

**DOCKET #:** W2935  
(continued from 6/14/07)

**PROPOSED ZONING:**  
GB-S

**EXISTING ZONING:**  
RS9 and HB

**PETITIONER:**  
Express Oil Change LLC  
for property owned by  
Adrian Adams, Dilma Adams,  
and Sadie Southern

**SCALE:** 1" represents 400'

**STAFF:** King

**GMA:** 3

**ACRES:** 1.05

**NEAREST  
BLDG:** 25' east

**MAP(S):** 618890

**F**

July 25, 2007

Express Oil Change, LLC  
190 W. Valley Avenue  
Birmingham, AL 35209

RE: ZONING MAP AMENDMENT W-2935

Dear Sirs:

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  
Marc L. Isaacson, P. O. Box 1888, Greensboro, NC 27402

**ACTION REQUEST FORM**

**DATE:** July 25, 2007  
**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 Express Oil Change LLC for property owned by Adrian M. Adams, Dilma Adams, and Sadie S. Southern

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of Express Oil Change LLC for property owned by Adrian M. Adams, Dilma Adams, and Sadie S. Southern from RS-9 and HB to GB-S (Arts and Crafts Studio; Food or Drug Store; General Merchandise Store; Nursery Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; Car Wash; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle Repair and Maintenance; Motor Vehicle Body or Paint Shop; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Laboratory; Government Offices; and Post Office): property is located on the north side of Hanes Mill Road, between US 52 and University Parkway (Zoning Docket W-2935).

**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 Express Oil Change LLC for property owned by Adrian M. Adams, Dilma Adams, and Sadie S. Southern, Docket W-2935

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 and HB to GB-S (Arts and Crafts Studio; Food or Drug Store; General Merchandise Store; Nursery Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; Car Wash; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle Repair and Maintenance; Motor Vehicle Body or Paint Shop; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Laboratory; Government Offices; and Post Office) the zoning classification of the following described property:

Tax Lots 15B, 16B, 17B, 18B, and 53-63, Tax Block 2042

Section 2. This Ordinance is adopted after approval of the site plan entitled Express Oil Change LLC and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to Express Oil Change LLC for property owned by Adrian M. Adams, Dilma Adams, and Sadie S. Southern.

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 Express Oil Change LLC. 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 Express Oil Change LLC for property owned by Adrian M. Adams, Dilma Adams, and Sadie S. Southern, (Zoning Docket W-2935). 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 GB-S (Arts and Crafts Studio; Food or Drug Store; General Merchandise Store; Nursery Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; Car Wash; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle Repair and Maintenance; Motor Vehicle Body or Paint Shop; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Laboratory; Government Offices; and Post Office)", approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the GB-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; additional improvements may be required prior to issuance of driveway permit.
  - b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. A final plat shall be recorded in the office of the Register of Deeds.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. All requirements of the NCDOT driveway permit shall be completed.

- b. Developer shall record cross access easements to the adjacent property to the north and west.
- c. Developer shall install sidewalks along the property's frontage on Hanes Mill Road.
- **OTHER REQUIREMENTS:**
  - a. If any lighting is proposed, an engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height @ 20' or less and no more than 0.5 foot-candles at the property line. Lighting shall be installed per approved lighting plan and certified by an engineer.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-2935
<b>Staff</b>	Aaron King
<b>Petitioner(s)</b>	Express Oil Change LLC
<b>Owner(s)</b>	Adrian M. Adams, Dilma Adams, and Sadie S. Southern
<b>Subject Property</b>	Tax Lots 15B, 16B, 17B, 18B, and 53-63, Tax Block 2042
<b>Type of Request</b>	Special use rezoning from RS-9 to GB-S for multiple business uses.
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS-9 (Residential Single Family; 9,000 sf lot size) <b>to</b> GB-S (General Business – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Arts and Crafts Studio; Food or Drug Store; General Merchandise Store; Nursery Lawn and Garden Supply Store, Retail; Retail Store, Miscellaneous or Specialty; Car Wash; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle Repair and Maintenance; Motor Vehicle Body or Paint Shop; Office, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Laboratory; Government Offices; and Post Office</li> </ul>
<b>Zoning District Purpose Statement</b>	<p>The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in Growth Management Areas 1, 2, 3, and activity centers.</p>
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<p><b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the site is located within GMA 3 and has access to public water and sewer.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	North side of Hanes Mill Road, between US 52 and University Parkway
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Northeast
<b>Site Acreage</b>	Approximately ± 1.05 acres
<b>Current Land Use</b>	Existing single family homes



<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>		<b>Use</b>
	North	RS-9 & LO		Single family homes and bank parking lot
	East	HB & LO		Bank
	South	HB		Fast food restaurant and undeveloped land
	West	RS-9		Single family home
<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 site is located in an area that is primarily composed of commercial uses. This request appears to be compatible with surrounding land uses.			
<b>Physical Characteristics</b>	The site is flat and contains no streams or wetlands.			
<b>Proximity to Water and Sewer</b>	The subject property has access to public water and public sanitary sewer.			
<b>Stormwater/ Drainage</b>	A stormwater study will be required.			
<b>Watershed and Overlay Districts</b>	The subject property is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The subject property is 1.05 acres in size and is located on the north side of Hanes Mill Road. The site contains single family homes and associated accessory buildings which would be removed with this request. The topography of the site is flat and poses no development issues.			
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b>			
	<ul style="list-style-type: none"> <li>Condition for stormwater 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>
Hanes Mill Road	Major Thoroughfare	275 feet	NA	30,400
<b>Proposed Access Point(s)</b>	The site plan proposes one access point onto Hanes Mill Road.			
<b>Planned Road Improvements</b>	The Thoroughfare Plan recommends that this section of Hanes Mill Road be constructed as a five lane cross-section with curb and gutter and sidewalks.			
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS-9</u> $1.05 \times 43,560 / 9,000 = 5 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 48 \text{ Trips per Day}$  <u>Proposed Zoning: GB-S</u> $7 \text{ bays} \times 40 \text{ (Quick Lubrication Vehicle Shop Trip Rate)} = 280 \text{ Trips per Day}$ $2,200 / 1,000 \times 90.06 \text{ (Pharmacy/Drugstore w/o Drive-Through Window)}$			

	<p>Trip Rate) = 198 Trips per Day</p> <p>Total Estimated Trips per Day = 478 Trips per Day</p>
<b>Sidewalks</b>	Sidewalks currently do not exist along this portion of Hanes Mill Road, but are recommended by Interdepartmental Staff.
<b>Traffic Impact Study (TIS)</b>	Not required
<b>Analysis of Site Access and Transportation Information</b>	The site plan proposes an oil change business along with a small retail building located on the western portion of the site. One access point onto Hanes Mill Road is proposed to line up with Raven Road. Staff has recommended that cross access easements be provided to the west and north. These cross access easements are important because the <i>North Suburban Area Plan (NSAP)</i> does recommend commercial development for the surrounding property. Since the entire block was not assembled as one request, cross access is important to provide adequate circulation. Improvements to Hanes Mill Road required with this request include: dedication of right-of-way and installation of sidewalks.
<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 NCDOT driveway permit</li> <li>• Condition to provide cross access to the north and west</li> <li>• Condition for sidewalks on Hanes Mill Road</li> </ul>
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	GMA 3 (Suburban Neighborhoods)
<b>Relevant Legacy Recommendations</b>	Revitalize and concentrate 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>North Suburban Area Plan (2005)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The <i>North Suburban Area Plan</i> recommends this site for commercial development. This site is part of the North Summit Square Metro Activity Center (MAC).</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>
	Yes
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject request is consistent with the recommendations of <i>Legacy</i> and the <i>NSAP</i> .

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2840	HB-S Site Plan Amendment	Approved 3/6/06	East	1.04	Approval	Approval
W-2693	NB to LB-S	Approved 7/79/04	North	0.41	Denial	Denial
W-2622	RS-9 to HB	Approved 10/6/03	South	2.89	Approval	Approval
W-2448	RS-9 & HB to LO	Approved 2/5/01	East	1.3	Denial	Approval
W-1388	R-6 to B-3	Approved 12/18/86	East	0.46	Denial	Denial
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	5,700 sf.		Approximate middle			
Parking	Required	Proposed		Layout		
	32 spaces	32 spaces		90° head-in		
Building Height	Maximum			Proposed		
	60' / unlimited			Single story		
Impervious Coverage	Maximum			Proposed		
	NA			77.91%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> <li>Section 2-1.3(J) GB 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) <i>Subdivision Regulations</i>		NA			
Analysis of Site Plan Compliance with UDO Requirements	The site plan proposes an express oil change business and an additional 2,200 square feet retail building. The oil change business will have seven bays with minimal parking located to the rear of the building. The retail space has parking located to the east and south of the building. As mentioned above, cross access easements to the north and west have been recommended.					
Generalized Recommended Conditions	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>Lighting condition</li> </ul>					
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>NSAP</i> .			An increase in trip generation can be expected.			

The request does locate additional commercial activity in a MAC, where commercial activity is directed.

**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 GRADING PERMITS:**

- a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
- b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. A final plat shall be recorded in the office of the Register of Deeds.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. All requirements of the NCDOT driveway permit shall be completed.
- b. Developer shall record cross access easements to the adjacent property to the north and west.
- c. Developer shall install sidewalks along the property's frontage on Hanes Mill Road.

**OTHER REQUIREMENTS:**

- a. If any lighting is proposed, an engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height @ 20' or less and no more than 0.5 foot-candles at the property line. Lighting shall be installed per approved lighting plan and certified by an engineer.

**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** - June 14, 2007

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved continuance of the zoning map amendment and site plan to July 12, 2007.

SECOND: Jerry Clark

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

AGAINST: None

EXCUSED: None

**PUBLIC HEARING** - July 12, 2007

FOR: None

AGAINST: None

**WORK SESSION**

During discussion by the Planning Board, Ms. Eickmeyer asked if "ABC Store" had been deleted from the list of uses. The petitioner's attorney, Marc Isaacson, 101 West Friendly Avenue, Greensboro, NC, indicated they would be happy to delete that use. Ms. Mitchell asked that the developer consider placing bricks or something similar between this use and the shopping area to indicate a pedestrian pathway. Mr. Isaacson said they would look at that. Mr. Isaacson also indicated that the cross-access easement has been accepted.

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions and the removal of the use "ABC Store" from the permitted uses for this site.

SECOND: Paul Mullican

VOTE:

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

AGAINST: None

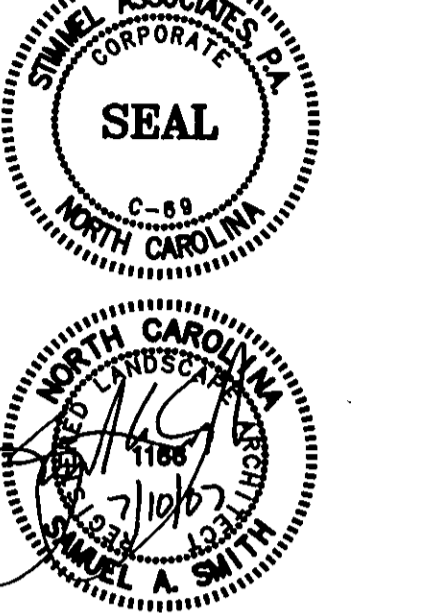
EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning



SEALS:



PROJECT:

EXPRESS OIL CHANGE  
HANES MILL RD.  
WINSTON-SALEM, NORTH CAROLINA

CLIENT:

EXPRESS OIL CHANGE LLC  
190 W. VALLEY AVE.  
BIRMINGHAM, AL 35209  
(205) 944-2935

DRAWN:

DATE:

REVISIONS:

7-10-07 Planning Comments

JOB NO: 07-147

SHEET TITLE:

REZONING  
PLAN

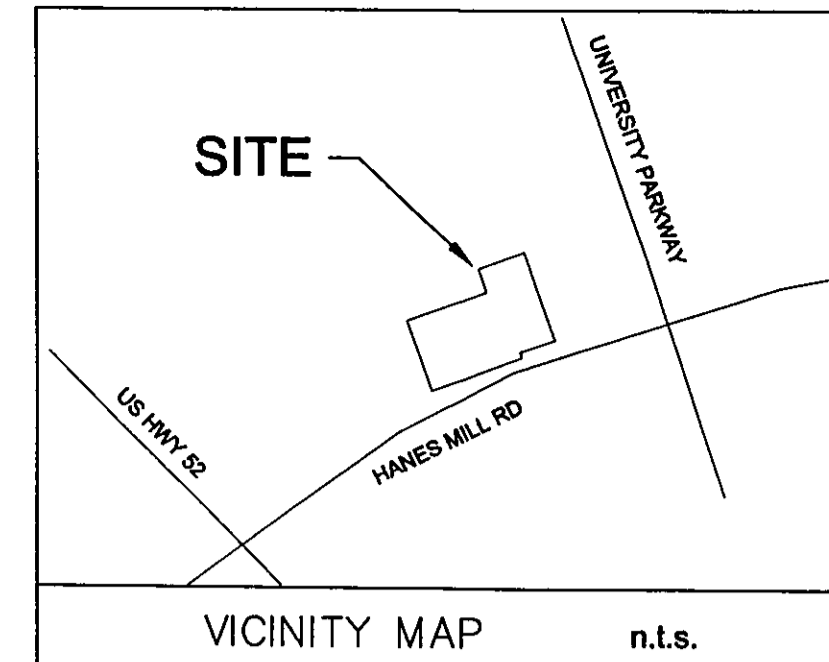
W-2935 Revised

SCALE: 1"=20'

SHEET NO.:

RZ-1

© STIMMEL ASSOCIATES, P.A.



SITE DATA:

PURPOSE STATEMENT:  
THE PURPOSE OF THIS REQUEST IS TO REZONE THE SITE FROM RS9 TO GB-S.

JURISDICTION:  
CITY OF WINSTON-SALEM, NC

ZONING:  
EXISTING = RS9  
PROPOSED = GB-S

PROPOSED USES:  
ABC STORE, ARTS & CRAFT STUDIO, FOOD OR DRUG STORE, GENERAL MERCHANDISE STORE, NURSERY LAWN & GARDEN SUPPLY STORE, RETAIL, RETAIL STORE MISCELLANEOUS OR SPECIALTY, CAR WASH, MEDICAL OR DENTAL LABORATORY, MEDICAL & SURGICAL OFFICES, MOTOR VEHICLE REPAIR & MAINTENANCE, MOTOR VEHICLE BODY OR PAINT SHOP, OFFICE MISCELLANEOUS, PROFESSIONAL OFFICE, SERVICE BUSINESS A, SERVICE BUSINESS B, SERVICES, PERSONAL, STORAGE SERVICES RETAIL, TESTING AND RESEARCH LABORATORY, GOVERNMENT OFFICES, POST OFFICE.

SITE ACREAGE:  
SITE AREA: 1.046 AC +/-  
DIMENSIONAL REQUIREMENTS:  
FRONT SETBACK: 40'  
REAR SETBACK: 40'  
RIGHT SIDE SETBACK: 0'  
ADJACENT TO RESIDENTIAL SETBACK: 40'  
HEIGHT: 60' MAX

IMPERVIOUS CALCULATIONS:  
BUILDINGS TO LAND: 0.116 AC +/- = 11.09%  
PAVEMENT TO LAND: 0.620 AC +/- = 59.27%  
OPEN SPACE: 0.310 AC +/- = 29.64%

PARCEL TOTAL: 1.046 AC +/- = 100%  
TOTAL IMPERVIOUS: 0.736 AC +/- = 70.36%

WATERSHED:  
THIS SITE IS NOT IN A WATERSHED.

INFRASTRUCTURE:  
WATER = PUBLIC PROJECT - #COUNTY 12  
SEWER = PUBLIC PROJECT - #7003  
STREETS = PUBLIC

OFF-STREET PARKING:  
AUTO SERVICE:  
3 SPACES PER BAY, 7 BAYS = 21 SPACES  
REQUIRED = 21 SPACES

RETAIL:  
1,678 SF @ 1 PER 200 SF = 8 SPACES  
REQUIRED = 8 SPACES

TOTAL PARKING REQUIRED: 29 SPACES  
TOTAL PARKING PROVIDED: 29 SPACES  
(INCLUDING 2 HANDICAP SPACES)

BUFFERYARDS:  
ADJACENT ZONING: RS9  
TYPE REQUIRED: 15' TYPE IV BUFFER  
TYPE PROVIDED: 15' TYPE IV BUFFER

ADJACENT ZONING: LO-S  
TYPE REQUIRED: 10' TYPE I BUFFER  
TYPE PROVIDED: 10' TYPE I BUFFER

STREETYARDS:  
TYPE REQUIRED: 10' MIN.

BOUNDARY AND TOPOGRAPHICAL INFORMATION:  
Base Information Taken from:  
FORSYTH COUNTY AERIAL TOPOGRAPHY  
AND GIS BASE MAPPING.

OWNERS:

ADRIAN M AND DILMA ADAMS  
125 HANES MILL RD.  
WINSTON-SALEM, NC 27105-9607  
BLOCK 2042 LOTS 15B, 016B, 017B, 018B, 060, 061, 062, 063  
ZONING RS9

ADRIAN M AND DILMA ADAMS  
125 HANES MILL RD.  
WINSTON-SALEM, NC 27105-9607  
BLOCK 2042 LOTS 058, 059, 054, 055  
ZONING RS9

ADRIAN M AND DILMA ADAMS  
125 HANES MILL RD.  
WINSTON-SALEM, NC 27105-9607  
BLOCK 2042 LOTS 056, 057  
ZONING RS9

SADIE S SOUTHERN  
155 HANES MILL RD.  
WINSTON-SALEM, NC 27105-9607  
BLOCK 2042 LOTS 053, 054, 055  
ZONING RS9

PETITIONER:

EXPRESS OIL CHANGE LLC  
190 W. VALLEY AVE.  
BIRMINGHAM, AL 35209  
(205) 944-2935

LANDSCAPE ARCHITECTS /  
LAND PLANNERS / CIVIL ENGINEERS:

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

