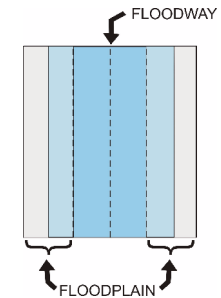


**DOCKET #:** W2945  
(contiued from 8/9/2007)

**PROPOSED ZONING:**  
NB-S-HO

**EXISTING ZONING:**  
RSQ-HO

**PETITIONER:**  
Hol-Mac Properties  
owned by Same



**SCALE:** 1" represents 300'

**STAFF:** Roberts

**GMA:** 2

**ACRES:** 0.75

**NEAREST BLDG:** 65' northwest

**MAP(S):** 624850

**F**

September 14, 2007

Hol-Mac Properties, LLC  
c/o Ben Holder  
924 North Stratford Road  
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-2945

Dear Mr. Holder:

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  
Leslie G. Frye, 1171 West Fourth Street, Winston-Salem, NC 27101

**ACTION REQUEST FORM**

**DATE:** September 14, 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 Hol-Mac Properties

**SUMMARY OF INFORMATION:**

Zoning Map Amendment of Hol-Mac Properties from RSQ (HO) to NB-S (HO) (Professional Office; Services, Business A; Retail Store, Specialty or Miscellaneous; Museum or Art Gallery; and Residential Building, Single Family): property is located on the southern corner of West Fourth Street and Taylor Street (Zoning Docket W-2945).

**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 Hol-Mac Properties, Docket W-2945

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 RSQ (HO) to NB-S (HO) (Professional Office; Services, Business A; Retail Store, Specialty or Miscellaneous; Museum or Art Gallery; and Residential Building, Single Family) the zoning classification of the following described property:

Tax Lots 1, 320, and 321, Tax Block 0661

Section 2. This Ordinance is adopted after approval of the site plan entitled Hol-Mac Properties and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to Hol-Mac Properties.

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 Hol-Mac Properties. 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 Hol-Mac Properties, (Zoning Docket W-2945). 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 NB-S (HO) (Professional Office; Services, Business A; Retail Store, Specialty or Miscellaneous; Museum or Art Gallery; and Residential Building, Single Family), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the NB-S (HO) 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 a driveway permit from the City of Winston-Salem Public Works Department.
  - b. Developer shall obtain approval from the Historic Resources Commission.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-2945		
<b>Staff</b>	Gary Roberts, AICP		
<b>Petitioner(s)</b>	Hol-Mac Properties		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Tax Lots 1, 320, & 321 /Tax Block 0661		
<b>Type of Request</b>	Special Use rezoning to NB-S (HO)		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RSQ (HO) Residential Single Family Quadraplex Historic Overlay District <b>to</b> NB-S (HO), Neighborhood Business Historic Overlay District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Professional Office; Services, Business A; Retail Store, Specialty or Miscellaneous; Museum or Art Gallery; and Residential Building, Single Family</li> </ul>		
<b>Continuance History</b>	This request was continued from the August 9, 2007 Planning Board meeting to the September 13, 2007 Planning Board meeting in order to change the proposed district from PB-S (HO) to NB-S (HO)		
<b>Zoning District Purpose Statement</b>	The NB District is primarily intended to accommodate very low intensity office, retail, and personal service uses close to or within residential areas. The district is established to provide convenient locations for businesses which serve the everyday household needs of nearby residents without disrupting the character of the neighborhood. The district is not intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. This district is intended for application in Growth Management Areas 2, 3, 4, and 5.		
<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>	Southern corner of West Fourth Street and Taylor Street		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northwest		
<b>Site Acreage</b>	Approximately ± .75 acre		
<b>Current Land Use</b>	Single family residence		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RSQ HO	Single family homes
	East	RSQ HO	Single family homes
	South	RSQ	I-40

	West	RSQ HO	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 site is adjacent to Business 40 to the south and abuts public streets on the other sides. The proposed uses will take place within a very large and uniquely situated, converted single family residential structure of historic significance situated on one entire city block. The site plan submitted with the special use district zoning does not indicate any significant exterior alterations. In addition, the request is for a very limited number of nonresidential uses which will occupy only one level of said three story structure. Therefore, the subject request should be generally compatible with the single family homes in the surrounding area.			
<b>Physical Characteristics</b>	The developed site is well landscaped and has a gentle to moderate slope downward toward the southwest.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the site.			
<b>Stormwater/ Drainage</b>	No known issues			
<b>Historic, Natural Heritage and/or Farmland Inventories</b>	This site is located in the West End National Register & Historic Overlay Districts. Known as the Kerner E. Shore House, this house is a fairly rare Winston-Salem example of the Spanish Mission style. The proposed rezoning will reuse the house in a mixed use manner that staff believes is in keeping with the character of the historic district and property itself.			
<b>Analysis of General Site Information</b>	The subject request is an adaptive reuse of a large existing single family home. No significant exterior alterations are proposed and the site processes no known development constraints.			
<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 obtain approval from the Historic Resources Commission</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>
West Fourth Street	Minor Thoroughfare	263'	NA	12,700
Taylor Street	Local Street	315'	NA	NA
<b>Proposed Access Point(s)</b>	The proposed site plan includes the continued use of the existing driveway onto West Fourth Street.			
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RSQ (HO)</u>  4 units x 6.59 (Multifamily Trip Rate) = 26 Trips per Day  <u>Proposed Zoning: NB-S (HO)</u>  1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day +  6,650 sf / 1,000 x 40.67 (Specialty Retail Center) = 270 Trips per Day =  280 Trips per Day</p>			
<b>Sidewalks</b>	Sidewalks exist along both sides of the surrounding streets.			
<b>Transit</b>	Transit is not directly available to the site.			

<b>Analysis of Site Access and Transportation Information</b>	The site plan proposes to use the existing driveway onto Fourth Street. While said driveway is 15' in width as opposed to the standard required width of 20', the UDO allows the Director of Inspections to approve narrower widths in certain situations. The Director of Inspections has approved the narrower width in this case as is noted on the site plan.
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>Obtain City of Winston-Salem driveway permit</li> </ul>
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	Growth Management Area 2 (Urban Neighborhoods)
<b>Relevant Legacy Recommendations</b>	<i>Legacy</i> recommends: Historic preservation, rehabilitation and reuse of existing structures; the protection of existing neighborhoods through the creation of opportunities and incentives for their rehabilitation, redevelopment, and revitalization; and the redevelopment and reuse of existing sites and buildings which are visually compatible with the surrounding area.
<b>Relevant Area Plan(s)</b>	<i>South Central Area Plan</i> (2003)
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The large structure on the site should be rehabilitated for moderate-density residential use. Due to limited parking, housing targeted to the elderly is recommended. If developed for general market apartments, condominium ownership is encouraged. Preservation of the existing historic structure and reuse in a manner compatible with the neighborhood are most important.</li> </ul>
<b>Other Applicable Plans and Planning Issues</b>	The City Attorney is of the opinion that, if challenged, the previously requested PB District could be considered illegal spot zoning by a court of law. In such instances, the Planning staffs' recommendation is for denial. Therefore, in working with the Planning staff, the petitioner has requested a conversion of the proposed zoning district from PB-S (HO) to NB-S (HO). Provided that the proposed uses benefit the surrounding neighborhood, the City Attorney is of the opinion that the proposed NB District would not be considered illegal spot zoning.
<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 <i>Legacy</i>?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	The 17,127 sf structure on the subject property was formerly known as the Dorminy Dance Studio and therefore has some history as being used for nonresidential purposes. The subject request would utilize only 6,650 sf for nonresidential purposes. The proposed NB District is the least intensive business district in the UDO and the requested uses should benefit the surrounding neighborhood. It is staffs' opinion the request is



compatible with the recommendations of *Legacy* and the *South Central Area Plan* in that it represents the preservation and reuse of the existing site and building in a manner which is visually compatible with the surrounding area.

**RELEVANT ZONING HISTORIES**

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-1804	R-1, R-2, B-2, & B-3 to R-1 (HO), R-2 (HO), B-2 (HO), & B-3 (HO)	Approved 2-1-93	Included current site	229	Approval	Approval

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>	
	17,127 sf		Central portion of the site fronting on West Fourth Street	
<b>Units (by type) and Density</b>	1 single family unit on .75 acre + 1.33 units per acre			
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>	
	8 spaces after various reductions	9 spaces	To the rear of the building	
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>	
	60'		Existing 3 story structure	
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>	
	60%		43%	
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.4 (E) Neighborhood Business District</li> <li>Chapter B, Article IV, Section 4-5.2 Historic Overlay District</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>	Provided that UDO 177 is adopted, the revised site plan complies with the requirements of the UDO. UDO 177 would allow on-street parking credit within the NB District.			

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

Positive Aspects of Proposal	Negative Aspects of Proposal
Request is generally consistent with <i>Legacy</i> and the <i>South Central Area Plan</i> .	Request would introduce a business district in a predominately single family residential neighborhood.

Request would allow the adaptive reuse of a large historic structure with minimal exterior alterations and allow it to retain its economic viability.

**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 a driveway permit from the City of Winston-Salem Public Works Department.
- b. Developer shall obtain approval of a certificate of appropriateness from the Historic Resources Commission.

**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 continuance**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved continuance of the zoning map amendment and site plan to September 13, 2007 with the waiver of fees except advertising costs.

SECOND: Jerry Clark

VOTE:

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

AGAINST: None

EXCUSED: None

**PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

During discussion, the Planning Board made the following points:

1. The definition for Services, Business A was read.
2. Wesley Curtis expressed his appreciation to the petitioners for changing the requested zoning district to NB-S (HO).

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Lynne Mitchell

VOTE:

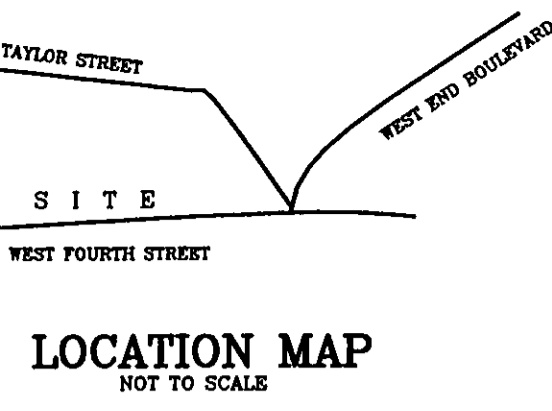
FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning



NOTE: ALL CONTOURS DEPICTED WERE TAKEN FROM FORSYTH COUNTY GIS DATA AND THERE IS NO ANTICIPATED GRADE CHANGE RESULTING FROM REZONING.

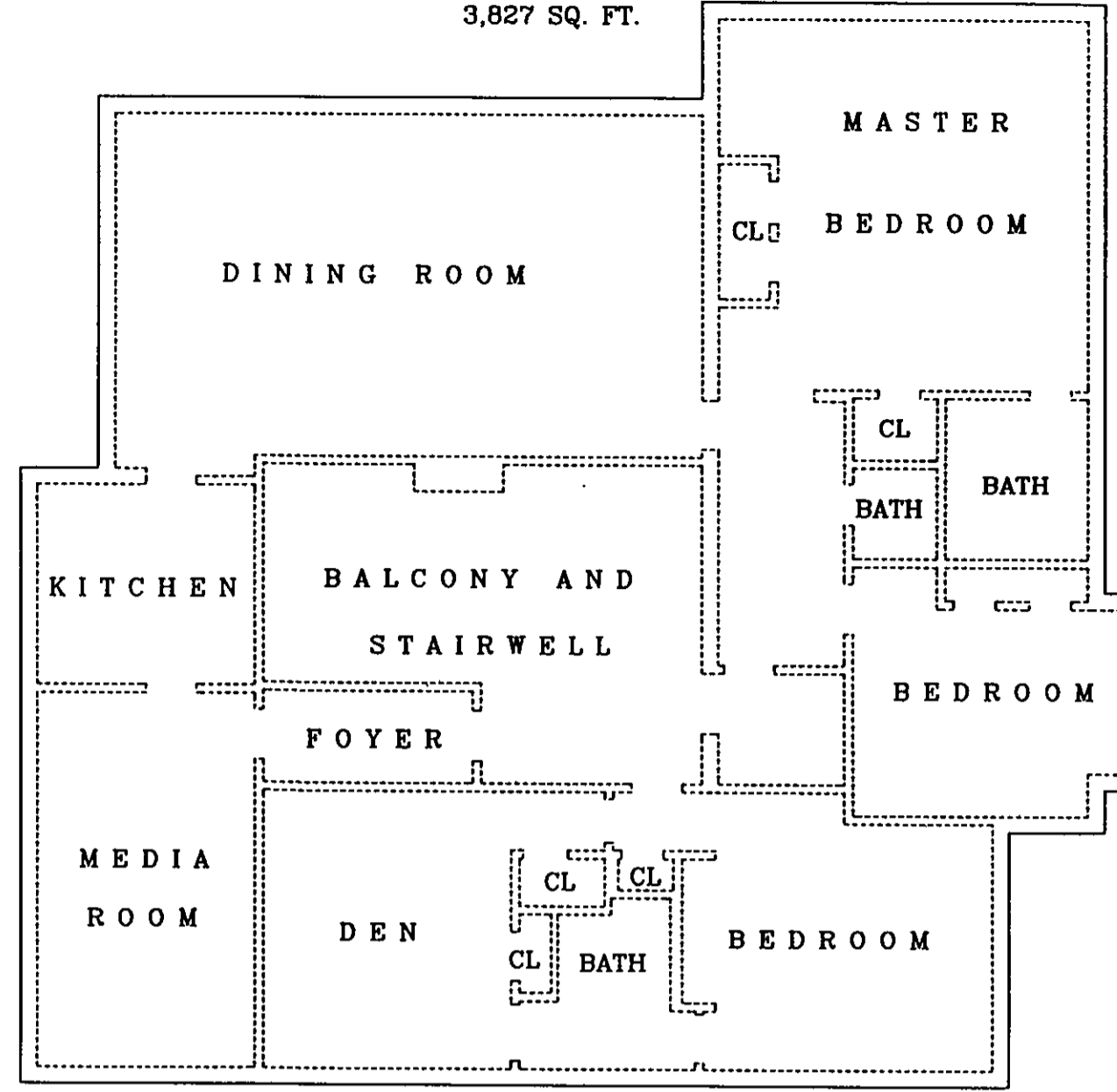
I, THOMAS A. RICCIO, RLS, CERTIFY THAT THIS PLAT WAS PREPARED BY ME FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT UNLESS NOTED THERE ARE NO VISIBLE ENCROACHMENTS OR INFRINGEMENTS.

WITNESS MY HAND AND ORIGINAL SEAL

THOMAS A. RICCIO L-2815



**SECOND FLOOR PLAN**  
(AS SCALED FROM FLOOR PLAN BY OTHERS)  
SCALE: ONE INCH EQUALS TEN FEET  
3,827 SQ. FT.

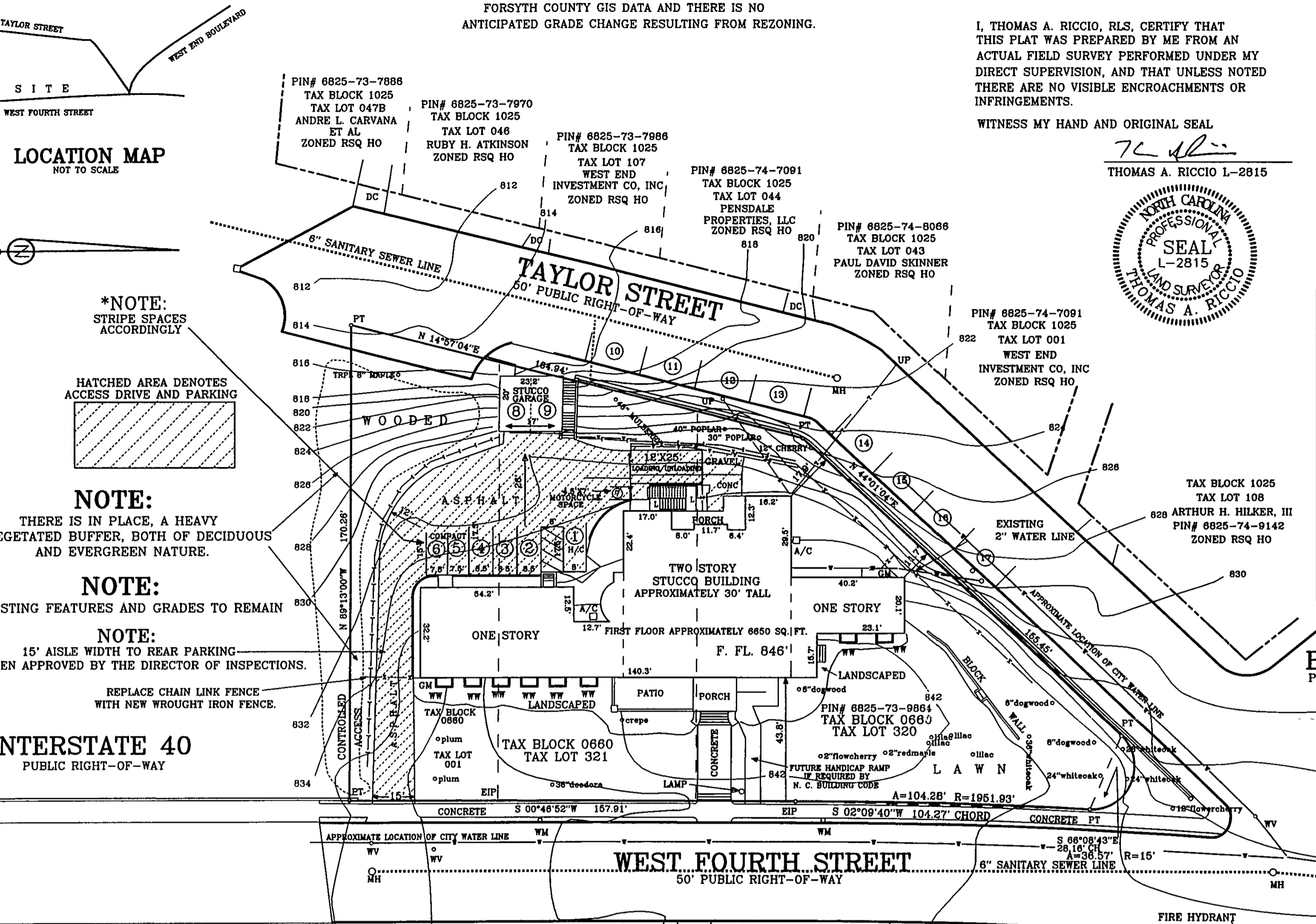


**BUILDING USE BREAKDOWN**

BASEMENT	6650 SQUARE FEET TO BE USED AS OFFICE STORAGE
FIRST FLOOR	6650 SQUARE FEET TO BE USED AS RETAIL, OFFICES, GALLERY, SERVICE
SECOND FLOOR	3827 SQUARE FEET TO BE USED AS ONE APARTMENT UNIT

\*NOTE: LOADING SPACE REDUCED TO 12' X 25' BASED ON THE TYPE OF SERVICE VEHICLES TO THE SITE.

OWNER/DEVELOPER  
**HOL-MAC PROPERTIES**  
924 NORTH STRATFORD ROAD  
WINSTON-SALEM, N.C. 27104  
336-723-9952  
FAX 336-722-0464  
CELL 336-287-6016



\*NOTE: STRIPE SPACES ACCORDINGLY

HATCHED AREA DENOTES ACCESS DRIVE AND PARKING

NOTE: THERE IS IN PLACE, A HEAVY VEGETATED BUFFER, BOTH OF DECIDUOUS AND EVERGREEN NATURE.

NOTE: EXISTING FEATURES AND GRADES TO REMAIN

NOTE: 15' AISLE WIDTH TO REAR PARKING AREA APPROVED BY THE DIRECTOR OF INSPECTIONS.

REPLACE CHAIN LINK FENCE WITH NEW WROUGHT IRON FENCE.

INTERSTATE 40 PUBLIC RIGHT-OF-WAY

0.75412 ± ACRE COORDINATE COMPUTATION

**SITE PLAN LEGEND**

<p><b>REVIEW INFORMATION</b> TYPE OF REVIEW: <input checked="" type="checkbox"/> SPECIAL USE ZONING <input type="checkbox"/> SITE PLAN AMENDMENT <input type="checkbox"/> SPECIAL USE PERMIT <input type="checkbox"/> FINAL DEVELOPMENT PLAN <input type="checkbox"/> PRELIMINARY SUBDIVISION <input type="checkbox"/> PLANNING BOARD REVIEW</p> <p>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</p> <p>PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO REZONE FROM RSQ HO TO NB-S HO FOR RETAIL (SPECIALTY OR MISC.), ART GALLERY, PROFESSIONAL OFFICES, BUSINESS SERVICES A &amp; RESIDENTIAL.</p> <p><b>INFRASTRUCTURE</b> PUBLIC PRIVATE WATER <input checked="" type="checkbox"/> <input type="checkbox"/> SEWER <input checked="" type="checkbox"/> <input type="checkbox"/> STREETS <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>LINEAR FEET OF PUBLIC STREETS 817 FT.</p> <p><b>SITE SIZE AND COVERAGES</b> TOTAL ACREAGE: 0.75412 ACRES SITE COVERAGES: BUILDING TO LAND 24 % PAVEMENT TO LAND 19 % OPEN SPACE 57 % BUILDING SQUARE FOOTAGE: 6810 SF. BUILDING HEIGHT _____ FT.</p>	<p><b>ZONING</b> EXISTING ZONING: RSQ HO PROPOSED ZONING: NB-S HO PROPOSED USES: ART GALLERY BUSINESS SERVICES A, RETAIL STORE (SPECIALTY OR MISC.), PROFESSIONAL OFFICES, OFFICE STORAGE, RESIDENTIAL/COMBINED USE</p> <p><b>DENSITY CALCULATIONS</b> # OF UNITS OR LOTS: _____ DENSITY: N/A (UNITS/LOTS PER ACRE)</p> <p><b>PROPERTY INFORMATION</b> PIN# 6825-73-9864 TAX BLOCK(S) 0661 LOT(S) 1, 320 &amp; 321</p>	<p><b>OFF STREET PARKING</b> (IF APPLICABLE) PROPOSED USE(S) _____ REQUIRED PARKING _____ SPACES / _____ NOTE: PARKING PROVIDED: _____</p> <p><b>OFF STREET LOADING</b> (IF APPLICABLE) LOADING/UNLOADING SPACES REQ: ONE LOADING/UNLOADING SPACES PROVIDED: ONE</p> <p>SIZE: 12 FT. X 25 FT.</p> <p><b>BUFFERYARDS</b> ADJOINING ZONING: N/A TYPE REQUIRED: N/A WIDTH PROVIDED: N/A FT.</p> <p><b>WATERSHED CALCULATIONS</b></p>
---	--	---

**PARKING REQUIRED BUSINESS USE REQUIREMENT**

PROFESSIONAL OFFICES SERVICES BUSINESS A ONE SPACE PER 300 SQUARE FEET  
ART GALLERY, RETAIL STORE, SPECIALTY OR MISCELLANEOUS ONE SPACE PER 400 SQUARE FEET  
6850 SQ. FT. (ENTIRE FIRST FLOOR) DIVIDED BY 300 EQUALS 22 SPACES  
6650 SQ. FT. (ENTIRE BASEMENT USED FOR OFFICE STORAGE) REQUIRES NO PARKING  
3827 SQ. FT. (SECOND FLOOR) IS ONE RESIDENTIAL APARTMENT UNIT REQUIRING TWO SPACES

**TWENTYFOUR SPACES TOTAL REQUIRED BEFORE ALLOWANCE ADJUSTMENT**

THE REQUIRED PARKING HAS THREE ADJUSTMENT VALUES  
30% REDUCTION FOR "NB" ZONING  
35% REDUCTION FOR ON STREET PARKING (EIGHT SPACES)  
3% REDUCTION FOR EXISTING SIDEWALKS  
68% TOTAL REDUCTION

TWENTYFOUR SPACES X 32% = EIGHT SPACES REQUIRED

**PARKING PROVIDED**

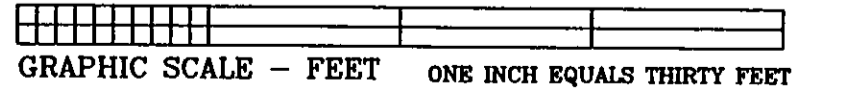
NINE SPACES INCLUDING ONE HANDICAPPED SPACE

**PRELIMINARY NOT FOR CONSTRUCTION**

SITE PLAN PREPARED FOR  
**HOL-MAC PROPERTIES**  
SHOWING LOTS 320 AND 321 OF THE PLAT ENTITLED PROPERTY OF TAYLOR BROS.

PLAT BOOK 8 PAGE 70  
AND BEING TAX LOTS 001, 320 AND 321 OF TAX BLOCK 0661  
PIN# 6825-73-9864

WINSTON TOWNSHIP \* FORSYTH COUNTY \* NORTH CAROLINA  
DATE: MAY 24TH 2007 DRAWING NUMBER 07152



SURVEY PREPARED BY  
**THOMAS A. RICCIO AND ASSOCIATES**  
440 WEST END BOULEVARD  
WINSTON-SALEM, NORTH CAROLINA 27101  
336-773-0211 FAX-773-0214

W-2945 Revised File Copy