

DOCKET #: W2978

PROPOSED ZONING:
Special Use Permit

EXISTING ZONING:
RS9

PETITIONER:
Peace Haven Baptist Church
for property owned by
Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRES: 0.39

NEAREST BLDG: 1' east

MAP(S): 612862

F

May 21, 2008

Peace Haven Baptist Church
c/o Bill Piper
265 Old March Road
Advance, NC 27006

RE: ZONING MAP AMENDMENT W-2978

Dear Mr. Piper:

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
Nathan Parrish, 1501 N. Peace Haven Road, Winston-Salem, NC 27104
Mary Harper, 512 Miller Street, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: May 21, 2008
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on Special Use Permit of Peace Haven Baptist Church

SUMMARY OF INFORMATION:

Special Use Permit Request of Peace Haven Baptist Church for the expansion of institutional parking in a RS-9 zoning district: property is located on the south side of York Road, east of Archer Road (Zoning Docket W-2978).

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 PERMIT

Special Use Permit of Peace Haven Baptist Church,
Docket W-2978

AN ORDINANCE ISSUING A SPECIAL USE
PERMIT FOR EXPANSION OF INSTITUTIONAL
PARKING IN RS-9 ZONING

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The City Council hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

Section 2. The Winston-Salem City Council hereby issues a special use permit for Expansion of Institutional parking in RS-9 Zoning in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* to Peace Haven Baptist Church to be established on the following described property:

Tax Lot 25, Tax Block 2522

Section 3. This Ordinance is adopted after approval of the site plan entitled Peace Haven Baptist Church and identified as Attachment "A" of the Special Use Permit issued by the City Council the _____ day of _____, to Peace Haven Baptist Church

Section 4. The City Council hereby directs the issuance of a Special Use Permit pursuant to Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Peace Haven Baptist Church. Said Special Use Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 5. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE PERMIT

SPECIAL USE 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 Permit for the site shown on the site plan map included in this zoning petition of Peace Haven Baptist Church, (Zoning Docket W-2978). The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A, Special Use Permit for Expansion of Institutional Parking in RS-9 Zoning, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain WSDOT driveway permit.
 - b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem or update the existing stormwater plan if necessary.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. All site lighting shall have a maximum height of 20 feet. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lights shall not produce more than ½ foot candle of light at the property line.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install all requirements of the WSDOT driveway permit.
 - b. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.
- **OTHER REQUIREMENTS:**
 - a. No signage shall be permitted on subject RS-9 zoned lot.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2978		
Staff	Gary Roberts Jr., AICP		
Petitioner(s)	Peace Haven Baptist Church		
Owner(s)	Same		
Subject Property	Tax Lot 25 / Tax Block 2572		
Type of Request	Special Use Permit for the expansion of institutional parking in a residential zoning district (RS-9)		
GENERAL SITE INFORMATION			
Location	South side of York Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	West		
Site Acreage	3.64 acres for the entire church site and .39 acre for the subject portion.		
Current Land Use	Site is undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RSQ-S	Single family homes
	East	RS-9	“
	South	IP	Unimproved portion of church property
	West	IP	Peace Haven Baptist Church
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 proposed parking, with some additional site design considerations as shown on the revised site plan, would be generally compatible with the surrounding single family residential properties.		
Physical Characteristics	The site has mature “street” trees along the York Road frontage and is gently sloped downward to the southeast.		
Proximity to Water and Sewer	Public water and sewer are available to the site.		
Storm water/ Drainage	A stormwater management plan was approved for the entire church site on 12-19-07. Planning staff recommends that if the proposed driveway onto York Road remains, curb and gutter should be provided along the eastern side of the driveway in order to minimize runoff on to the adjacent single family residential property. Curbing is already shown along the eastern edge of the parking area. The revised site plan removes said proposed driveway.		
Analysis of General Site Information	Site is adequate for the proposed parking lot.		

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
York Road	Local Street	100'	NA	NA
Proposed Access Point(s)	See comments below in the Analysis of Site Access and Transportation Issues section.			
Trip Generation - Existing/Proposed	The expansion of parking will not in itself generate more traffic. The trip generation is determined by the number of seats in the sanctuary.			
Sidewalks	Sidewalks are located on the opposite side of York Road within the RSQ-S zoning.			
Transit	Route 21 along Peace Haven Road.			
Analysis of Site Access and Transportation Information	The proposed parking lot will have an internal connection to the relocated parking area for the church, along with a new driveway connection onto York Road. To minimize the impact to the adjacent residential neighborhood, as well as to avoid the critical root zone of the mature oak trees along York Road, staff recommends that the proposed driveway be eliminated. The revised site plan removes said proposed driveway.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Obtain WSDOT driveway permit. 			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 3, Suburban Neighborhoods			
Relevant Legacy Recommendations	<i>Legacy</i> recommends expansion of services near where people live, including places of worship and other institutions in a manner that is compatible with surrounding uses.			
Relevant Area Plan(s)	<i>Robinhood Road Area Plan</i> (1986)			
Relevant Area Plan(s) Recommendations	The site is designated for residential use.			
Other Applicable Plans and Planning Issues	<p>For Special Use Permits (SUP) requiring approval by the Elected Body, certain findings have to be met. Findings of the Planning Board accompanying a favorable recommendation shall include:</p> <p><u>Planning Board Findings:</u></p> <ol style="list-style-type: none"> The development is in conformity with <i>Legacy</i>. (<i>Yes</i>) Water and sewer service are available in adequate capacity. (<i>Yes</i>) Where buildings greater than thirty-five (35) feet in height are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment. (<i>No buildings are proposed</i>) Streets and highways, both within and in the vicinity of the development, are of such design and traffic-carrying capacity that the development will not create a traffic hazard. (<i>Yes</i>) General layout and design of the development meet all requirements of this Ordinance. (<i>Yes</i>) Adequate, safe and convenient provision is made for vehicular and pedestrian movement on the site with particular attention paid to the 			

	<p>needs of public safety equipment and personnel (fire, police, etc) and service vehicles and personnel (sanitation, postal delivery, etc). <i>(Yes)</i></p> <p>7. The Planning Board may recommend to the Elected Body conditions as identified in Section 6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project. <i>(See "SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL" section below)</i></p> <p>The Elected Body shall issue a special use permit only when the Elected Body makes an affirmative finding as follows:</p> <p><u>Elected Body Findings:</u></p> <ol style="list-style-type: none"> 1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved. <i>(Yes)</i> 2. That the use meets all required conditions and specifications. <i>(Yes)</i> 3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, <i>(Yes)</i> 4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with <i>Legacy</i>. <i>(Yes)</i>
<p>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</p>	<p>(S)(3) - Have changing conditions substantially affected the area in the petition?</p> <p>New homes have been constructed across York Road from the subject property in the last several years.</p> <p>(S)(4) - Is the requested action in conformance with <i>Legacy</i>?</p> <p>See comments below.</p>
<p>Analysis of Conformity to Plans and Planning Issues</p>	<p><i>Legacy</i> recommends that expansions of existing places of worship be done in a manner that is generally compatible with surrounding uses. Provided the following site design recommendations are addressed, the subject request would be consistent with this recommendation.</p> <p>The site currently has two mature oak trees located adjacent to York Road. These trees make a positive contribution to the streetscape. Their preservation would minimize the impact made to the surrounding single family homes by the proposed institutional parking. The initial site plan depicted a new driveway being cut between said trees approximately 10' from the trunks. Due to the resulting damage to said trees, and in order to minimize the vehicular impact to the neighbors, it is recommended that this driveway be eliminated. This recommendation is acceptable with the Winston-Salem Fire Department. The revised site plan removes said proposed driveway.</p> <p>In order to provide additional protection to the adjacent residential property, staff recommends the petitioner provide either an opaque fence or a Type III bufferyard along eastern property line (from York Road to</p>

	the southern edge of the parking lot). The revised site plan includes this fence. A lighting and signage condition is also recommended.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>					
	<ul style="list-style-type: none"> • Lighting condition • Signage condition 					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2679	RS-9 to RSQ-S	Approved 3-1-04	Directly north	1.62	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Parking	Required		Proposed		Layout	
	73 total spaces for the church		78 spaces with 38 being on the subject RS-9 zoned lot		Off-street 90° head-in parking	
Building Height	Maximum			Proposed		
	40 feet			No buildings proposed		
Impervious Coverage	Maximum			Proposed		
	60%			31.58% for entire site		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 2-1.2(H) RS-9 District • Section 2-5.59 Parking, Off-Site, For Multifamily or Institutional Uses in RS and RM Districts Use Conditions 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:			See comments above		
	(B) <i>Environmental Ord.</i>			NA		
	(C) <i>Subdivision Regulations</i>			NA		
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan meets the requirements of the UDO.					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is in conformance with the recommendations of <i>Legacy</i> .			Request would allow for the expansion of an institutional parking lot near single family homes.			
The request meets the required findings for a Special Use Permit.						
No zoning change is requested.						
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL						
The following proposed conditions are from Interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.						
<u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u>						
<ol style="list-style-type: none"> Developer shall obtain WSDOT driveway permit. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem or update the existing stormwater plan if necessary. 						

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- a. All site lighting shall have a maximum height of 20 feet. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lights shall not produce more than ½ foot candle of light at the property line.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall install all requirements of the WSDOT driveway permit.
- b. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.

OTHER REQUIREMENTS:

- a. No signage shall be permitted on subject RS-9 zoned lot.

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.**

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Nathan Parrish, 1501 N. Peace Haven Road, Winston-Salem, NC 27104

- I am the pastor of Peace Haven Baptist Church.
- Thank you for the time to speak to you today.
- We're here to seek a Special Use Permit for the expansion of our parking pursuant to our desire to build the facility that you see in the proposed plan. It would provide fellowship space for our own church and space that we intend to be available for use beyond our church as well.
- We've been in this community since 1957 and on this particular site since 1962. To my knowledge we have been and are a good neighbor. We have no intentions of being anything other than a good neighbor.
- We've made accommodations already based on things we were asked to do.
- We've worked with the neighborhood association in several public meetings at our church.
- In reference to the playground, it is still on the property. It's being moved from it's current location to the other side of the building. It serves our own church and a lot of people in this area.
- Thank you for your consideration.

AGAINST:

Mary Harper, 512 Miller Street, Winston-Salem, NC 27103

- Over the years the business model for religious institutions has changed, but the parking requirements are based on the church model of the 1950s.
- The issue I want to talk about is parking requirements. It is not about the mission of the church or the good it does in the community.
- The church business model is no longer just for Sundays and Wednesdays when residential street parking can absorb extra parking.
- Churches may run businesses, day cares, mother's morning out programs, homeless shelters five or more days per week.
- A live feed on a large screen can be broadcast to a second sanctuary to seat an overflow crowd.
- Large events are staged in these larger facilities.
- All of these activities are part of the religious institutions' right to have these on their property. But the parking requirements need to match the facility.
- Just like other businesses, churches need to be required to have parking for all the seating in their multiple meeting places.
- For an example, Peace Haven Baptist Church is required to have parking for this proposed fellowship hall, but not for their sanctuary.
- In my own neighborhood, years ago the site plan allows the church to build a new facility. Years down the road, the church says, "Wait a minute. We maintain all these facilities and we should be able to use them all when we want to use them." In actuality, they don't have the parking.
- When you approve site plans without appropriate parking, the Planning Board does a disservice to the churches because they are allowed to overbuild those sites when down the road they need more parking just to accommodate that site plan.
- Then in the neighborhood we're faced with continual institutional encroachment and we have a loss of lots in our residential neighborhoods and green space.

WORK SESSION

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

1. Parking requirements for church are based on the seating of the primary sanctuary.
2. We may have a question about whether the ordinance needs to be changed, but this proposal meets the current requirements.
3. Carol Eickmeyer thanked the church for saving the trees and taking out the extra exit and for moving the plantings back. I think long-term that will help neighborhood relations.
4. Paul Mullican: I hope we have parking problems at all our churches.

MOTION: Paul Mullican moved approval of the Special Use Permit, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Clarence Lambe

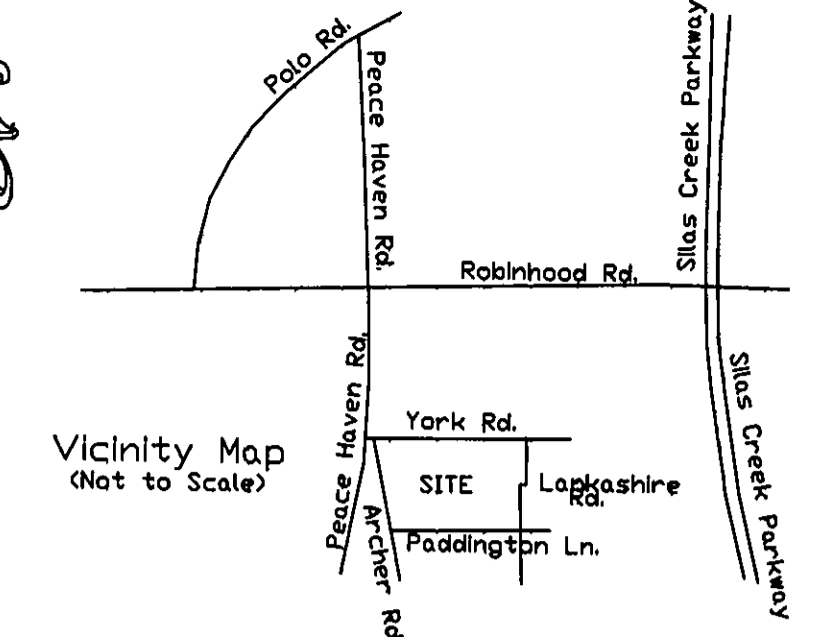
VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning



PARKING

This church currently has 150 seats in the existing sanctuary with 44 existing parking spaces in the parking lot. This does not include street parking.

The church proposes to construct a new fellowship hall with 291 seats in the assembly area and a new parking lot with 69 new spaces constructed. The existing parking lot is to be removed except for 6 existing spaces near the existing driveway at York Road.

291 seats x 1 space / 4 seats = 72.75

-73 Spaces Required

-74 Parking Spaces Provided

- 1 Loading Space Required

- 1 Loading Space Shown

This site will not have any tractor trailer traffic for loading or unloading. Wheel Stops will be recycled from current site.

This site contains 3,643 Acres and is known as Tax Lot 1, 2, 3, 4, 25, 26, 27, and 28 of Block 2522. See Plot 19 of Page 125. The existing site contains 0.587 Acre of Impervious surface, which is 16.1%. Upon completion of these improvements, these lots will contain 1186 acres (32.6%) of impervious area.

These numbers are based on the survey map provided by Slate Surveying Company, PA on a map titled Plat for Peace Haven Baptist Church with Job number 126-06-3. Slate Surveying is located in King, NC and can be contacted at 336-993-9743.

Kale Engineering has not performed any field surveying services to confirm or deny the topographic or boundary information on this map. The topographic and boundary information represented on this map were taken from a map prepared by Slate Surveying Co., PA, titled "Plat For Peace Haven Baptist Church, dated March 21, 2006, and numbered 126-06-3".

The existing water and sewer lines shown on this map were scaled from the City of Winston Salem Utility Maps numbered PP-453-13D, PP-454-13D, and PP-455-13D. These maps are on file at City of Winston Salem Record Center.

This plat is subject to any Easements, Agreements, or Rights of Way of record prior to date of this plat, which were not visible at the time of inspection.

For construction matters, the church is represented by Mr. Bill Piper, the Chairman of the Building Committee. He can be contacted at:

Mr. Bill Piper
265 Old March Road
Advance, NC 27006
336-998-4553

The 04/07/08 revisions consisted of making the revisions requested by the Planning Staff.

The 04/10/08 revisions consisted of revising the zoning line.

The 05/02/08 revisions consisted of removing the new Eastern driveway, realigning the parking lot at the Northeast corner, adding dimensions to the compact parking spaces, adding a fence to the common property line between the church and the Jacksons, labeling the height of the canopy, moving the street yard closer to the parking lot, adding the loading space, adding the wheel stops, adding dimension notes for compact spaces, and adding the offset note, and adding the wheel stops.

This property is located inside the City of Winston Salem. Tax Lot 025 of Block 2522 is zoned as RS9. The remaining lots are zoned as IP.

ZONING		OFF-STREET PARKING (if applicable)	
Existing Zoning: RS9	Proposed Use(s): Neighborhood Church	Proposed Use(s): Neighborhood Church	Neighborhood Church
Proposed Zoning: RS9	Parking Calculation: 1 Spaces / 4 seats	Parking Calculation: 1 Spaces / 4 seats	1 Spaces / 4 seats
Type of Review Requested: Special Use Permit For Institutional Purposes, S.B.P.	(may be more than one calculation required) 291 Seats	(may be more than one calculation required) 291 Seats	(may be more than one calculation required) 291 Seats
(i.e. Rezoning, Planning Board Review, Preliminary Subdivision Approval, etc.)	Required Parking: 73 Spaces	Required Parking: 73 Spaces	Required Parking: 73 Spaces
	Parking Provided: 78 Spaces	Parking Provided: 78 Spaces	Parking Provided: 78 Spaces

SITE SIZE AND COVERAGES		OFF-STREET LOADING (if applicable)	
For Entire Site		Required Loading/Unloading Spaces: 1	
Total Acreage: 3,643 Acres(s)	Site Coverages:	Building to Land: 8.14 %	Loading/Unloading Spaces Provided: 1
Building to Land: 8.14 %	Pavement to Land: 23.44 %	Open Space: 68.42 %	Size: 25' Ft. x 12' Ft.

INFRASTRUCTURE		DENSITY CALCULATIONS (if applicable)	
Water: X Public Private	Number of Units or Lots: NA Units/Lots	Density: NA Units/Acre or Lots/Acre	
Sewer: X Public Private			
Streets: X Public Private			

This site is not located inside the watershed area.

This site contains 3,643 Acres and is known as Tax Lot 1, 2, 3, 4, 25, 26, 27, and 28 of Tax Block 2522. The existing buildings and parking areas are located on Lots 1 and 25-28 and are zoned as RS9. The new parking lot will cross over into Lot 25, which is zoned as RS9.

Peace Haven Baptist Church
Block 2522
Lots 001, 002, 003, 026, 027, 028
PIN # 6816-12-8416
DB 793 Pg 392

The church property address is listed as 1501 York Road, Winston Salem, NC. The owners address is listed as 1501 Peace Haven Road, Winston Salem, NC 27104-1327. Block 2522 Lots 004, 025, PIN # 6816-22-1427, DB 941 Pg 24. The street address for Lot 4 and 25 is Paddington Lane, Winston Salem, NC 27104. This map was ordered by Mr. Barry Parks, AIA ACARB, Thomas H. Hughes / Architect, P.C., 155 Sunnroll Ct., Winston-Salem, NC 27106, 336-728-4447 (Office), 336-728-4402 (Fax).

Purpose Statement
The purpose of this map is to help obtain a Special Use Permit for the expansion of institutional parking into a residential area. The church property as shown on this map has split zoning. The existing church sanctuary and existing parking are located on the IP zoned property. The RS9 property, which is known as Tax Lot 025 of Block 2522 is currently vacant.

It is our clients intent to add a fellowship hall and some additional parking to this site. The new parking will extend across the zoning line and into the RS9 area. This is considered to be offsite parking. The parking requirements shown on this map are for the new church fellowship hall, which is located on the IP portion of the property.

RECEIVED
MAY 07 2008
Seal of the State of North Carolina
Randall G. Hale
Professional Engineer
No. 10748

Date	OVERALL SITE PLAN FDR
4/6/08	PEACE HAVEN BAPTIST CHURCH
4/7/08	Block 2522 Lots 001, 002, 003, 004, 025, 026, 027, 028
4/10/08	PIN # 6816-12-8416
5/2/08	PIN # 6816-22-1427
5/7/08	Winston Township, Forsyth County, NC

Kale Engineering
3550 West Hill Road
Winston Salem, NC 27103
Phone: (336) 788-0250 Fax: (336) 788-0251
Scale: 1" = 40'
Drawn By: Job No. 07080200
CR By: Sheet 1 of 5

LANDSCAPING

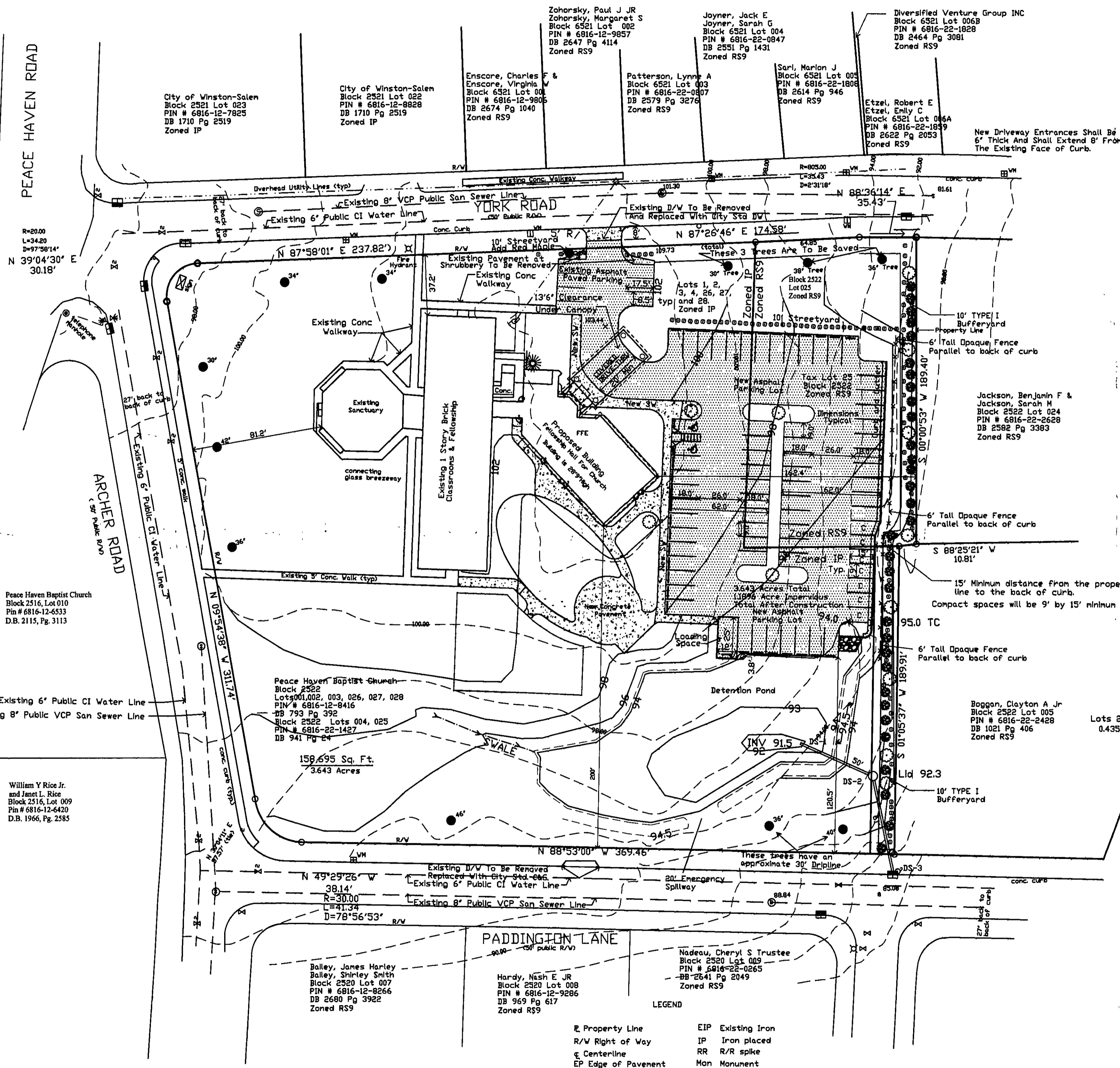
10' Wide Streetyard Bufferyard (South Line)
(Along York Road)
L=34.20
D=97.9814'
N 39°04'30" E
30.18'

10' Wide Streetyard Bufferyard (North Line)
(Along York Road)
L=34.20
D=97.9814'
N 39°04'30" E
30.18'

There are 3 existing trees greater than 25' Caliper. One new tree (Red Maple) required for this streetyard. The natural shrubs for the street yard buffer shall be Dwarf Burford Hollies. The Natural Shrubs (Dwarf Burford Hollies), when planted shall be a minimum of 18' in height, with a minimum of 36' within 3 years after installation. Said shrubs shall be spaced no more than 18' edge to edge. Shrubs for streetyard shall be placed near the parking lot as shown.

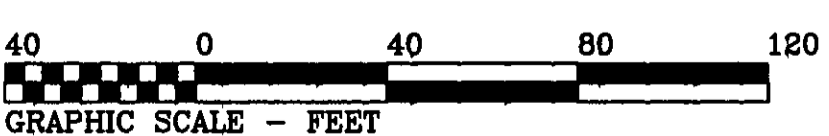
10' Wide Type I Bufferyard
390' x (2 deciduous trees/100') = 7.8 Deciduous Trees
Plant 9 Red Maples
NOTE- At Least one half of trees in bufferyards less than 30' in width must be large variety.
390' x (9 primary evergreen plants/100') = 31.2 Evergreen Plants
Plant 32 White Pines
390' x (10 supplemental evergreen shrubs/100') = 39.0 Supplemental Evergreen Shrubs
Plant 39 Dwarf Burford Hollies
The deciduous bufferyard trees, when planted, shall be a minimum of 8' in height, shall be at least 2' in diameter measured 6' above ground, and shall be spaced 30' to 60' apart.
The primary evergreen plants (White Pines), when planted shall be a minimum of 6' in height, shall be a minimum of 10' in height at maturity, and shall be spaced from 7' to 15' apart from other primary evergreen plants and from any required deciduous tree.
The natural shrubs for the street yard buffer shall be Dwarf Burford Hollies. The Natural Shrubs (Dwarf Burford Hollies), when planted shall be a minimum of 18' in height, with a minimum of 36' within 3 years after installation. Said shrubs shall be spaced no more than 18' edge to edge.

- Proposed Trees (TYP)
○ RED MAPLE
● DWARF BURFORD HOLLY
● WHITE PINE



Peace Haven Baptist Church
Block 2516, Lot 010
Pin # 6816-12-6533
D.B. 2115, Pg. 3113

William Y Rice Jr.
and Janet L. Rice
Block 2516, Lot 009
Pin # 6816-12-6420
D.B. 1966, Pg. 2585



- LEGEND
- R Property Line
 - R/W Right of Way
 - g Centerline
 - EP Edge of Pavement
 - x Point
 - DW Driveway
 - C&G Curb And Gutter
 - o lamp Post
 - o security light
 - o water valve
 - o gas test valve
 - o san. sewer manhole
 - o water meter
 - o sewer cleanout
 - o hydrant
 - o curb inlet
 - o utility pole
 - EIP Existing Iron
 - IP Iron placed
 - RR R/R spike
 - Mon Monument
 - C Compact
 - White Pine
 - Red Maple
 - Typ Typical

159,695 Sq. Ft.
3,643 Acres
1,325 Linear Ft. of Public Streets.
Public sewer and water.
Winston-Salem corporate limits.

"2ND REVISION"
W-2978
Perkins

ZONING FILE COPY