

DOCKET #: W2979

PROPOSED ZONING:
HB-S

EXISTING ZONING:
RM18

PETITIONER:
Hubbard Realty of W-S
Inc. for property owned
by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 7.29

**NEAREST
BLDG:** 5' west

MAP(S): 624838

F

May 21, 2008

Hubbard Realty of Winston-Salem, Inc.
Attn: Bruce Hubbard
1598 Westbrook Plaza Drive
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2979

Dear Mr. Hubbard:

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
Kay Burgess, 1805 Franciscan Drive, Winston-Salem, NC 27127
Bill Haymore, 2481 University Parkway, Winston-Salem, NC 27105
G. Scott Miller, 140 Club Oaks Court, Winston-Salem, NC 27104

ACTION REQUEST FORM

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

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of Hubbard Realty of W-S Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Hubbard Realty of W-S Inc. from RM-18 to HB-S (Institutional Vocational Training Center): property is located on the west side of Peters Creek Parkway, north of Franciscan Drive (Zoning Docket W-2979).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: JERRY CLARK, CAROL EICKMEYER, ARNOLD KING, ARTHUR KING, CLARENCE LAMBE, 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 Hubbard Realty of W-S Inc.,
Docket W-2979

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 RM-18 to HB-S the zoning classification of the following described property:

Tax Lot 204, Tax Block 2287

Section 2. This Ordinance is adopted after approval of the site plan entitled Goodwill Industries and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to Hubbard Realty of W-S Inc.

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 Goodwill Industries. 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 Hubbard Realty of W-S Inc., (Zoning Docket W-2979). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for HB-S (Institutional Vocational Training 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 HB-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 obtain a driveway permit from NCDOT and the City of Winston-Salem Public Works Department.
- b. Developer shall have an engineered storm water management plan submitted to and approved by the Public Works Department of the City of Winston-Salem.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- a. The developer shall submit a photometric plan prepared by a qualified professional demonstrating the use of full-cut off fixtures, and no more than ½ foot candle of light at the property line.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. 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.
- b. Developer shall install all improvements as per driveway permits.
- c. Developer shall install all stormwater management devices.
- d. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
- e. Developer shall contact the Winston-Salem Transit Authority (WSTA) to coordinate with WSTA for a transit pull out. Any required transit stop or shelter recommended by WSTA shall be installed or completed by the developer prior to the issuance of occupancy permits.

- f. Developer shall install a gated fence and install the type IV bufferyard plantings in accordance with the approved site plans.

OTHER REQUIREMENTS:

- a. Freestanding signage for the subject property shall be limited to one (1) freestanding monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2979		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Hubbard Realty of Winston-Salem, Inc.		
Owner(s)	Same		
Subject Property	Tax Lot 204 / Tax Block 2287		
Type of Request	Special Use rezoning to HB-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RM-18 Residential, Multifamily District; 18 units per acre maximum density to HB-S Highway Business District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Institutional Vocational Training Center 		
Zoning District Purpose Statement	<p>The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in Growth Management Areas 2, 3, and 4.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes		
GENERAL SITE INFORMATION			
Location	West side of Peters Creek Parkway, north of Franciscan Drive		
Jurisdiction	Winston-Salem		
Ward(s)	South		
Site Acreage	Approximately ± 7.29 acres		
Current Land Use	Site is undeveloped		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	IP	Cemetery
	East	LI-S & HB-S	Multiple commercial uses
	South	RM-18	Multifamily residential
	West	“	“

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 building and associated loading area, with some additional site design considerations, would be generally compatible with the adjacent residential property to the west. The request is consistent with the business establishments to the east.			
Physical Characteristics	A large portion of the site has already been graded. Mature wooded areas of varying degrees remain on the northern, southern and western borders. Tributary streams run along the northern and southern boundaries of the site.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	A stormwater study will be required prior to the issuance of a grading permit.			
Analysis of General Site Information	The site possesses no known constraints and appears to be suitable for the proposed improvements.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> Stormwater study 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Peters Creek Parkway	Major Thoroughfare	621'	31,000	46,000
Proposed Access Point(s)	One driveway entrance onto Peters Creek Parkway.			
Planned Road Improvements	The Thoroughfare Plan recommends sidewalks along Peters Creek Parkway.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RM-18</u> $7.29 \times 18 = 131 \text{ units} \times 6.59 \text{ (Multifamily Trip Rate)} = 863 \text{ Trips per day}$ <u>Proposed Zoning: HB-S</u> $27,800 \text{ sf} / 1,000 \times 6.97 \text{ (General Light Industrial Trip Rate)} = 194 \text{ Trips per Day}$ $+ 18,700 \text{ sf} / 1,000 \times 56.63 \text{ (Freestanding Discount Store Trip Rate)} = 1,059 \text{ Trips per Day}$ $= 1,253 \text{ Total Trips per Day}$			
Sidewalks	The Sidewalk and Pedestrian Facilities Plan requires a sidewalk along Peters Creek Parkway. The revised site plan includes a sidewalk along the majority of the site frontage. Due to the significant topographical constraints of the site, it is not practical to provide a sidewalk along the entire frontage.			
Transit	Route 13 along Peters Creek Parkway. In working with the WSDOT staff, the developer has agreed to provide a bus stop and shelter on the subject property.			

Connectivity	There are no internal connections proposed or recommended to the adjacent sites.
Traffic Impact Study (TIS)	A TIS was not required.
Analysis of Site Access and Transportation Information	The site plan illustrates one driveway onto Peters Creek Parkway, a bus shelter, and sidewalk along a majority of the site frontage.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Driveway permit from NCDOT and the City of Winston-Salem
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3, Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • The site is located on Peters Creek Parkway, identified in <i>Legacy</i> as an Urban Boulevard. Urban Boulevards are intended to concentrate jobs, retail and higher density housing at selected points along these corridors; promote high quality transit service and pedestrian access by increasing densities at specific locations along these corridors; and incorporate design features that support pedestrian activity. • Infill development, like any land use, must balance the concerns of the surrounding residents and the preservation of the character of their neighborhood, with the needs of property owners and developers, and the goals of the larger community. (p. 40) • Protect residential areas from inappropriate commercial and industrial encroachment. (p. 123)
Relevant Area Plan(s)	The site is not 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?
	No
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?
	See comments below.
Analysis of Conformity to Plans and Planning Issues	<p>Planning staff is supportive of the rezoning request with the recommended improvements to the site plan.</p> <p>As noted above, <i>Legacy</i> recommends the protection of residential areas from inappropriate commercial and industrial encroachment.</p> <p>The initial site plan depicts grading (fill) and the removal of the mature vegetation along the western property line which is ±20' to one of said apartment buildings. The back of the proposed building includes the trash compactor area and a 17 tractor trailer loading dock. A loading dock is a very intense activity area and was originally shown as close as 20+' to the adjacent residential property line. The revised site plan increases this distance to 30'.</p>

	<p>Impact to the multifamily residences could also be reduced by the provision of an enhanced bufferyard (Type IV as opposed to the minimum required Type II) and the provision of an opaque sound attenuating wall. This would be similar to what was provided between the 7 loading docks for Wal Mart (203,800sf) and the adjoining residential neighborhood further south on Peters Creek Parkway. The revised site plan proposes a Type IV bufferyard.</p> <p>A signage condition is recommended in order to be consistent with the monument type signage which has become typical along this section of Peters Creek Parkway.</p>					
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Lighting condition • Sign condition 					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreeage	Recommendation	
					Staff	CCPB
W-2974	HB-S to HB-L	Approved 4-7-08	Directly northeast	.67	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage			Placement on Site		
	46,500 sf			Central portion		
Parking	Required	Proposed		Layout		
	66 spaces	132 spaces		In front and to the side of the building		
Building Height	Maximum			Proposed		
	60'			33'		
Impervious Coverage	Maximum			Proposed		
	85%			52%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Chapter B, Section 2-1.3 (I) Highway Business District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		See comments above			
	(B) Environmental Ord.		NA			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan issues meets the requirements of the UDO.					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal				Negative Aspects of Proposal		
Request will provide vocational training and additional retailing opportunities.				Request will contribute to additional traffic on Peters Creek Parkway		

Request is consistent with the HB district purpose statement.	Proposed development will have an impact on the adjacent multi-building multifamily residential development to the west.
Site is located along a major commercial corridor.	
Project proposes 48% pervious area.	
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>	
<ul style="list-style-type: none"> a. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem Public Works Department. b. Developer shall have an engineered storm water management plan submitted to and approved by the Public Works Department of the City of Winston-Salem. 	
<u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u>	
<ul style="list-style-type: none"> a. The developer shall submit a photometric plan prepared by a qualified professional demonstrating the use of full-cut off fixtures, and no more than ½ foot candle of light at the property line. 	
<u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u>	
<ul style="list-style-type: none"> a. 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. b. Developer shall install all improvements as per driveway permits. c. Developer shall install all stormwater management devices. d. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department. e. Developer shall contact the Winston-Salem Transit Authority (WSTA) to coordinate with WSTA for a transit pull out. Any required transit stop or shelter recommended by WSTA shall be installed or completed by the developer prior to the issuance of occupancy permits. 	
<u>OTHER REQUIREMENTS:</u>	
<ul style="list-style-type: none"> a. Freestanding signage for the subject property shall be limited to one (1) freestanding monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) 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.**

Wesley Curtis was recused from discussion and consideration of this case.

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Kay Burgess, 1805 Franciscan Drive, Winston-Salem, NC 27127

- I'm representing Deerwood Homes and Apartments and my main concern is the noise factor.
- 56 families will be affected by this development. I'm all for it being done, but I am concerned about the noise factor, the hours of operation, when the dumpsters will be emptied.
- How often will the trucks be accessing the site.
- I want to make sure no pedestrian traffic will be coming through my apartment community.
- I want to make sure it's very hard for children to get to the property from my apartment community because children will try to get over there to explore. My main concern is their safety.
- I'm sure this will be very advantageous to the community.

Bill Haymore, 2481 University Parkway, Winston-Salem, NC 27105

- I'm with Goodwill Industries.
- We've tried from the onset of the project to work closely with the Planning Board.
- We did incorporate design changes on every item that was addressed. We may not have been able to make as much change as requested, but we have done what we could.
- We moved back an additional ten feet to forty feet from zoning requirements.
- We will have to remove some of the vegetation. Some of it will stay.
- We have agreed to go with a type IV buffer which we hope will impact visually as well as sound. In addition to that, to address some of the concerns we have heard from the neighbors, we would like to put up a chain link fence with privacy slats that would help impact visually as well as secure the operation from children and pedestrians.
- We want always to be as good a corporate citizen and a good neighbor within this process.
- We addressed the sidewalk with WSDOT. We want this to be an open, community-type facility so it's important to us that people be able to walk to it, ride a bus, whatever means of transportation necessary.
- As was stated earlier, we have two retail operations as well as a work force development, a job placement type operation, some training, as well as a couple other operations that will be going on. The parking requirements for our retail is at a very minimum.
- The site is challenging. There is a fairly steep ravine on both north and south sides. There's no other place we can put our parking.
- In response to a question from a Board member, Mr. Haymore stated that they use dock spaces to keep trailers with product accessible rather than build more storage space or moving trailers continually.

- Our typical business hours are from 7:00 AM to 6:00 PM which can vary a little bit, but we don't run any second or third shift operations for that part. Our retail stores will operate 9 AM - 9 PM and on Sundays, 1 PM - 6 PM.
- We do not take truck deliveries at all. This is just for convenience and efficiency of our business.
- We would recommend a 6-foot chain-link fence, possibly even with wire on top. We would like to secure the trailer area as well. It would totally enclose the rear portion of the west side of that building.

G. Scott Miller, 140 Club Oaks Court, Winston-Salem, NC 27104

- I am here to answer any technical questions.

AGAINST: None

WORK SESSION

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

1. The offered fencing would need to be an additional condition, added in the motion.
2. Paul Mullican: Has the runoff been addressed by erosion control? Staff responded that it had been addressed.
3. Carol Eickmeyer asked when the trash compactors would run. Mr. Haymore indicated that based on the other locations, the pickups would be between 8 AM and 5 PM. The actual compacting would be on an as-needed basis.
4. Carol Eickmeyer: Did you give any thought at all to putting the bays on the cemetery side of the site instead of the side with apartments? Mr. Haymore indicated that early-on in the process, staff requested that the docks be put on the back side of the property for visual reasons.
5. There will be no cross-over at this site, so traffic will have to go right and then turn-around at the next traffic signal. DOT did not support any cuts or stop lights here. In response, Scott Miller stated that they worked with WSDOT and NCDOT to discuss access and traffic concerns. The initial site plan had two entrances and exits. The layout in the revised site plan was their recommendation. We've met on numerous occasions and they haven't indicated any expectation of traffic problems. They did limit us to right-in/right-out. Placing a traffic signal at Deerwood Apartments is not an option because it is too close to the next signalized intersection according to NCDOT standards.
6. It is possible that Goodwill could have a truck which would pick up items at people's homes and take them to the store. That would be between 8 AM - 5 PM.

7. Carol Eickmeyer: Why is it that a sound barrier is not being erected between this site and the apartment complex? Scott Miller responded that he feels the scale of this site plan versus the Wal-Mart site plan differ significantly and few comparisons can be made on that basis. Further, Goodwill Industries is not in business to make a buck, but rather to enhance the community. They also are not international with the funding to do some of the things a Wal-Mart can do. We have already doubled the size of plant material that will go in the bufferyard by changing to a type IV bufferyard instead of the required type II buffer. The petitioner is about at their limits of being able to make this deal work financially.
8. Carol Eickmeyer: Is it possible to move the trees closer to the concrete for the visual screening? Scott Miller: Absolutely. We'd be glad to do that.
9. Training will happen at this site. Lynne Mitchell suggested a compromise on parking where the front row of parking was removed and the building moved up. The petitioner explained why so many spaces were needed.
10. Scott Miller noted that this request is to develop 50% of the property, even though code allows development of up to 85% of the site.
11. Arnold King noted that based on his 20 years experience in the trucking business, this operation is very different than a Wal-Mart. There will be few trucks making deliveries and basically these tractor-trailers will sit in place for days or weeks without being moved. It's very different than a Wal-Mart with continual need for goods to be moved in and out.
12. Clarence Lambe: I'm as concerned about access on the south side of the site as I am where the fencing is proposed.
13. Carol Eickmeyer: It's important to note that the apartment complex next door is very well maintained. The buildings aren't new, but it seems to service people who don't have a whole lot of other options. In situations like this, it doesn't take much to turn it from a good place to live into a bad place to live. While Goodwill's mission is admirable, the things we are suggesting for visual and sound mitigation are very important to the whole health of this complex. It may sound like we're nit-picking, but we don't often have the opportunity to have a long-lived apartment complex that's maintained like this.
14. Clarence Lambe: A lot of staff time and energy went into writing the ordinances and those are policy decisions based on a lot of data. So I am sympathetic to the argument that we are exceeding the requirements of the ordinance by a substantial amount. If we do continue to ask petitioners to do more and more and more than what's required and even after they do that at Interdepartmental Review meeting, we add more stuff here and then they still have to go on to another body. If we really feel we need additional items, we need to look at amending the ordinance.

15. During discussion about signage, Paul Norby noted that when the sign ordinance was discussed, staff was very clear that in an area where a pattern is already established, new signs would be asked to meet that pattern.

16. Lynne Mitchell: I would encourage you to talk to the neighbors in the future.

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions with the additional condition that the taller species of plant material be moved up the hill closer to the parking area and that the western side of the property have a chain-link fence installed along the paved area. Said fencing shall have privacy slats and shall be gated off.

SECOND: Jerry Clark

VOTE:

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

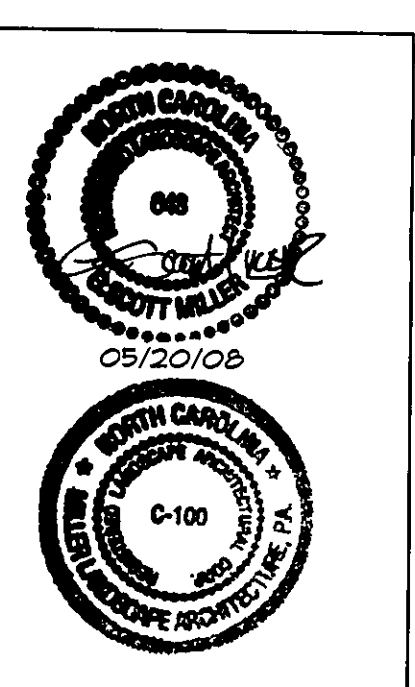
AGAINST: None

EXCUSED: Wesley Curtis

A. Paul Norby, FAICP
Director of Planning

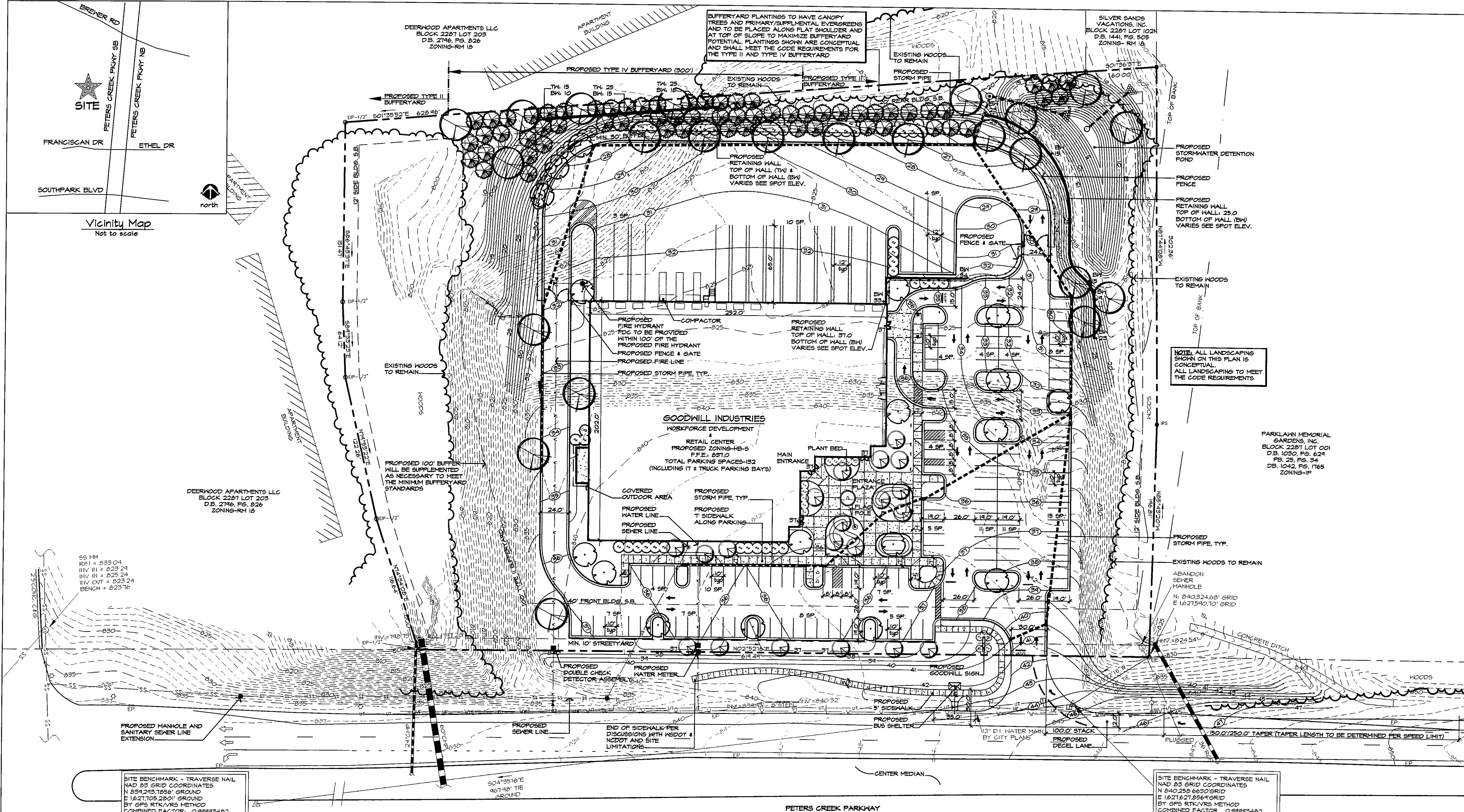
MILLER LANDSCAPE ARCHITECTURE
 TURNING LAND INTO LANDMARKS
 140 Club Oaks Court, Suite B
 Winston-Salem, NC 27104
 (336) 765-1923
 fax (336) 765-5023
 ml@millersa.com

GOODWILL INDUSTRIES
 Peters Creek Parkway
 Winston Salem, NC



Date:	April 01, 2008
Issued:	for Rezoning
4/1/08	Revisions per
	Pre-Submittal Comments
4/30/08	Revisions per
	City Review Comments
5/20/08	Revisions per
	Planning Board Comment
Drawn By	ASH
Checked By	GSM
Project #	-

Sheet Title
Rezoning Plan
 Sheet: **RZ-1**



Owner:
 HUBBARD REALTY
 CONTACT: BRUCE HUBBARD
 1548 WESTBROOK PLAZA DRIVE
 WINSTON-SALEM, NC 27105
 336-129-0808

Petitioner:
 GOODWILL INDUSTRIES OF NORTHWEST NORTH CAROLINA
 CONTACT: BILL HAYMORE (VICE PRESIDENT, FACILITY SERVICES)
 2701 UNIVERSITY PARKWAY
 P.O. BOX 4244
 WINSTON-SALEM, NC 27115
 336-124-3625, EXT. 206

Plan Preparer:
 SITEPLAN PREPARED BY:
 MILLER LANDSCAPE ARCHITECTURE, P.A.
 140 CLUB OAKS COURT, SUITE B
 WINSTON-SALEM, NC 27104
 (336) 765-1923

Surveyor:
 BOUNDARY & TOPOGRAPHIC SURVEY BY:
 ALLIED ASSOCIATES, P.A.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NC 27105
 (336) 765-2371
 SURVEY DATE: 20 MARCH 2008

Site Plan Legend:

SITE INFORMATION
 Tax Block 2287 Lot 204
 Deed Book 4260 Page 4260
 PIN # 6824-70-3037
 Peters Creek Parkway
 Winston Salem, NC

ZONING
 Jurisdiction: City of Winston-Salem
 Existing Zoning: RM 1B
 Proposed Zoning: HB-5
 Proposed Use: Workforce Development & Retail Center
 Type of Review Requested:
 Development Review (Rezoning)
 Rezoning of property from RM 1B to HB-5

WATERSHED: NA
 This site is not within regulated watershed area

INFRASTRUCTURE
 Water: Public
 Sewer: Public
 Streets: Peters Creek Parkway - Public

SITE SIZE AND COVERAGES
 Total Acreage: 7.29 Acres
 Site Coverages:
 Building to Land: 15%
 Other Impervious: 57%
 Open Space: 48%
 TOTAL: 100%

Total Impervious Surface: 52%
 Maximum Allowed: 85%
 Building Square Footage: 46,500 s.f. ±
 Building Height: 33' ±

BUILDING SETBACKS:
 Front Bldg. S.B.: 40'
 Rear Bldg S.B.: 20'
 Side Bldg S.B.: 12'
 Street Side S.B.: 30'

OFF-STREET LOADING
 Required Loading Spaces: 2
 Provided Loading Spaces: 13 ±
 Size: 12' X 65'

OFF-STREET PARKING
 Proposed Use: Institutional Vocational Training Facility
 Use Allowed: Yes
 Parking Required:
 Retail Use: 1 space / 500 s.f. GFA = Approx. 18,700 s.f. / 500 s.f. = 38 spaces
 Other Use: 1 space / 1000 s.f. GFA = Approx. 21,800 s.f. / 1000 s.f. = 22 spaces
 Parking Required: 66 Spaces
 Parking Provided: 115 Spaces (Including 6 Handicap Spaces)
 Total Parking Provided: 132 Spaces (Including 6 Handicap Spaces & 17 Truck Spaces)

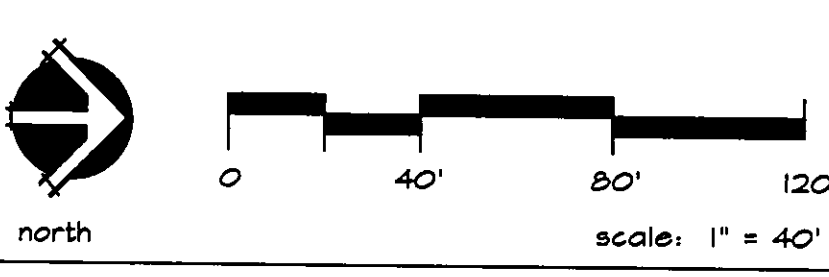
BUFFERYARDS
 Adjacent Zoning: RM 1B (South & West Side), IF (North Side)
 Required Bufferyard: Type II between Goodwill Use and RM 1B
 Provided Bufferyard: Type II & Type IV (Min. 30' wide) between Goodwill Use and RM 1B

STREETYARD
 Required: 10' wide along Peters Creek Parkway
 Provided: Min. 10' wide along Peters Creek Parkway

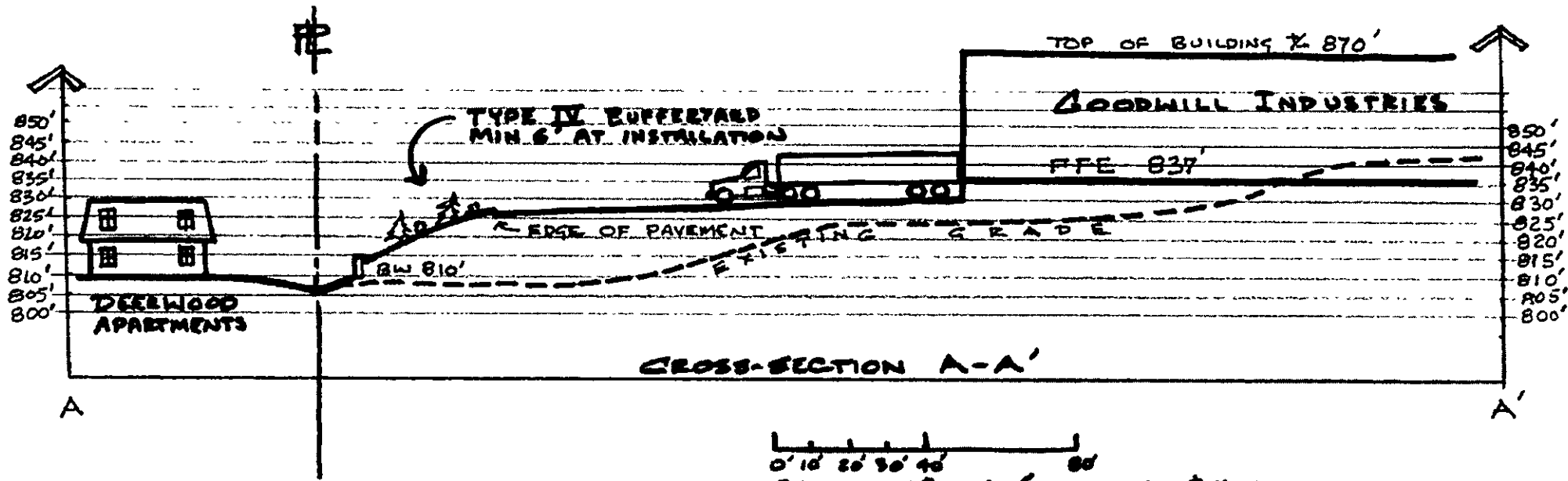
PURPOSE STATEMENT:
 GOODWILL INDUSTRIES OF NORTHWEST NORTH CAROLINA, IS MAKING THIS REQUEST TO REZONE THE SUBJECT PROPERTY FROM RM 1B TO HB-5 TO ALLOW FOR THE CONSTRUCTION OF A WORKFORCE DEVELOPMENT AND RETAIL CENTER. THIS CENTER WILL BE COMPRISED OF A SINGLE STORY, SLAB ON GRADE BUILDING (46,500 S.F.) TO SUPPORT JOB LINK, RETAIL SALES, CLEARANCE (BULK SALES), DONATION PROCESSING, OFFICE AND OPERATIONS/WAREHOUSE COMPONENTS OF THIS NOT-FOR-PROFIT COMPANY. PARKING AND LOADING AREAS AND A COVERED, DONATION DROP-OFF LANE WILL ALSO BE CONSTRUCTED TO SERVE THE CUSTOMERS AND EMPLOYEES OF THIS FACILITY.

Goodwill Industries Workforce Development & Retail Center

Scale: 1" = 40'



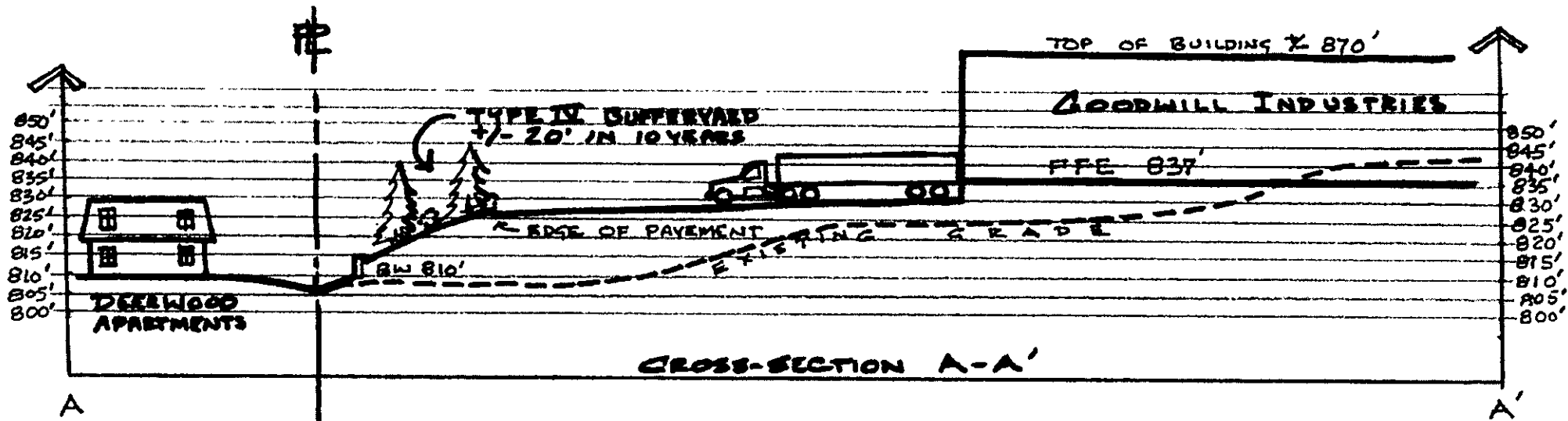
Preliminary-Not for Construction
 W-2979 "Revised"



0' 10' 20' 30' 40' 50'

SCALE: 1" = 40' VERTICAL & HORIZONTAL

GOODWILL INDUSTRIES
 WORKFORCE DEVELOPMENT & RETAIL CENTER
 ZONING DOCKET: W-2979
 MAY 8, 2008



0' 10' 20' 30' 40' 50'
 SCALE: 1" = 40' VERTICAL & HORIZONTAL

GOODWILL INDUSTRIES
 WORKFORCE DEVELOPMENT & RETAIL CENTER
 ZONING DOCKET: W-2979
 MAY 8, 2008