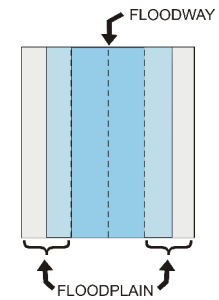


DOCKET #: W2990
(remanded from City Council)

PROPOSED ZONING:
Special Use Permit

EXISTING ZONING:
HB

PETITIONER:
CF Properties and Hal R. Richardson for property owned by Same & GDR properties LLC



SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRES: 0.96

NEAREST BLDG: 20' north

MAP(S): 630874

F

DRAFT ZONING STAFF REPORT

DOCKET # W-2990
STAFF: [Gary Roberts, Jr. AICP](#)

Petitioner(s): CF Properties, LLC; Hal Ray Richardson; and GDR Properties
Ownership: Same

REQUEST

Special Use Permit to cross HB zoned property to access a GI zoned site

Acreage: ± 0.96

LOCATION:

Street: Property is located on the southwest side of Patterson Avenue, west of Park Plaza Drive
Jurisdiction: Winston-Salem

REMANDMENT AND CONTINUANCE

The subject request, which was recommended for approval at the July 7, 2008 Planning Board meeting, was remanded at the November 3, 2008 City Council meeting to the Planning Board in order to consider a slightly revised alignment of the easement. Because the new alignment includes a property owner who was not part of the original request, a revised application signed by said new property owner is needed. That signature has not yet been obtained therefore staff recommends continuance to the January 8, 2009 Planning Board meeting.

STAFF RECOMMENDATION

Continuance

PUBLIC HEARING regarding continuance request - December 11, 2008

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved continuance of the Special Use Permit to January 8, 2009.

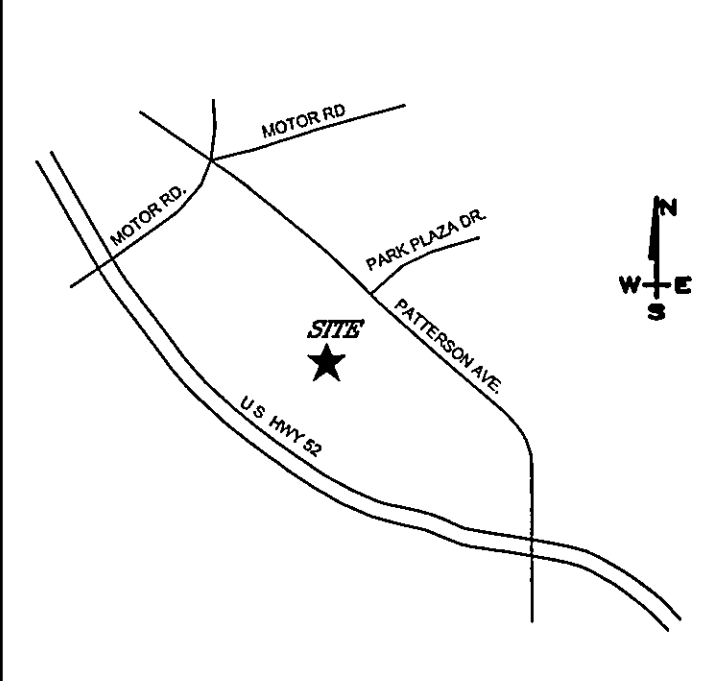
SECOND: Arthur King

VOTE:

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

AGAINST: None

EXCUSED: None



LEGEND

---	PROPERTY LINE
---	BUILDING FOOTPRINT
---	RIGHT OF WAY LINE
---	LINE FROM DEED OR PLAT
---	EXIST. WATER LINE
---	EXIST. SAN. SEWER LINE
---	EXIST. STORM DRAIN
---	PROP. STORM DRAIN
---	OVERHEAD POWER LINES
---	GAS MAIN
---	FIBER OPTIC / TELEPHONE
---	TV CABLE
N/Y	NOV OR FORMERLY
---	STORM DRAIN PIPE NUMBER
---	EXISTING IRON PIN
---	NEW IRON PIN
---	NO POINT SET
---	POWER POLE
---	HYDRANT
---	TRAFFIC SIGN BOX
---	CABLE TV PED.
---	TELEPHONE PED.
---	LIGHT POLE
---	WATER METER
---	SEWER CLEAN-OUT
---	YARD INLET
---	CATCH BASIN
---	MANHOLE

**CITY-COUNTY PLANNING BOARD
SITE PLAN LEGEND**

SITE DATA

Owner/Applicant: CF PROPERTIES, LLC.
2400 FREEMAN MILL RD, #300
GREENSBORO, NC 27406

Site Address: 398 NORTHGATE PLAZA DRIVE
WINSTON-SALEM, NC 27105

Jurisdiction: CITY OF WINSTON-SALEM

Subject Property: 6837-07-9405
PIN ID's: 6837-07-8245
6837-07-5672

Subject Property Owners: CF Properties, LLC.
Hal Richardson
GDR Properties, LLC.

Site Area: 0.96 acres

ZONING

Existing Zoning: HB
Proposed Zoning: N/A
Proposed Use(s): N/A

Type of Review Requested: Special Use
Permit approval for site access
(i.e. Rezoning, Planning Board Review,
Preliminary Subdivision Approval, etc.)

INFRASTRUCTURE

Water: Public N/A Private
Sewer: Public N/A Private
Streets: Public X Private

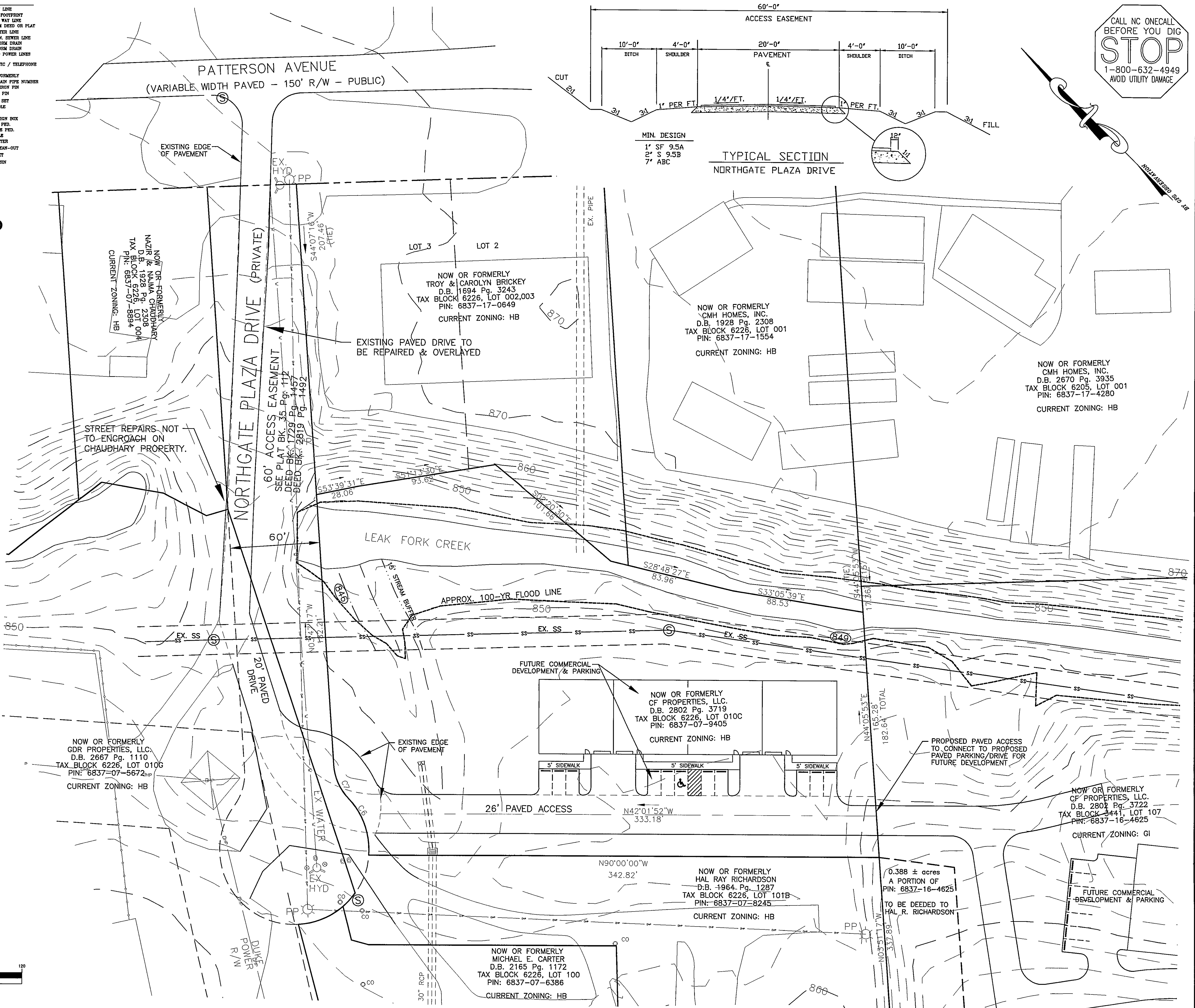
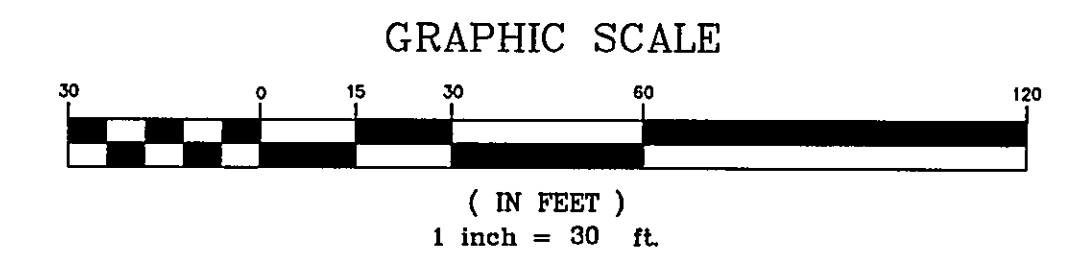
PURPOSE STATEMENT

The purpose of this site plan is to illustrate for purposes of obtaining a special use permit, the means of access to the proposed future development in GI zoning, by way of the adjacent HB zoned lots.

- NOTES:**
- PROPOSED ACCESS EASEMENT TO BE ASPHALT THE ENTIRE LENGTH. EXISTING DRIVE IS TO BE RESURFACED AND ALL PROPOSED DRIVES ARE TO BE PAVED.
 - SITE AREA LISTED IS THE SUM OF THE AREAS FROM THE DEEDED 60' NORTHGATE PLAZA DRIVE EASEMENT, AND THE PROPOSED 26' EASEMENT ACROSS CF PROPERTIES, LOT 010C.
 - 100-YR FLOODLINE SHOWN IS APPROXIMATED FROM THE LATEST FEMA MAP, WITH FLOOD ELEVATIONS MARKED AS SHOWN. EXISTING ELEVATIONS ALONG THE FLOODLINE WERE CONFIRMED IN THE FIELD.
 - ACCESS TO EXISTING DRIVEWAYS ALONG NORTHGATE PLAZA DR. IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	233.51	1344.39	N66°49'57"W	233.22
C2	218.56	1294.39	N56°56'30"W	218.30
C3	734.24	5599.58	N46°00'13"W	733.71
C4	194.03	5589.58	N41°01'07"W	194.02
C5	551.88	5599.58	N37°19'11"W	551.66
C6	42.08	50.00	N28°05'30"E	40.85
C7	24.51	35.00	N24°02'27"E	24.01



Gupton and Associates P.A.
ENGINEERS-PLANNERS-SURVEYORS

2200 SILAS CREEK PKWY., SUITE 2B
WINSTON-SALEM, NC 27103
336-762-4249 FAX 336-761-1462
E-MAIL: guptonpa@GuptonCompanies.com

**MITCHELL JAMES GARDEN SUPPLY
MITCHELL JAMES, LLC.**
OWNER-DEVELOPER

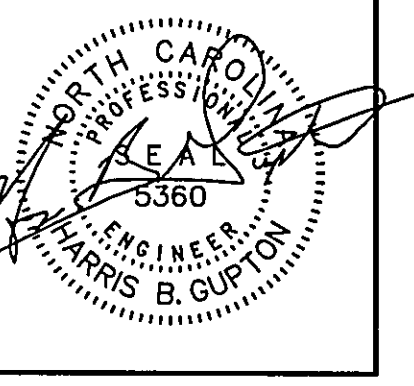
2400 FREEMAN MILL ROAD, SUITE 300
GREENSBORO, NC 27406 (336) 462-9037
EMAIL: CREEKGT@VAHOO.COM

**PROGRESS DRAWINGS
GOVERNMENTAL PERMITS APPLIED FOR
DO NOT USE FOR CONSTRUCTION**

SCALE: 1" = 30'

REVISIONS:

SURVEYED BY: JSG
DRAWN BY: ASW
DESIGNED BY: ASW
APPROVED BY: HBG



SHEET TITLE:
PRELIMINARY SITE ACCESS PLAN

1 OF 1

DATE: 11/5/08
PROJECT NO: 12372-07D

W-2990
Site Plan File Copy

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