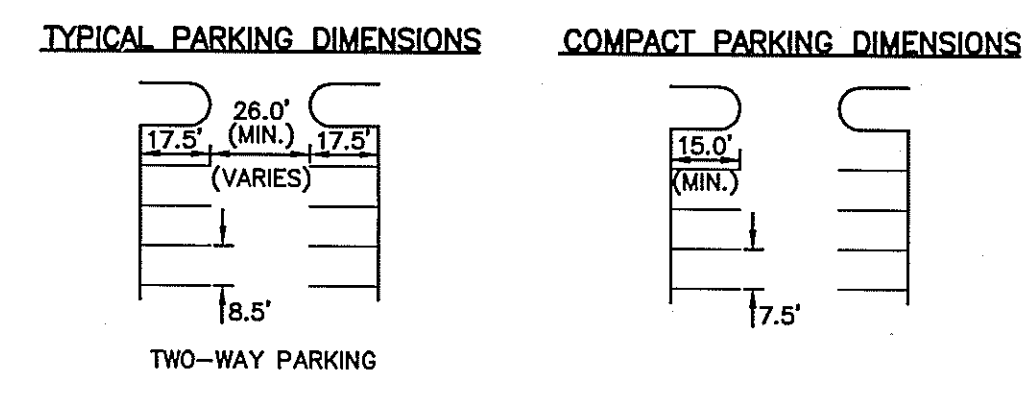
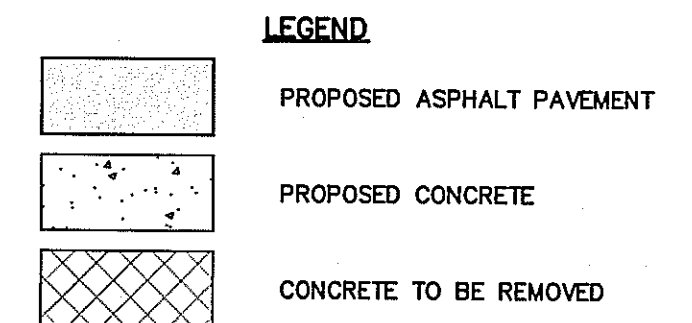
ADJOINING ZONING: LI  
 TYPE REQUIRED: NONE  
 WIDTH PROVIDED: NONE  
 FENCE OPTION: YES X NO

**BUILDING SETBACKS**

FRONT: N/A  
 REAR: N/A  
 SIDE: N/A  
 STREET: N/A

**DENSITY CALCULATIONS**

NUMBER OF UNITS OR LOTS: X UNITS/LOTS  
 DENSITY: X UNITS/ACRE OR LOTS/ACRE



**REZONING AND PRELIMINARY SITE PLAN**

FOR PLANNING BOARD REVIEW ONLY

WILDFIRE  
 709 NORTH MAIN STREET  
 WINSTON-SALEM  
 NORTH CAROLINA

PROJECT NO.: 06-011  
 DRAWN BY: JMN  
 CHECKED BY: WKD  
 DATE: 06/30/06

| NO. | DATE     | DESCRIPTION                             |
|-----|----------|---|
| A   | 07/03/06 | ISSUED FOR PRE-SUBMITTAL REVIEW         |
| B   | 07/07/06 | ISSUED FOR PLANNING BOARD REVIEW        |
| C   | 08/04/06 | REVISED PER STREET COMMENTS             |
| D   | 08/09/06 | ADD NOTE REGARDING FUTURE PARKING NEEDS |

PRELIMINARY  
 SITE LAYOUT  
 SHEET  
**C1**  
 OF 1

**GENERAL NOTES**

1. DIMENSIONS ARE TO FACE OF DRYWALL UNLESS OTHERWISE NOTED. DIMENSIONS FROM EXISTING PARTITIONS/STRUCTURE ARE FROM THE FACE OF GYPSUM WALL BOARD OR THE STRUCTURE INDICATED.
2. ALL INTERIOR PARTITIONS ARE TYPE 1' UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
4. CONTRACTOR TO VERIFY WITH OWNER ALL LIGHT SWITCH AND VOICE/DATA LOCATIONS AND ARRANGEMENT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY ALL FINISH SELECTIONS WITH OWNER.
6. CONTRACTOR TO COORDINATE ALL NEW, REQUIRED FIRE EXTINGUISHER CABINET LOCATIONS WITH THE LOCAL FIRE MARSHALL.
7. CONTRACTOR TO VERIFY ALL NEW AND EXISTING POWER LOCATIONS AND REQUIREMENTS WITH OWNER.
8. CLEAN EXTERIOR BRICK VENEER AT COMPLETION OF CONSTRUCTION.
9. VERIFY EXTERIOR LIGHTING LOCATIONS WITH OWNER PRIOR TO INSATLLATION.
10. (1) DENOTES 1/4" TEMPERED GLASS.
11. ALL NEW ALUMINUM/GLASS STOREFRONTS SHALL MATCH EXISTING FINISH.

