

**DOCKET #:** W2996

**PROPOSED ZONING:**  
PB-S

**EXISTING ZONING:**  
PB-S

**PETITIONER:**  
Daniel W. Donathan for  
property owned by Same

**SCALE:** 1" represents 300'

**STAFF:** King

**GMA:** 2

**ACRES:** 0.39

**NEAREST  
BLDG:** 5' east

**MAP(S):** 624854

**F**

August 20, 2008

Daniel W. Donathan  
1022 West First Street  
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2996

Dear Mr. Donathan:

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  
Erik Morrison, 507 Heritage Place, Greensboro, NC 27405

**ACTION REQUEST FORM**

**DATE:** August 20, 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 Daniel W. Donathan

**SUMMARY OF INFORMATION:**

Zoning map amendment of Daniel W. Donathan from PB-S (Offices, Miscellaneous; Profession Office; Banking & Financial Services; and Parking, Commercial) to PB-S [Professional Office; Medical and Surgical Offices; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; General Merchandise Store; Retail Store, Specialty or Miscellaneous; Combined Use; and Restaurant (without drive-through service)]; property is located on the southeast corner of First Street and Park Circle (Zoning Docket W-2996).

**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 Daniel W. Donathan, Docket W-2996

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 PB-S (Offices, Miscellaneous; Profession Office; Banking & Financial Services; and Parking, Commercial) to PB-S [Professional Office; Medical and Surgical Offices; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; General Merchandise Store; Retail Store, Specialty or Miscellaneous; Combined Use; and Restaurant (without drive-through service)] the zoning classification of the following described property:

PIN# 6825-85-7373

Section 2. This Ordinance is adopted after approval of the site plan entitled Park Place and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to Daniel W. Donathan.

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 Park Place. 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 Daniel W. Donathan, (Zoning Docket W-2996). 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 Office; Medical and Surgical Offices; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; General Merchandise Store; Retail Store, Specialty or Miscellaneous; Combined Use; and Restaurant (without drive-through service)]", 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. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. Any on-street parking shall be approved by the Public Works Director.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
  - b. All required improvements of the City of Winston-Salem/NCDOT driveway permit shall be completed.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-2996
<b>Staff</b>	<a href="#">Aaron King</a>
<b>Petitioner(s)</b>	Daniel W. Donathan
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN# 6825-85-7373
<b>Type of Request</b>	Special use rezoning to add residential and commercial uses to the existing approved office uses.
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> PB-S (Pedestrian Business – Special Use Zoning) <b>to</b> PB-S (Pedestrian Business – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>Professional Office; Medical and Surgical Offices; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; General Merchandise Store; Retail Store, Specialty or Miscellaneous; Combined Use; and Restaurant without Drive-Through Service</li> </ul>
<b>Zoning District Purpose Statement</b>	<p>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. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.</p>
<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, the subject property is located within GMA 2 and would provide a mixture of uses.
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	Southeast corner of First Street and Park Circle
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Northwest
<b>Site Acreage</b>	Approximately ± 0.39 acres

<b>Current Land Use</b>	Existing office building			
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>	
	North	PB	Office building	
	East	PB-S	Existing residential buildings (ballpark property)	
	South	PB-S	Single family home (ballpark property)	
	West	PB	Office/commercial building	
<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, the surrounding properties are currently zoned PB or PB-S.			
<b>Physical Characteristics</b>	The site is already developed and only minor additions to the north side of the building are proposed.			
<b>Proximity to Water and Sewer</b>	The subject property is served by public water and sewer.			
<b>Stormwater/ Drainage</b>	No known issues			
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The subject property currently contains a two-story office building that was constructed in the mid1980's. The building is located along the southern property line with parking located between the building and First Street. This request does not pose any substantial changes to the existing site layout.			
<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>
West First Street	Major Thoroughfare	145 feet	7,550	15,600
Park Circle	Local Road	133 feet	NA	NA
<b>Proposed Access Point(s)</b>	The site plan proposes one access point onto First Street and one onto Park Circle.			
<b>Planned Road Improvements</b>	The <i>Thoroughfare Plan</i> recommends that First Street be constructed as a three-lane cross section with curb and gutter and sidewalks.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: PB-S</u> 10,740 / 1,000 x 11.01 (General Office Trip Rate) = 118 Trips per Day			
	<u>Proposed Zoning: PB-S</u> 8 MF Units x 6.59 (Multifamily Trip Rate) = 52 Trips per Day*			
	* This calculation does not include any square footage used for commercial or office uses.			

<b>Sidewalks</b>	Sidewalks exist along both road frontages.
<b>Transit</b>	Multiple transit routes in the general area
<b>Traffic Impact Study (TIS)</b>	Not required
<b>Analysis of Site Access and Transportation Information</b>	Staff does not anticipate any negative transportation issues from this request.
<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Condition for City of Winston-Salem Driveway Permit</li> <li>• Condition to repair any damage to City streets</li> <li>• Condition for any on-street parking to be approved by Public Works Director</li> </ul>
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	GMA 2 (Urban Neighborhoods)
<b>Relevant Legacy Recommendations</b>	<i>Legacy</i> recommends revitalizing and concentrating development in downtowns and existing commercial centers, maximizing the density in these areas rather than promoting growth at the suburban fringe.
<b>Relevant Area Plan(s)</b>	<i>South Central Area Plan (2003)</i>
<b>Area Plan Recommendations</b>	<p>The <i>South Central Area Plan (SCAP)</i> recommends this site, as well as the surrounding property to the south and east, be developed as a mixed use development. The <i>SCAP</i> recommends:</p> <p>“A mix of moderate to high density residential and office uses, with some commercial uses, set in a gateway environment that will support, serve, and reconnect the established neighborhoods of West End, West Salem, and Holly Avenue, as well as support and motivate downtown redevelopment.”</p>
<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
	<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>	The subject request is consistent with the general recommendations of <i>Legacy</i> and the specific recommendations of the <i>SCAP</i> .



RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2936	HB, LB-S, LO, PB, PB-S, & RSQ to PB-S (Two-Phase)	Approved 8/9/07	East	26.05	Approval	Approval
W-1175	B-3 to B-2-S	Approved 7/2/84	Included subject property	0.77	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	11,450 sf.		Building is located adjacent to the southern property line.			
Units (by type) and Density	8 condominium units at a density of 20.5 dwelling units per acre					
Parking	Required	Proposed	Layout			
	14 spaces (for residential use only)	20 off-street spaces	90° head-in parking			
Building Height	Maximum		Proposed			
	60 feet		32 feet			
Impervious Coverage	Maximum		Proposed			
	NA		89.5%			
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> <li>Section 2-1.3(F) PB District</li> </ul>					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:		Yes			
	(B) <i>Environmental Ord.</i>		Yes			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	As mentioned above, the proposed site plan would maintain the existing site layout. The parking calculations and layout on the proposed site plan do not meet UDO requirements and will need to be revised by the site plan re-submittal deadline.					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is consistent with the recommendations of <i>Legacy</i> and the <i>SCAP</i> .			The existing building does not address the street consistent with the PB purpose statement.			
The site is currently zoned PB-S.						
Staff supports the proposed mixture of uses at this location.						

Staff does not anticipate any negative transportation issues.	
The site is located in close proximity to the ballpark site.	
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>	
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.	
<b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b>	
a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.	
<b><u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u></b>	
a. Any on-street parking shall be approved by the Public Works Director.	
<b><u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u></b>	
a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.	
b. All required improvements of the City of Winston-Salem/NCDOT driveway permit shall be completed.	

**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, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

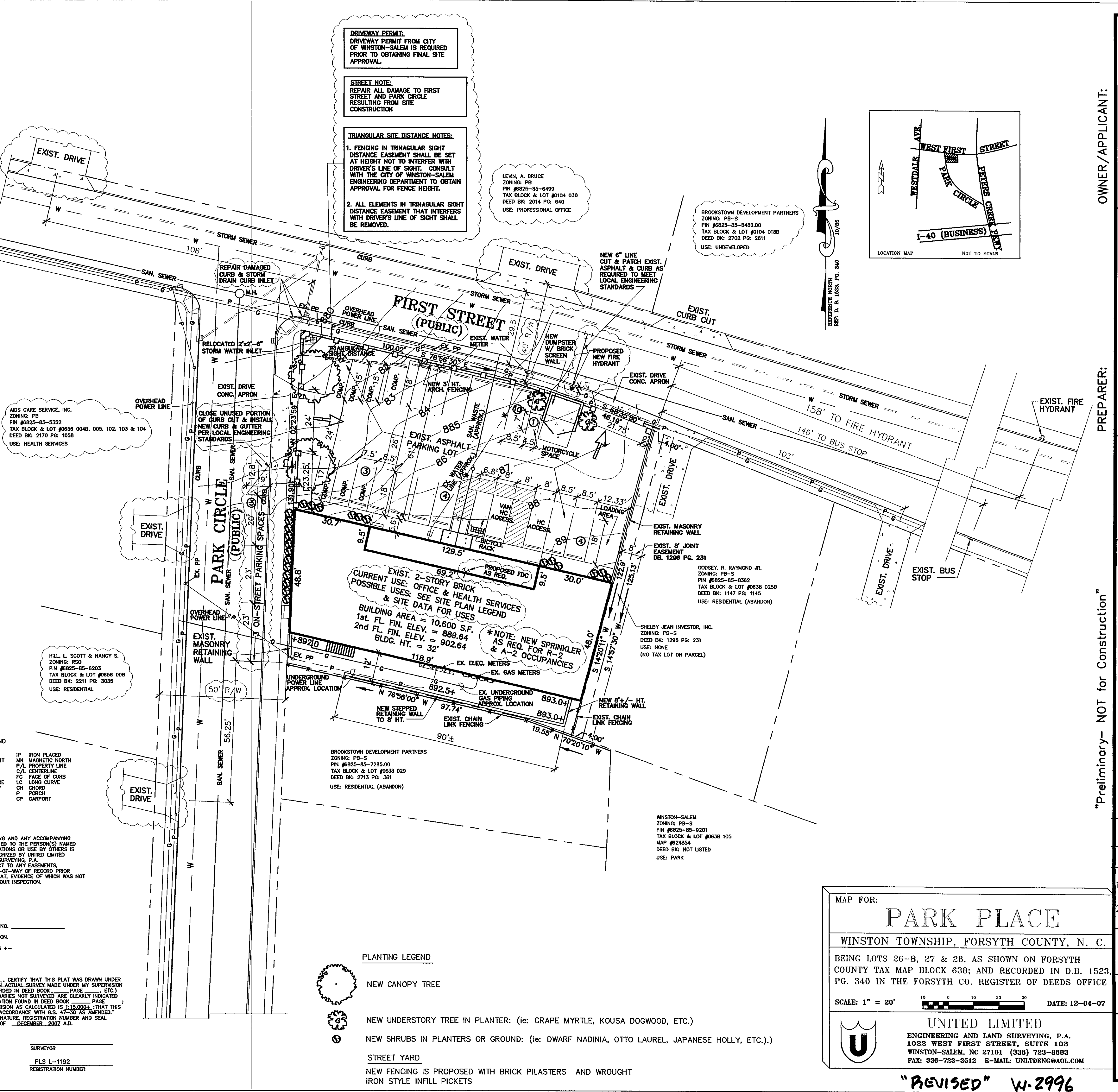
EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning

SITE PLAN LEGEND										
<b>REVIEW INFORMATION</b> Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review  Jurisdiction: <input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown  Purpose Statement: The purpose of this request is to rezone property from PB-S (Multiple Uses) previous docket W-1175 to PB-S (Professional Office; Medical and Surgical Offices; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Duplex; General Merchandise Store; Retail Store, Specialty or Miscellaneous; Combined Use; and Restaurant (Without drive-through services)).  <b>INFRASTRUCTURE</b> <table border="1"> <tr> <td>Water</td> <td>Public</td> <td>Private</td> </tr> <tr> <td>Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Streets</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> Linear feet of public streets: 278.11 ft.  <b>SITE SIZE AND COVERAGES</b> Total Coverage: 0.39 Acres Site Coverages: Building to Land 33.6 % Pavement to Land 55.9 % Open Space 10.5 % Building Square Footage: 5,300 sq ft per floor Building Height: 32 ft.	Water	Public	Private	Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>ZONING</b> Existing Zoning: PB-S Proposed Zoning: PB-S Proposed Uses: Professional Office; Medical and Surgical Offices; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Duplex; General Merchandise Store; Retail Store, Specialty or Miscellaneous; Combined Use; and Restaurant (Without drive-through services).  <b>DENSITY CALCULATIONS</b> # of Units or Lots: 8 Units (Max.) Density: 20.5 Units/Lots per Acre (Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)  <b>PROPERTY INFORMATION</b> PIN #'s 0625-95-7373 Tax Block: 0638 Lots: 026B, 027, 028
Water	Public	Private								
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<b>OFF-STREET PARKING (if applicable)</b> Proposed Use(s) See Zoning Proposed Uses Required Parking: 26 Spaces * (more than one calculation may be needed) Parking Provided: 26 (See Site Plan) * See Site Plan for calculations and allowed reductions.  <b>OFF-STREET LOADING (if applicable)</b> Loading/Unloading Spaces Required: 1 Loading/Unloading Spaces Provided: 1 Size: 12 ft. X 65 ft.  <b>BUFFERVARDS</b> Adjoining Zoning: PB-S (1(C)) Type Required: None Width Provided: None ft.  <b>WATERSHED CALCULATIONS</b> Not Applicable: No Watershed This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend. <ul style="list-style-type: none"> <li>WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt</li> <li>WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River</li> </ul>	<b>DRIVEWAY PERMIT:</b> DRIVEWAY PERMIT FROM CITY OF WINSTON-SALEM IS REQUIRED PRIOR TO OBTAINING FINAL SITE APPROVAL.  <b>STREET NOTE:</b> REPAIR ALL DAMAGE TO FIRST STREET AND PARK CIRCLE RESULTING FROM SITE CONSTRUCTION.  <b>TRIANGULAR SITE DISTANCE NOTES:</b> 1. FENCING IN TRIANGULAR RIGHT DISTANCE EASEMENT SHALL BE SET AT HEIGHT NOT TO INTERFERE WITH DRIVER'S LINE OF SIGHT. CONSULT WITH THE CITY OF WINSTON-SALEM ENGINEERING DEPARTMENT TO OBTAIN APPROVAL FOR FENCE HEIGHT. 2. ALL ELEMENTS IN TRIANGULAR RIGHT DISTANCE EASEMENT THAT INTERFERES WITH DRIVER'S LINE OF SIGHT SHALL BE REMOVED.  LEVEL A. BRIDGE ZONING: PB PIN #6825-95-6499 TAX BLOCK & LOT #0104 030 DEED BK: 2014 PG: 640 USE: PROFESSIONAL OFFICE  BROOKSTOWN DEVELOPMENT PARTNERS ZONING: PB-S PIN #6825-95-8488.00 TAX BLOCK & LOT #0104 0188 DEED BK: 2702 PG: 2811 USE: UNDEVELOPED  REFINANCE NOTE REF. D. B. LASSER, PG. 340 10/06									

<b>SITE DATA</b> OWNER: DANIEL W. DONATHAN 1022 WEST FIRST STREET WINSTON-SALEM, NC 27101 PHONE #: (336) 723-8683 FAX #: (336) 723-3512  EXISTING ZONING: PB-S (MULTIPLE USES) PREVIOUS DOCKET W-1175 REQUESTED ZONING: PB-S (PROFESSIONAL OFFICE; MEDICAL & SURGICAL OFFICES; RESIDENTIAL BUILDING, MULTIFAMILY; MODIFICATION: RESIDENTIAL BUILDING, TOWNHOUSE; RESIDENTIAL BUILDING, TWIN HOME; RESIDENTIAL BUILDING, DUPLEX; GENERAL MERCHANDISE STORE; RETAIL STORE, SPECIALTY OR MISCELLANEOUS; COMBINES USE, AND RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE)). EXISTING LANDUSE: OFFICES & HEALTH SERVICES PROPOSED LANDUSES: PROFESSIONAL OFFICE; MEDICAL & SURGICAL OFFICES; RESIDENTIAL BUILDING, MULTIFAMILY; RESIDENTIAL BUILDING, TOWNHOUSE; RESIDENTIAL BUILDING, TWIN HOME; RESIDENTIAL BUILDING, DUPLEX; GENERAL MERCHANDISE STORE; RETAIL STORE, SPECIALTY OR MISCELLANEOUS; COMBINED USE; AND RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE). * NOTE: (CONDOMINIUMS WILL BE SINGLE STORY HIGH END GARDEN STYLE IN ONE, TWO AND THREE BEDROOMS)  DEED BK. 1523, PAGE 340 AREA: .39 ACRES BUILDING SETBACKS: FRONT: 0 SIDE: 0 REAR: 0  WATERSHED DESIGNATION: NONE TOTAL IMPERVIOUS: 15,032.59 S.F. / 16,988.4 S.F. = 88.5%  <b>PARKING:</b> <b>REQUIRED PARKING: (PROPOSED RESIDENTIAL ONLY)</b> FIRST FLOOR: (2) 2 BEDROOM x 1.75 = 3.5 (2) 3 BEDROOM x 2.0 = 4.0 SECOND FLOOR: (3) 2 BEDROOM x 1.75 = 5.25 (1) 1 BEDROOM x 1.5 = 1.5 TOTAL: 14.25 (14 SPACES)  <b>REQUIRED PARKING: (PROPOSED RESIDENTIAL/RETAIL/RESTAURANT (1,000 S.F. MAX.))</b> FIRST FLOOR: (RETAIL MOST RESTRICTIVE) RETAIL 4,300 S.F. / 200 = 21.5 SPACES RESTAURANT 1,000 S.F. (MAX) / 75 = 13.33 SPACES SECOND FLOOR: (3) 2 BEDROOM x 1.75 = 5.25 (RESIDENTIAL) (1) 1 BEDROOM x 1.5 = 1.5 TOTAL = 41.58 (42 SPACES)  <b>ALLOWED PARKING REDUCTIONS:</b> 30% REDUCTION FOR PB DISTRICT: = -13 SPACES 2% REDUCTION ALLOWED FOR BICYCLE RACK = -1 SPACES 3% REDUCTION FOR WSTA ACCESS = -1 SPACES 3% REDUCTION FOR PUBLIC SIDEWALK = -1 SPACES TOTAL: 26 SPACES  <b>ALLOWED PARKING MODIFICATIONS:</b> 35% ALLOWED ON-STREET PARKING = 9.1 (9 SPACES) 25% ALLOWED COMPACT SPACES = 6.5 (7 SPACES) 2% ALLOWED MOTORCYCLE SPACES = 1 SPACE  <b>PROVIDED PARKING:</b> REGULAR SPACES = 12 COMPACT SPACES = 7 ON-STREET PARKING SPACES = 3 VAN ACCESSIBLE SPACE = 1 STANDARD ACCESSIBLE SPACE = 1 MOTORCYCLE SPACE = 1 BICYCLE SPACE = 1 TOTAL = 26	<b>LEGEND</b> EP EXISTING IRON PIPE CM CONCRETE MONUMENT BM BENCH MARK P/W RIGHT-OF-WAY EP EDGE OF PAVEMENT PC POINT OF CURVATURE PT POINT OF TANGENCY CH CHORD S STOP OH OVERHANG  IP IRON PLACED MN MAGNETIC NORTH P/L PROPERTY LINE C/L CENTERLINE FC FACE OF CURB LC LONG CURVE CH CHORD P PORCH CP CARPORT  NOTE: THIS MAP OR DRAWING AND ANY ACCOMPANYING DOCUMENTS ARE FURNISHED TO THE PERSON(S) NAMED THEREON AND NO ALTERATIONS OR USE BY OTHERS IS PERMITTED UNLESS AUTHORIZED BY UNITED LIMITED ENGINEERING AND LAND SURVEYING, P.A. THIS PLAN IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAN. EVIDENCE OF WHICH WAS NOT VISIBLE AT THE TIME OF OUR INSPECTION.  FLOOD ZONE FEMA COMMUNITY PANEL NO. _____ MAP REVISED MAP NOT FOR RECORDED. OMD AREA = 0.40 ACRES +-  * DANIEL W. DONATHAN, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK _____ PAGE _____ ETC.) (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 4TH DAY OF DECEMBER 2007 A.D.
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MAP FOR:  
**PARK PLACE**  
 WINSTON TOWNSHIP, FORSYTH COUNTY, N. C.  
 BEING LOTS 26-B, 27 & 28, AS SHOWN ON FORSYTH COUNTY TAX MAP FOLIO 638; AND RECORDED IN D.B. 1523, PG. 340 IN THE FORSYTH CO. REGISTER OF DEEDS OFFICE  
 SCALE: 1" = 20' DATE: 12-04-07

UNITED LIMITED  
 ENGINEERING AND LAND SURVEYING, P.A.  
 1022 WEST FIRST STREET, SUITE 103  
 WINSTON-SALEM, NC 27101 (336) 723-8683  
 FAX: 836-723-3512 E-MAIL: UNLTDENGA@AOL.COM

OWNER/APPLICANT:  
 DANIEL W. DONATHAN  
 1022 WEST FIRST ST.  
 WINSTON-SALEM, NC 27101  
 PHONE: (336) 723-8683  
 FAX: (336) 723-3512

PREPARER:  
 ERIC MORRISON, AIA  
 ARCHITECTURE  
 507 HERITAGE PL.  
 GREENSBORO, NC 27405  
 PHONE: (336) 273-9828  
 FAX: (336) 273-9946  
 E-MAIL: emori14@icloud.com

ERIC WAYNE MORRISON  
 REGISTERED ARCHITECT  
 7471  
 GREENSBORO, NC

"Preliminary - NOT for Construction"

ZONING MODIFICATION:  
**PARK PLACE**  
 PIN #6825-95-7373  
 TAX BLOCK & LOT: 0638-026B, 027, 028  
 DEED BK: 1523 PG: 340  
 1022 WEST FIRST STREET, WINSTON-SALEM, NC 27101  
 WINSTON TOWNSHIP, FORSYTH COUNTY

REVISION:  
 1. 7/14/08 PER PRE-SUBMITTAL REVIEW  
 2. 8/8/08 PER INTER-DEPARTMENTAL REV.  
 DATE: 7/08/08  
 DWN BY: EM  
 CHECKED BY: EM  
 PROJECT NO: EM0711  
 DRAWING NO: SP-1  
 OF: -

"REVISED" W-2996  
 ZONING File Copy

RECEIVED  
 AUG 08 2008  
 3:30 pm