

Printed: 7/16/2008

**DOCKET #:** W2994  
(continued from 9/11/08)

**PROPOSED ZONING:**  
RM8-S

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Shaffer Group Inc. for  
property owned by Same

**SCALE:** 1" represents 500'

**STAFF:** Roberts

**GMA:** 2

**ACRES:** 9.23

**NEAREST  
BLDG:** 60' south

**MAP(S):** 618870, 612870,  
612866

**F**

October 22, 2008

Shaffer Group, Inc.  
c/o Rick Shaffer, President  
401 East Elm Street  
Conshocken, PA 19428

RE: ZONING MAP AMENDMENT W-2994

Dear Mr. Shaffer:

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  
Doug Stimmel, RLA, ASLA, 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101

**ACTION REQUEST FORM**

**DATE:** October 22, 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 map amendment of Shaffer Group, Inc.

**SUMMARY OF INFORMATION:**

Zoning map amendment of Shaffer Group, Inc. from RS-9 to RM-8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Planned Residential Development); property is located on the southwest side of Quincy Drive, south of Polo Road (Zoning Docket W-2994).

**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 Shaffer Group, Inc., Docket W-2994

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

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

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 to RM-8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Planned Residential Development) the zoning classification of the following described property:

Tax PIN 6816-89-0512, 6816-79-7448, 6816-79-6839, 6816-79-6628, 6817-70-6043, 6816-79-8883, 6817-70-8024, and 6817-70-7262

Section 2. This Ordinance is adopted after approval of the site plan entitled Q-Towne and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to Shaffer Group, 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 Q-Towne. 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 Shaffer Group, Inc., (Zoning Docket W-2994). 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 RM-8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Planned Residential Development)", approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RM-8-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 ANY PERMITS:**
  - a. Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR) and the USA Corps of Engineers.
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department.
  - b. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
    - Widening of Quincy Drive 13' from centerline with curb & gutter & sidewalks.
  - c. Developer shall submit sealed drawings to the Inspections Division for any retaining wall over five feet in height.
  - d. Developer shall cordon off all areas shown on the site plan as stream buffer areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment in accordance with UDO requirements.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, public streets, easements, and utilities.
  - b. Developer shall substantially comply with the submitted building elevations as shown on Exhibit A, as verified by Planning Staff.
  - c. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.
  
- **PRIOR TO THE SIGNING OF PLATS:**
  - a. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  - b. All requirements of the City of Winston-Salem Driveway Permit shall be completed.
  
- **OTHER REQUIREMENTS:**
  - a. A 25± person shuttle service shall be provided 10-hours/day, Monday–Friday to and from Wake Forest University based on the University's Class Schedule.
  - b. The resident manager of the complex will be a member of the West Polo Road Neighborhood Association.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-2994
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Shaffer Group, Inc.
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN#'s 6816-89-0512, 6816-79-7448, 6816-79-6839, 6816-79-6628, 6817-70-6043, 6816-79-8883, 6817-70-8024, and 6817-70-7262
<b>Type of Request</b>	Special use rezoning to RM-8-S
<b>Proposal</b>	The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS-9 Residential, Single Family District; 9,000 sf minimum lot size <b>to</b> RM-8-S Residential, Multifamily District; 8 units per acre maximum density. The petitioner is requesting the following uses: <ul style="list-style-type: none"> <li>• Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily, and PRD</li> </ul>
<b>Continuance History</b>	The request was continued, at the request of the petitioner, from the August 14, 2008 Planning Board meeting to the September 11 Planning Board meeting and then to the October 9 Planning Board meeting in order to address various site plan matters and meet with the neighbors.
<b>Zoning District Purpose Statement</b>	The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for Growth Management Areas 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>
	Yes
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	Southwest side of Quincy Drive, south of Polo Road
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Northwest
<b>Site Acreage</b>	Approximately ± 9.23 acres
<b>Current Land Use</b>	The site is currently undeveloped with the exception of one single family residence.

<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>		<b>Use</b>
	North	RS-9		Undeveloped
	East	RS-9		Single family homes
	South	IP		Polo Park
	West	RS-9		Single family homes
<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>			
	The proposed two story duplex and townhouse uses are compatible with the adjacent public park. Due to the scale, topography and buffering, the proposed buildings are generally compatible with the surrounding single family uses.			
<b>Physical Characteristics</b>	The majority of the site is heavily wooded and traversed in the center by a tributary of Silas Creek. The National Wetlands Inventory maps do not identify wetland areas on the petition site; however, the site plan depicts some wetlands along said creek.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available.			
<b>Stormwater/ Drainage</b>	The site plan illustrates two proposed stormwater ponds on each side of the stream which traverses the site. A stormwater management study will be required.			
<b>Watershed and Overlay Districts</b>	The site is not within a water supply watershed.			
<b>Analysis of General Site Information</b>	Provided proper stream protection measures are taken, the site is suitable for the proposed improvements. The site plan illustrates a 30' buffer on each side of said stream.			
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b>			
	<ul style="list-style-type: none"> <li>Stormwater management study</li> </ul>			
<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>
Quincy Drive	Local Street	776'	NA	NA
<b>Proposed Access Point(s)</b>	Two driveways onto Quincy Drive are proposed.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS-9</u> 9.23 x 43,560 / 9,000 = 44 units x 9.57 (SFR Trip Rate) = 421 Trips per Day			
	<u>Proposed Zoning: RM8-S</u> 68 units x 6.59 (Residential Townhouse/Condominium Trip Rate) = 448 Trips per Day			
<b>Sidewalks</b>	Sidewalks are proposed along the internal private streets and along Quincy Drive. A pedestrian connection to the adjacent Polo Park is also included.			



<b>Transit</b>	Route 16 along Reynolda Road.					
<b>Traffic Impact Study (TIS)</b>	No TIS is required.					
<b>Analysis of Site Access and Transportation Information</b>	Access to the site is adequate.					
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b>					
	<ul style="list-style-type: none"> <li>• Driveway permit from the City of Winston-Salem</li> </ul>					
<b>SCHOOL DISTRICT INFORMATION</b>						
School capacity data has been requested of the school system.						
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>						
<b>Legacy GMA</b>	Growth Management Area 2, Urban Neighborhoods					
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• Legacy states that: “Creating a more “compact pattern of development” will necessitate increasing the overall density and intensity of residential and commercial development in areas with public sewer, good roads and other urban services.”</li> </ul>					
<b>Relevant Area Plan(s)</b>	<i>Polo-Reynolda Area Plan, 1985</i>					
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The <i>Polo-Reynolda Area Plan</i> recommends moderate density residential for the subject property. Moderate density includes up to 8 units per acre.</li> </ul>					
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	No					
	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>					
	Yes					
<b>Analysis of Conformity to Plans and Planning Issues</b>	The proposal is consistent with both <i>Legacy</i> and the <i>Polo-Reynolda Area Plan</i> .					
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b>					
	<ul style="list-style-type: none"> <li>• Lighting condition</li> </ul>					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2987	RS-9 & LO-S to LO-S	Approved 7-21-08	600' west	.75	Approval	Approval

<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>			
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>
	6,000 sf Clubhouse		Southeastern portion of site
<b>Units (by type) and Density</b>	68 townhouse & duplex units on 9.23 acres = 7.37 units per acre		
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	183 spaces	198 spaces	90° head-in
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	45'		2 stories
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	70%		40.74%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Chapter B, Article II, Section 2-1.2 (L) RM-8 District</li> <li>• Chapter B, Article II, Section 2-5.60 Planned Residential Development</li> <li>• Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily; Residential Building, Townhouse; or Residential Building, Twin Home Use Conditions</li> </ul>		
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>	Yes	
	<b>(B) Environmental Ord.</b>	NA	
	<b>(C) Subdivision Regulations</b>	NA	
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>The subject property is located in GMA 2 and therefore is subject to the residential infill standards of the recently adopted UDO-188. These standards require multifamily buildings to front on existing streets with parking located to the side or rear. The site plan addresses the above mentioned requirement by fronting the new units in this area on the existing public street with the parking located to the rear along said new private street. The request also complies with the new PRD standards. Specifically 15% open space requirement, including the active open space component, is being met by a combination of stream buffers, picnic area, clubhouse and sidewalks.</p> <p>The revised site plan complies with the requirements of the UDO.</p>		
<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Developer shall record a final plat in the office of the Register of Deeds</li> </ul>		
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>			
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>	
Request is consistent with the recommendations of the <i>Polo-Reynolda Area Plan</i> for moderate density residential.		Request will result in a significant loss of mature wooded 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.

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  - a. Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR) and the USA Corps of Engineers.
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department.
  - b. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
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- **OTHER REQUIREMENTS:**
  - a. A 25± person shuttle service shall be provided 10-hours/day, Monday–Friday to and from Wake Forest University based on the University's Class Schedule.

• **OTHER REQUIREMENTS:**

- a. A 25± person shuttle service shall be provided 10-hours/day, Monday–Friday to and from Wake Forest University based on the University’s Class Schedule.
- b. The resident manager of the complex will be a member of the West Polo Road Neighborhood Association.

**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** regarding the continuance request. - August 13, 2008

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Paul Mullican moved continuance of the zoning map amendment and site plan to September 11, 2008.

SECOND: Lynne Mitchell

VOTE:

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

AGAINST: None

EXCUSED: None

**PUBLIC HEARING** regarding continuance - September 11, 2008

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved continuance of the zoning map amendment to October 9, 2008.

SECOND: Lynne Mitchell

VOTE:

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

AGAINST: None

EXCUSED: None

**PUBLIC HEARING** - October 9, 2008

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe 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, Arnold King, Arthur King, Clarence Lambe, Lynne  
Mitchell, Paul Mullican

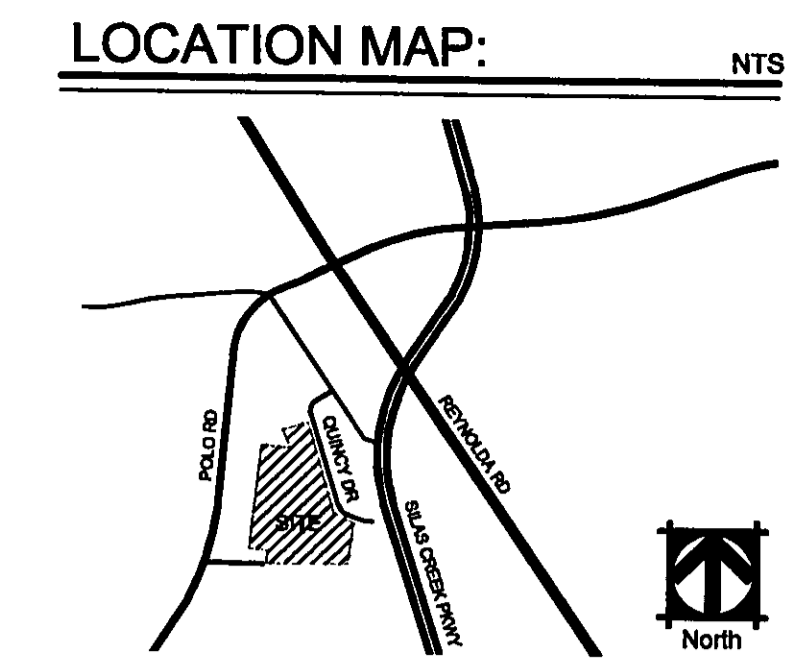
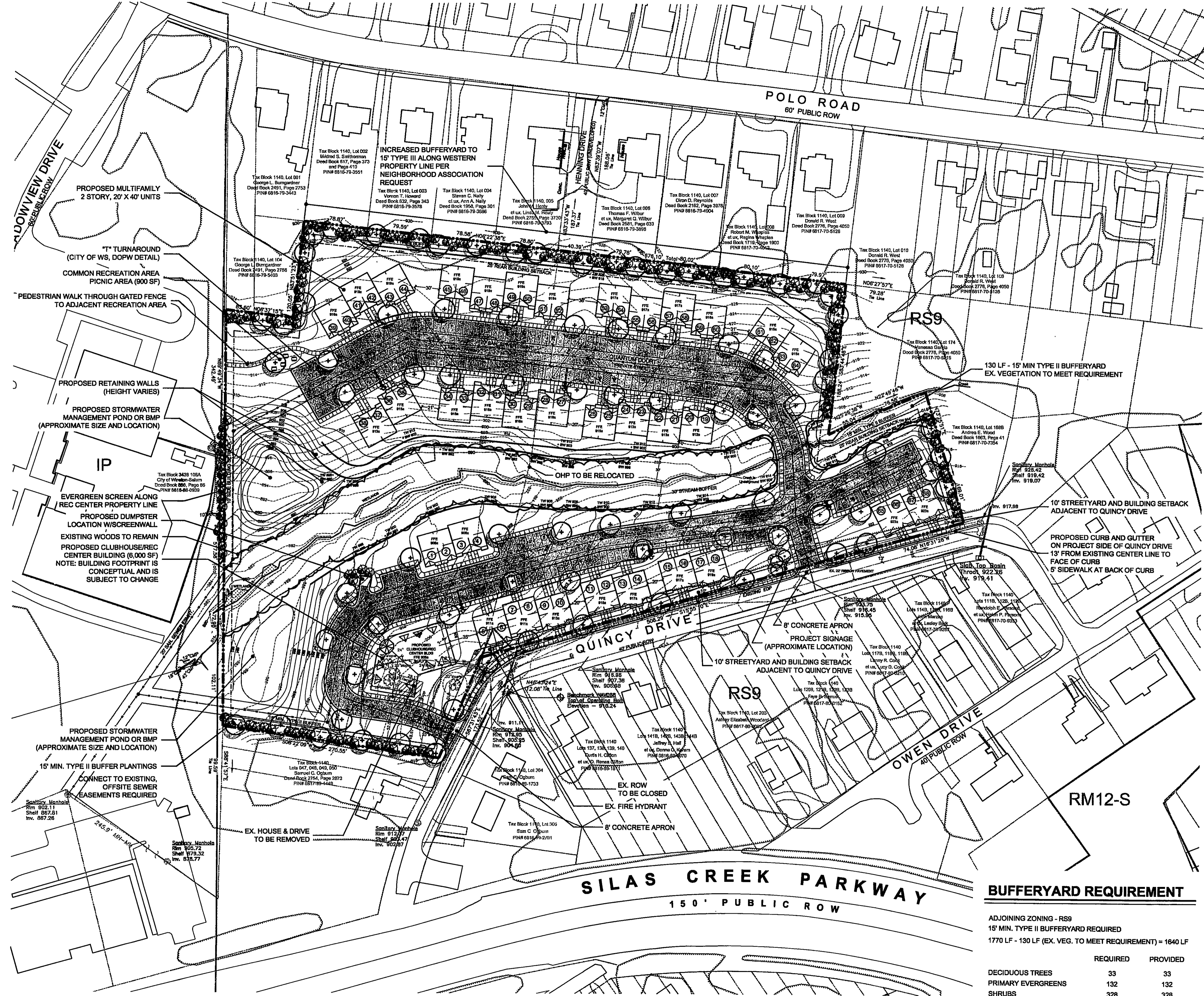
AGAINST: None

EXCUSED: None

ABSENT: Carol Eickmeyer, Brenda Smith

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A. Paul Norby, FAICP  
Director of Planning



**SITE DATA:**

**PURPOSE STATEMENT**  
The purpose of the request is to rezone the site from RS-9 to RM8-S.

**JURISDICTION:**  
Winston-Salem, North Carolina

**ZONING:**  
Existing (Forsyth): RS9  
Proposed: RM8-S, PRD  
Proposed Use: Residential Building: Single-Family, Duplex, Townhouse, Twin Home, Multifamily, PRD

**SITE SIZE:**  
Total Acreage = 9.23 AC +/-

**WATERSHED DATA:**  
This site is not in a watershed.

**DIMENSIONAL REQUIREMENTS:**  
Front: 10' Building Setback  
Side: 10' Building Setback  
Rear: 25' Building Setback

**DENSITY CALCULATIONS:**  
Zoning: RM8-S  
Maximum Density Allowed: 8 units/ac.  
Units Allowed:  
9.23 ac. @ 8 units/ac = 74  
Units Provided: 68  
Proposed Density: 7.4 units/acre

**PROPOSED SITE COVERAGES:**

Building to Land	1.39 AC +/-	= 15.06%
Pavement to Land	2.34 AC +/-	= 25.35%
PerVIOUS Area	5.50 AC +/-	= 59.59%
Parcel Total	9.23 AC +/-	= 100.00%
Total Impervious	3.73 AC +/-	= 40.41%
Max. Allowed	6.46 AC +/-	= 70.00%

**ESTIMATED OFF STREET PARKING CALCULATIONS:**

Parking Required:  
Multi-family housing  
68 Units @ 2.25 spaces/unit = 153 spaces  
Clubhouse:  
6000 SF @ 1 space/200 SF = 30 spaces  
Total Off Street Parking Required: 183 spaces

Parking Provided:  
Total Off Street Parking Show: 190 spaces

**COMMON OPEN SPACE:**

Total Open Space	
Required:	15% 1.38 AC
Provided:	16% 1.52 AC
Active Open Space	
Required:	15% 0.21 AC (of total open space required)
Provided:	30% 0.41 AC (sidewalks, picnic area, clubhouse)
Passive Open Space	
Provided:	1.11 AC stream buffer area
Throughfare Open Space	N/A

**INFRASTRUCTURE:**  
Water: Public  
Sewer: Public  
Streets: Private

**STREETYARD:**  
Type Required = 10' Min.  
Type Provided = 10'

**BUFFERYARD REQUIREMENT**

ADJOINING ZONING - RS9  
15' MIN. TYPE II BUFFERYARD REQUIRED  
1770 LF - 130 LF (EX. VEG. TO MEET REQUIREMENT) = 1640 LF

	REQUIRED	PROVIDED
DECIDUOUS TREES	33	33
PRIMARY EVERGREENS	132	132
SHRUBS	328	328

**SURVEY:**

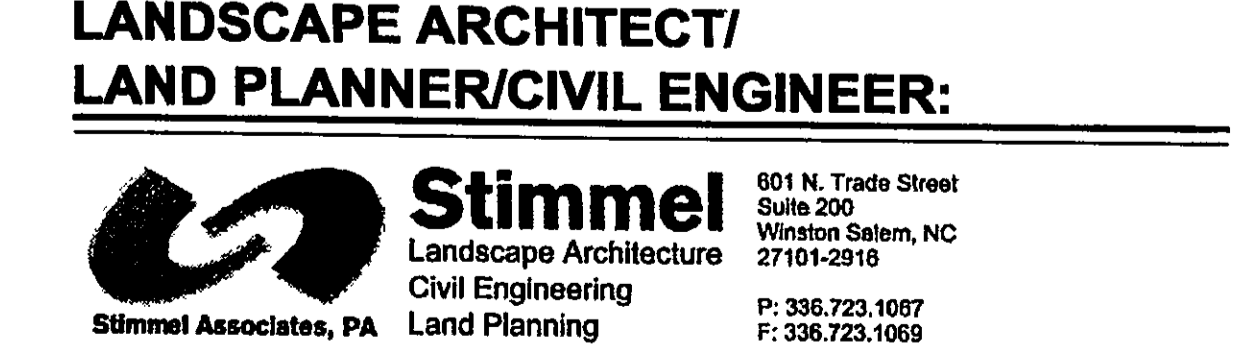
BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:  
DATED - JUNE 16, 2008  
BRADY SURVEYING COMPANY, PA  
2960 BETHESDA PLACE, SUITE 601-B  
WINSTON-SALEM, NC 27103  
336.760.2716

**Q-TOWNE**

**PETITIONER:**  
MR. RICK SHAFFER  
SHAFFER BUILDERS, INC.  
401 EAST ELM STREET  
CONSHOCKEN, PA 19428  
Phone: 610.825.9129  
Fax: 610.825.9130  
Email: rshaffer@shafferbuilders.com

**OWNER:**  
MR. RICK SHAFFER  
SHAFFER BUILDERS, INC.  
401 EAST ELM STREET  
CONSHOCKEN, PA 19428

**LANDSCAPE ARCHITECT/ LAND PLANNER/CIVIL ENGINEER:**  
Stimmel Associates, PA  
801 N. Trade Street Suite 200  
Winston-Salem, NC 27101-2916  
P: 336.723.1067  
F: 336.723.1069  
Email: frontdesk@stimmelpa.com



**Stimmel**  
Stimmel Associates, PA  
Landscape Architecture  
Civil Engineering  
Land Planning  
801 N. Trade Street Suite 200  
Winston-Salem, NC 27101-2916  
P: 336.723.1067 F: 336.723.1069

SEAL  
PROFESSIONAL SEAL  
LANDSCAPE ARCHITECT  
C-59  
1182  
NOT APPROVED FOR CONSTRUCTION

PROJECT:  
**Q-TOWNE**  
WINSTON-SALEM, NORTH CAROLINA

CLIENT:  
MR. RICK SHAFFER  
SHAFFER BUILDERS, INC.  
401 EAST ELM STREET  
CONSHOCKEN, PA 19428

DRAWN: CLT  
DATE: 07/08/08  
REVISIONS:  
07/14/08 FINAL SUBMITTAL  
08/12/08 REVISED SITE PLAN  
09/05/08 PER CITY COMMENTS  
10/02/08 PER NEIGHBORHOOD REQUEST

JOB. NO: 08-078  
SHEET TITLE:

**REZONING PLAN**

SCALE: 1" = 60'  
SHEET NO.:

**RZ-1**  
© STIMMEL ASSOCIATES, P.A.



FRONT ELEVATION

Exhibit A W.2994