

DOCKET #: W2962
(continued from 10/11/2007)

PROPOSED ZONING:
LB-S

EXISTING ZONING:
RS9

PETITIONER:
Jeffrey D. Tingle and
Donna R. Cook for property
owned by Same

SCALE: 1" represents 300'

STAFF: King

GMA: 3

ACRES: 0.73

**NEAREST
BLDG:** 5' west

MAP(S): 630890

F

November 19, 2007

Jeffrey R. Tingle & Donna R. Cook
6620 Red Bank Road
Germantown, NC 27019

RE: ZONING MAP AMENDMENT W-2962

Dear Mr. Tingle and Ms. Cook:

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
Stephen G. Calaway, 1330 Ashley Square, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: November 19, 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 Jeffrey D. Tingle and Donna R. Cook

SUMMARY OF INFORMATION:

Zoning map amendment of Jeffrey D. Tingle and Donna R. Cook from RS-9 to LB-S (Business, Services A); property is located on the north side of Old Hollow Road, west of Merry Dale Drive (Zoning Docket W-2962).

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 Jeffrey D. Tingle and Donna R. Cook, Docket W-2962

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

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 LB-S (Business, Services A) the zoning classification of the following described property:

All that parcel of land lying in Winston Township, County of Forsyth and State of North Carolina containing 0.732 acres, more or less, as shown on survey dated July 3, 2007 (and site plan dated 9/4/07) by Wayne T. Sims, Professional Land Surveyor, described as follows:

BEGINNING at a set mag. Nail located in the North right-of-way lines of NC Highway 66 (Old Hollow Road) southeast corner of the property of Biggie, Inc. (DB 2505, page 4170/Tax Block 5144, Lot 17) and running thence north 25 deg. 10' 07" east 234.54 feet to an iron stake; running thence south 65 deg. 23' 57" east 115.37 feet to an iron stake; running thence south 22 deg. 05' 35" west 15.79 feet to an iron stake; running thence south 23 deg 25' 47" west 240.82 feet to an iron stake located in the north right-of-way line of Old Hollow Road; and running thence with the north right-of-way line of Old Hollow Road north 48 deg. 50' 01" west 22.59 feet to a point and continuing therewith on a curve to the left north 57 deg 38' 36" west a chord distance of 115.42 feet (radius = 376.81 feet and length = 115.88 feet) to the place of Beginning and being part of Lot 18 and all of Lots 19, 20, and 21 of Tax Block 5144 as shown on the map of Alice N. James Property, Section No. 2 as recorded in Plat Book 10, page 141, Forsyth County Registry.

Section 2. This Ordinance is adopted after approval of the site plan entitled Jeffrey D. Tingle and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20___ to Jeffrey D. Tingle and Donna R. Cook.

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 Jeffrey D. Tingle. 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 Jeffrey D. Tingle and Donna R. Cook, (Zoning Docket W-2962). 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 LB-S (Business, Services A), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LB-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.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall install the required bufferyard along the western property line or receive a variance from the City Zoning Board of Adjustment.
 - b. 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 @ 25' or less and no more than 0.5 foot-candles at the property line.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the NCDOT driveway permit.
 - b. Lighting shall be installed per approved lighting plan and certified by an engineer.
- **OTHER REQUIREMENTS:**
 - a. As verified by the owner/applicants, this property may not contain the use meeting the definition "Convenience Store."

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2962		
Staff	Aaron King		
Petitioner(s)	Jeffrey D. Tingle and Donna R. Cook		
Owner(s)	Same		
Subject Property	Tax Lots 19-21, Tax Block 5144 and a portion of Tax Lot 18, Tax Block 5144		
Type of Request	Special use rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 (Residential Single Family; 9,000 sf lot size) to LB-S (Limited Business – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Business, Services A 		
Zoning District Purpose Statement	<p>The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in Growth Management Areas 2, 3, 4, and 5.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	The subject property is located on a major thoroughfare in an area otherwise developed with residences.		
GENERAL SITE INFORMATION			
Location	North side of Old Hollow Road, west of Merry Dale Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northeast		
Site Acreage	Approximately ± 0.73 acres		
Current Land Use	Existing commercial building that is currently unused due to recent fire damage		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM-12 & RS-30	Undeveloped land, single family homes
	East	RS-30	Single family homes
	South	RS-9	Single family homes
	West	RS-30	Single family homes

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The proposed use (Business Services, A) should be compatible with the adjacent properties.			
Physical Characteristics	The site contains a flat topography with no streams or wetlands.			
Proximity to Water and Sewer	The site will not be served by public water and sewer.			
Stormwater/ Drainage	No known issues			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	The subject property contains a flat topography and is suitable for the proposed development.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Old Hollow Road	Major Thoroughfare	+/- 140	9,900	16,100
Proposed Access Point(s)	The site currently has a continuous curb cut onto Old Hollow Road.			
Planned Road Improvements	The Thoroughfare Plan recommends that this portion of Old Hollow Road be constructed as a three lane cross section with curb and gutter and sidewalks.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-9</u> $0.73 \times 43,560 / 20,000$ (No Public Sewer) = 1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day</p> <p><u>Proposed Zoning: LB-S</u> No trip generation rate available for the proposed use</p>			
Sidewalks	None existing			
Traffic Impact Study (TIS)	Not required			
Analysis of Site Access and Transportation Information	Staff does not anticipate any negative transportation impacts from this request. Trip generation should not be significant, based on the size of the building and the proposed use. Currently, the site has a continuous curb cut along Old Hollow Road. Interdepartmental Staff has recommended that the frontage along Old Hollow Road be limited to one access point.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Condition for NCDOT driveway permit 			

CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	GMA 3 (Suburban Neighborhoods)					
Relevant Legacy Recommendations	Legacy supports neighborhood serving commercial in close proximity to residential areas.					
Relevant Area Plan(s)	The subject property is not located within the boundaries of an area plan or development guide.					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	Yes					
	(S)(4) - Is the requested action in conformance with Legacy?					
Yes						
Analysis of Conformity to Plans and Planning Issues	The subject property has a history of being used as a commercial operation. The structure was built in 1946 and was used for commercial purposes until a recent fire damaged the building. The site was recently used as an internet café, but never obtained the appropriate change of use permits for an existing nonconforming use from the Inspections Division. By not obtaining the needed permits, the site's legal nonconforming status was voided. In order for commercial use to occur on this site, a rezoning must be approved. The area along Old Hollow Road does contain scattered commercial zoning. Commercial zoning exists along Old Hollow Road at the intersections with Germanton Road and Old Rural Hall Road. This request would be compatible with the other non-residentially zoned properties along this section of Old Hollow Road. Staff is supportive of the request due to the site's history as a commercial site and the low-impact nature of the proposed use.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2904	RS-20 to RS-9	Approved 2/5/07	Southeast	9.69	Approval	Approval
W-2228	RM-12, RS-9 and RS-30 to NSB-S	Denied 7/20/98	West	3.47	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage			Placement on Site		
	1,941 sf.			Front ½ of the site		
Parking	Required	Proposed		Layout		
	5 spaces	5 spaces		Head-in parking beside the building		
Building Height	Maximum			Proposed		
	40 feet			1-story		
Impervious Coverage	Maximum			Proposed		
	75%			28.58%		

UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3(G) LB District 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	Yes
	(B) Environmental Ord.	Yes
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	<p>The proposed site plan indicates that only minor changes will be made to the site. The existing structure will be retained and rehabilitated with parking located on the sides of the building. As mentioned above, staff has recommended that the continuous curb cut be consolidated into one access point and that a streetyard be installed along Old Hollow Road. Staff has also recommended that any gravel areas that are shown as parking spaces be paved.</p>	
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Condition for bufferyard installation or bufferyard variance Lighting condition 	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The request is consistent with the recommendations of <i>Legacy</i> .		Adjacent residents may experience negative impacts from noise and lighting.
The site has a history as a commercial operation.		This request may signal that other commercial rezonings are appropriate in this area.
Trip generation should not be significant.		
The petitioner is only asking for one proposed use.		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<p>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.</p> <ul style="list-style-type: none"> <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit. <u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u> <ol style="list-style-type: none"> Developer shall install the required bufferyard along the western property line or receive a variance from the City Zoning Board of Adjustment. 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 @ 25' or less and no more than 0.5 foot-candles at the property line. 		

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the NCDOT driveway permit.
 - b. Lighting shall be installed per approved lighting plan and certified by an engineer.
- **OTHER REQUIREMENTS:**
 - a. As verified by the owner/applicants, this property may not contain the use meeting the definition “Convenience Store.”

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: Lynne Mitchell

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

PLANT TYPE LEGEND

DECIDUOUS TREE: MUST BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AT TIME OF INSTALLATION AND SHALL BE AT LEAST TWO (2) INCHES IN DIAMETER MEASURED 6 INCHES ABOVE GROUND LEVEL.

TYPES PREFERRED:
 WILLOW OAK (QUERCUS PHELLOS)
 SUGAR MAPLE (ACER SACCHARUM)
 RED MAPLE (ACER RUBRUM)

SPACING: ALL DECIDUOUS TREES SHALL BE INSTALLED WITH TREE TRUNKS SPACED A MINIMUM DISTANCE OF THIRTY (30) FEET APART AND A MAXIMUM DISTANCE OF SIXTY (60) FEET APART.

PRIMARY EVERGREEN TREE: MUST BE A MINIMUM OF SIX (6) FEET IN HEIGHT AT TIME OF INSTALLATION AND SHALL BE NO LESS THAN TEN (10) FEET AT TIME OF MATURITY.

TYPES PREFERRED:
 WAX MYRTLE (MYRICA CERIFER)

SPACING: ALL PRIMARY EVERGREEN PLANTS SHALL BE DISTRIBUTED EVENLY ALONG THE LENGTH OF THE BUFFERYARD AND SHALL BE STAGGERED WHERE QUANTITIES PERMIT. PRIMARY EVERGREEN PLANTS SHALL BE INSTALLED WITH TREE TRUNKS SPACED A MINIMUM OF SEVEN (7) FEET APART AND A MAXIMUM OF FIFTEEN (15) FEET FROM OTHER PRIMARY EVERGREEN PLANTS AND FROM ANY REQUIRED DECIDUOUS TREE.

SUPPLEMENTAL EVERGREEN SHRUB: SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT TIME OF INSTALLATION AND SHALL ATTAIN A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES THREE YEARS AFTER INSTALLATION.

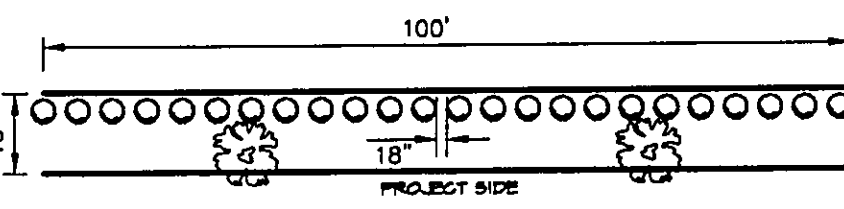
TYPES PREFERRED:
 DWARF BURFORD HOLLY (ILEX CORNUTA 'BURFORDII' NANA)

SPACING: ALL SUPPLEMENTAL EVERGREEN SHRUBS SHALL BE DISTRIBUTED EVENLY ALONG THE LENGTH OF THE BUFFERYARD.

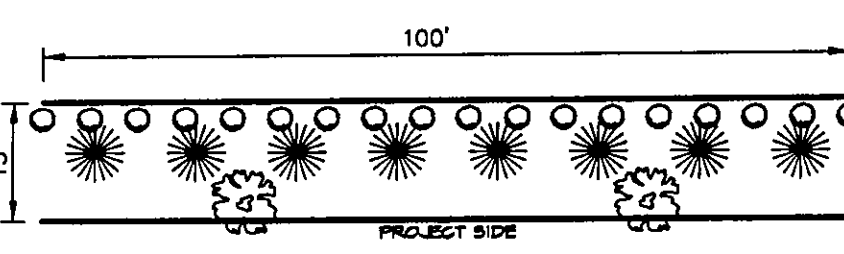
LANDSCAPE NOTES:

Section 10.09 Landscape Standards and Specifications

- The developer shall furnish and install all plant materials listed on the plan schedule.
- Plant materials shall conform to the requirements described in the latest edition of American Standard for Nursery Stock, which is published by the American Association of Nurserymen.
- Plant materials must be from an approved species list or approved by the City of Winston-Salem Landscape Inspector and Development or his designee.
- Shade Trees must be a minimum of 2" in Caliper. Ornamental Trees must be a minimum of 6" in height at the time of planting. (Six feet from top of root ball to top of tree.)
- No tree may be planted in the Sight Triangle without the prior approval of the City Engineering Division.
- Do not use staking materials unless it is absolutely necessary. If staking is necessary, the developer/property owner must remove the staking materials after one growing season.
- Property owners must ensure the survival and health of required trees in perpetuity. If any plant material dies, it must be replaced by the property owner within 180 days.
- The City of Winston-Salem and Developer or his designee may be consulted to determine the proper time to move and install plant material so that stress to the plant is minimized. A temporary Certificate of occupancy may be issued when extremes in weather or soil conditions are not favorable to Landscaping.
- The developer shall ensure that all plant pits, vine pits, hedge trenches, and shrub beds are excavated as follows:
 - All pits shall be generally circular in outline, with vertical sides. The tree pit shall be deep enough to allow one-eighth of the ball to be above existing grade. Soil within the Planting Area shall be free of rock, debris, inorganic compositions and chemical residues detrimental to plant life. Soil shall be compatible with the composition of the existing sub-soil and sufficiently blended to ensure adequate exchange of air and water between the Planting Area and the adjacent soil strata. Plants shall rest on well-compacted surface. The tree pit shall be a minimum of nine inches larger on every side than the ball of the tree.
 - If areas are designated as shrub beds or hedge trenches, they shall be cultivated to at least 18 inches in depth. Areas designated for Ground Covers and Vines shall be cultivated to at least 12 inches in depth.
- Each tree, shrub, or vine shall be pruned in an appropriate manner, in accordance with accepted standard practice.
- All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawings. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit.
- Existing trees shall be preserved wherever possible. Coordinate with the city of Winston-Salem's landscape inspector for verification of existing trees and to receive proper credit toward proposed plantings.
- All Planting Areas shall be mulched with a two-to-three inch layer of bark, pine needles, or other similar material to cover the complete Planting Area.



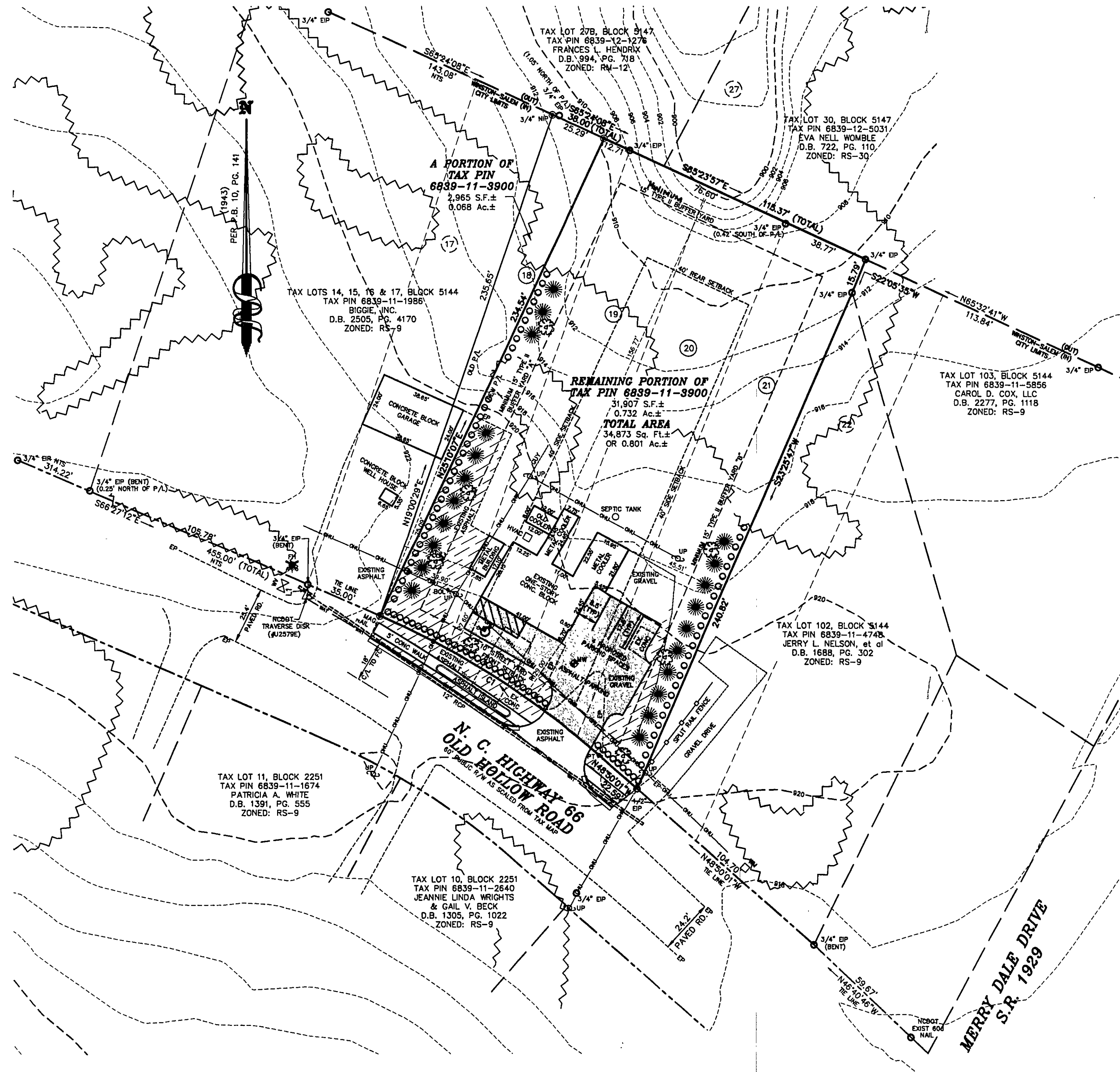
10' STREETYARD
 2 DECIDUOUS TREES PER 100'
 NATURAL SHRUBS SHALL BE PLACED NO MORE THAN EIGHTEEN (18) INCHES, EDGE TO EDGE.



15'-0" TYPE II BUFFERYARD
 2 DECIDUOUS TREES PER 100'
 8 PRIMARY EVERGREEN PLANTS PER 100'
 20 SHRUBS PER 100'

LANDSCAPE REQUIREMENTS						
LABEL	YARD TYPE	LENGTH	WIDTH	DECIDUOUS	PRIMARY EVERGREEN	SHRUBS
BUFFERYARD "A"	TYPE II	164'	15'	3	13	33
BUFFERYARD "B"	TYPE II	127'	15'	2	-	25
STREETYARD	-	112'	10'	2	-	37

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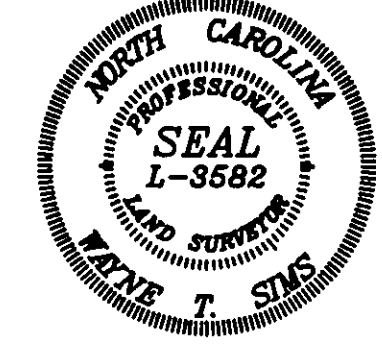
LINE	BEARING	LENGTH
L1	N02°36'20"E	4.88'

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	17°37'11"	376.81'	115.88'	115.42'	N87°38'36"W

- LEGEND**
- UP - UTILITY POLE
 - EP - EXISTING IRON PIPE
 - NP - NEW IRON PIPE
 - ER - EXISTING IRON ROD
 - C - CURB INLET
 - TBC - TOP BACK OF CURB
 - PI - PRE-INSTANT
 - CB - CATCH BASIN
 - YI - YARD INLET
 - CO - CLEAN OUT
 - MAC - MAGNETIC
 - PT - NON-MONUMENTED POINT
 - LP - LIGHT POLE
 - P/L - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - EP - EDGE OF PAVING
 - CM - CONCRETE MONUMENT
 - WM - WATER METER
 - NTS - NOT TO SCALE
 - MH - MAN HOLE
 - SI - SINK INLET
 - ROP - REINFC. CONC. PIPE
 - MW - MONITORING WELL

Note: This plan was prepared without the benefit of a full title search and is subject to any Easements, Agreements, or Rights-of-Way of record prior to the date of this plan, which was not visible at the time of my inspection.

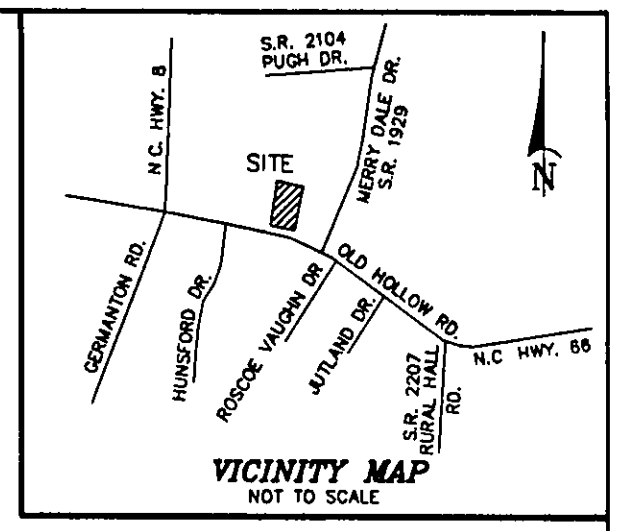
THIS MAP OR DRAWING AND ANY ACCOMPANYING DOCUMENTS ARE FURNISHED TO THE PERSON(S) NAMED THEREON AND NO ALTERATIONS OR USE BY OTHERS IS PERMITTED UNLESS AUTHORIZED BY TRIAD LAND SURVEYING, P.C.



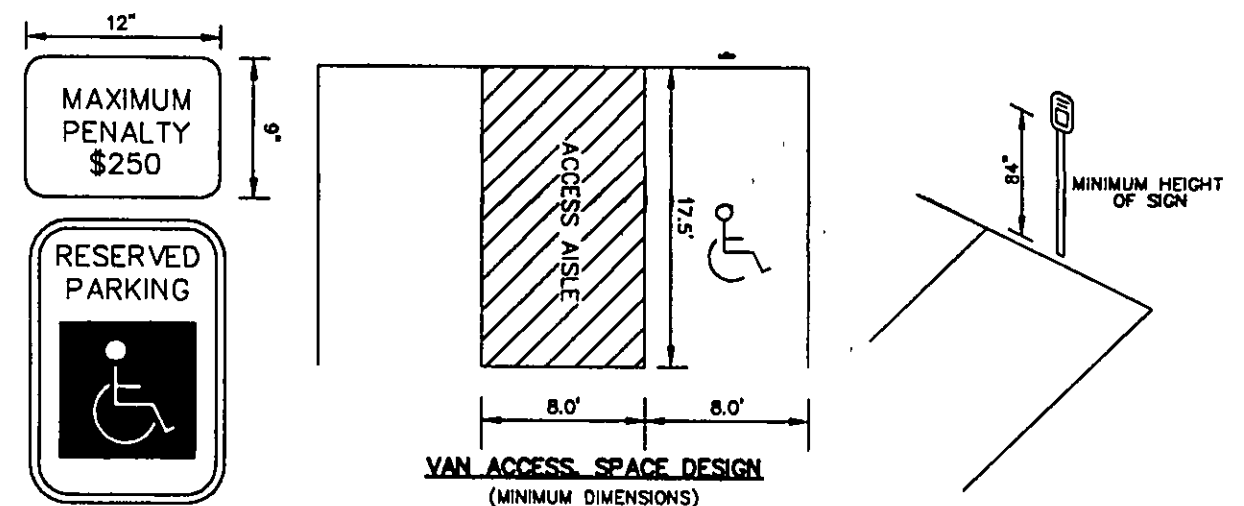
REVISED 10/25/07 BY JBH - REVISED SITE PLAN PER TRC COMMENTS.

I CERTIFY THAT ON JULY 3rd 2007, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAN.

P.L.S.



ZONING	OFF-STREET PARKING
EXISTING ZONING: RS-9 PROPOSED ZONING: LB-5 TYPE OF REVIEW REQUESTED: REZONING & SITE PLAN APPROVAL	PROPOSED USE(S): BUSINESS SERVICES A (INTERNET SERVICES, COPY SERVICES, FAX SERVICES)
SITE SIZE AND COVERAGE TOTAL ACREAGE: 0.732 ACRE(S) SITE COVERAGE: BUILDING TO LAND 8.08 % PAVEMENT TO LAND 11.56 % OPEN SPACE 82.36 % TOTAL 100 %	PARKING CALCULATIONS: 1 SPACE / 400 S.F. GEA REQUIRED PARKING: 5 SPACES PARKING PROVIDED: 5 (1 HC) SPACES
BUILDING SQUARE FOOTAGE: 1,941 SQ.FT. BUILDING HEIGHT: 1 STORY	BUFFERYARDS ADJOINING ZONING: RS-9 TYPE REQUIRED: TYPE II BUFFERYARD WIDTH REQUIRED: 15' FENCE OPTION: YES X NO
INFRASTRUCTURE WATER: PUBLIC X PRIVATE SEWER: PUBLIC X PRIVATE STREETS: X PUBLIC PRIVATE	DENSITY CALCULATIONS NUMBER OF UNITS/LOTS: UNITS/LOTS DENSITY: UNITS/ACRE OR LOTS/ACRE
WATERSHED CALCULATIONS PROPERTY IS NOT LOCATED WITHIN A PUBLIC WATERSHED	
OWNER INFORMATION JEFFREY D. TINGLE & DONNA R. COOK 6620 RED BANK RD. GERMANTON, N.C. 27019 PHONE: (336) 767-3474	



HANDICAPPED PARKING SIGN DETAIL
 (NTS)
 NOTE: ALL HANDICAPPED PARKING AREAS AND ACCESS AISLES TO BE PAVED PER A.D.A. STANDARDS.

- NOTES:**
- TAX REFERENCE: A PORTION OF TAX LOT 18, TAX LOTS 19, 20 AND 21, BLOCK 5144, MAP 630890 TAX PIN 6839-11-3900
 - DEED REFERENCE: DEED BOOK 2516, PAGE 1572, FORSYTH COUNTY REGISTRY.
 - PRESENT ZONING OF SUBJECT PROPERTY: RS-9
 - PROPERTY ADDRESS: 669 OLD HOLLOW ROAD, WINSTON-SALEM, NC 27105-9685
 - SUBJECT PROPERTY IS NOT WITHIN A WATERSHED AREA.
 - SUBJECT PROPERTY TO CONTINUE TO USE CURB SIDE PICKUP FOR SOLID WASTE REMOVAL.
 - EXISTING TREES SHALL BE PRESERVED WHEREVER POSSIBLE. COORDINATE WITH THE CITY OF WINSTON-SALEM'S LANDSCAPE INSPECTOR FOR VERIFICATION OF EXISTING TREES AND TO RECEIVE PROPER CREDIT TOWARD PROPOSED PLANTINGS.
 - SIGN FOR BUSINESS TO BE LOCATED ON THE FRONT FACADE OF STRUCTURE.
 - SUBJECT PROPERTY IS NOT TO BE USED FOR SALE OF PREPACKAGED FOOD ITEMS, COFFEE, DRINKS, ECT. TO THE GENERAL PUBLIC.
 - EXISTING COOLERS ARE NOT TO BE USED FOR SALE OF MERCHANDISE.

PRELIMINARY
 NOT FOR RECORDATION
SITE & LANDSCAPE PLAN

Ratio of Precision = 1:10,000+

Graphic Scale: 0 15 30 60 90

W-2962 "Revised"

MAP FOR	TOWNSHIP	COUNTY	STATE	DATE
JEFFREY D. TINGLE & DONNA R. COOK	WINSTON	FORSYTH	N.C.	9/4/07

BEING LOTS 18, 19, 20 AND 21 AS SHOWN ON THE MAP OF "ALICE N. JAMES PROPERTY, SECTION NO. 2" AS RECORDED IN PLAT BOOK 10, PAGE 141.

SURVEYOR:	OFFICE:	935 EAST MOUNTAIN ST., SUITE H	FAX:
D/J/AW/JAK	993-9650	KERNERSVILLE, N.C. 27284	993-9854

APPROVED: JBH

TRIAD LAND SURVEYING, P.C.
 935 EAST MOUNTAIN ST., SUITE H
 KERNERSVILLE, N.C. 27284
 www.triadland.com

JOB NO. 13391-4

ZONING FILE COPY