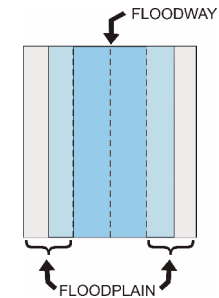


DOCKET #: W2909
(continued from 1/11/2007)

PROPOSED ZONING:
RM5-S (Residential Buildings)

EXISTING ZONING:
RS9

PETITIONER:
Acquisition Resources
LLC for property owned
by Douglas M. Young



SCALE: 1" represents 400'

STAFF: King

GMA: 3

ACRES: 1.32

NEAREST BLDG: 25' south

MAP(S): 618874

F

DRAFT ZONING STAFF REPORT

DOCKET # W-2909
STAFF: Aaron King

Petitioner(s): Acquisition Resources LLC
Ownership: Douglas M. Young

REQUEST

From: RS-9

To: RM-5-S (Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; and Residential Building, Multifamily)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: ±1.32

LOCATION:

Street: Southeast corner of University Parkway and Kress Drive
Jurisdiction: City of Winston-Salem

WITHDRAWAL REQUEST

The petitioner has requested that this case be withdrawn.

STAFF RECOMMENDATION

Withdrawal as requested.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved withdrawal of the zoning map amendment.
SECOND: Jerry Clark

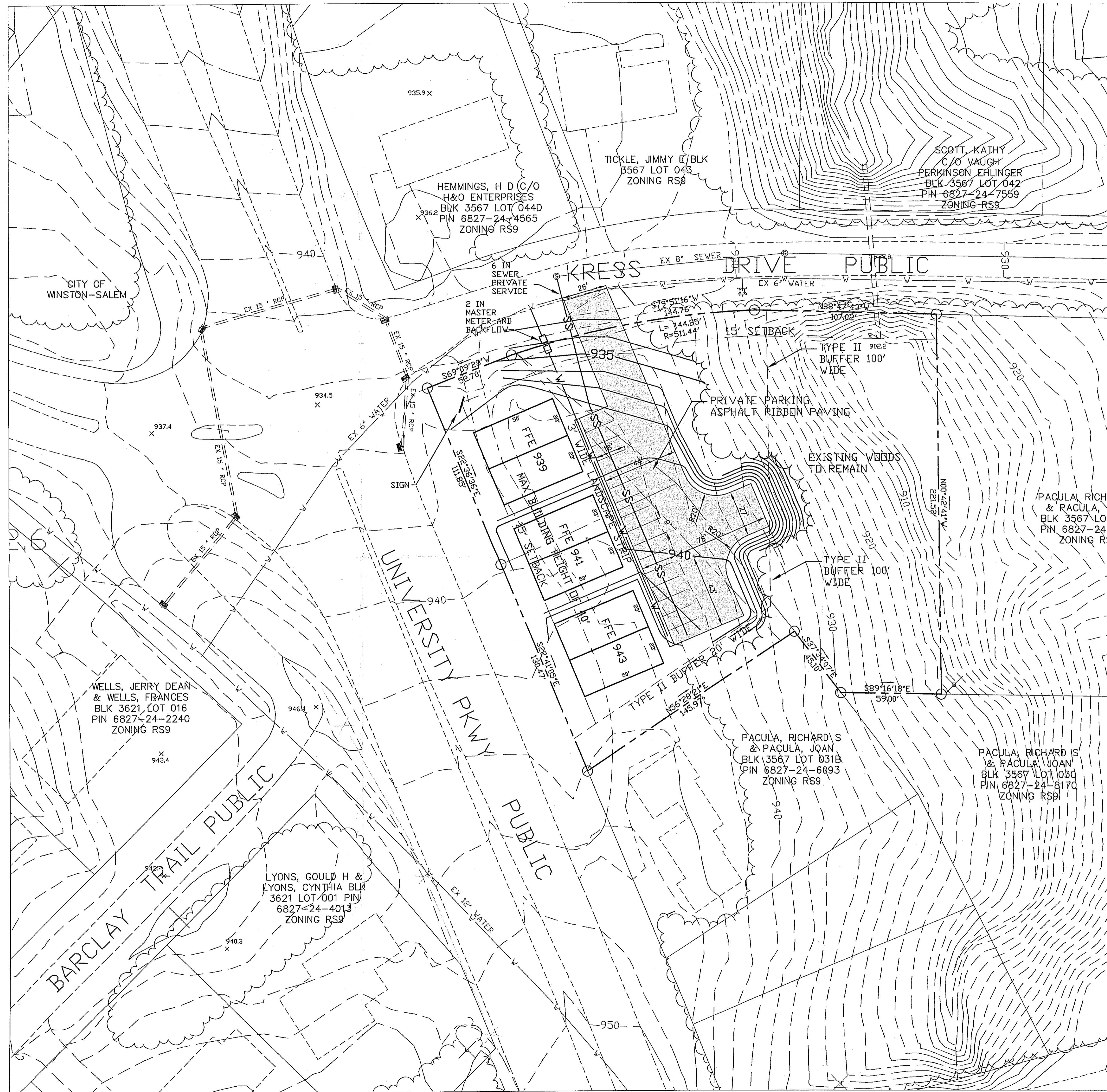
VOTE:

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

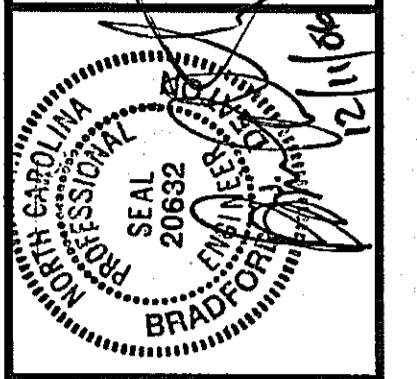
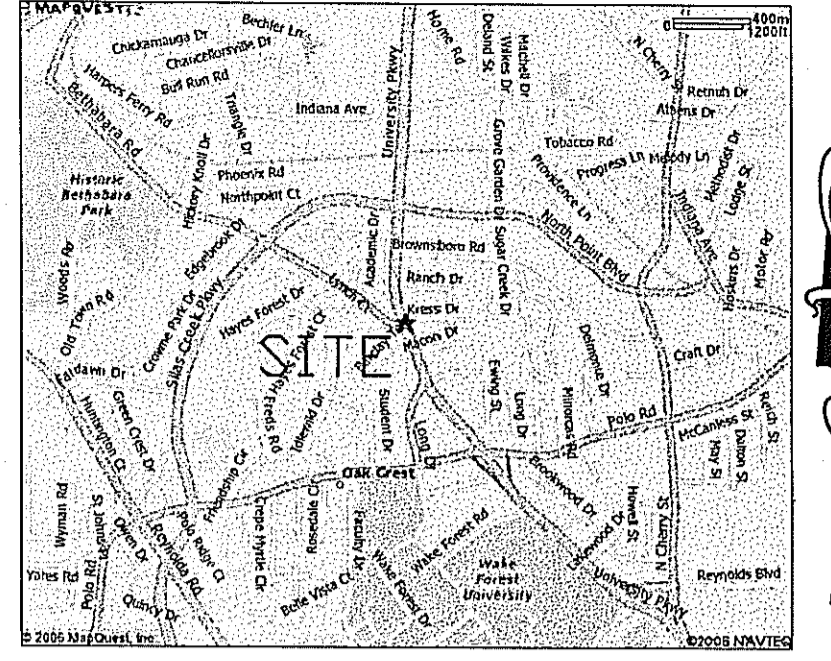
AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning



APPLICANT:
ACQUISITION RESOURCES, LLC
2311 W. CONE BLVD #147
GREENSBORO, NC 27408
PHONE: (336) 540-9909
FAX: (336) 540-9850
EMAIL: bhogen@landusestrategies.com



PURPOSE STATEMENT:

THE PURPOSE OF THIS SUBMITTAL IS TO REZONE THE SUBJECT PARCEL FROM RS-9 TO RM-5-S FOR TOWNHOUSES

PROPERTY SUMMARY:

PIN 6827-24-5274 PIN 6827-24-6239
BLK 3567 LOT 033D BLK 3567 LOT 033A
DB 1580 PG 1310 DB 1580 PG 1310

TOTAL SITE ACREAGE = 1.32±

COMMON OPEN SPACE SHOWN = 0.57 ACRES

6, TWO STORY, 4 BEDROOM TOWNHOME UNITS
2 SPACES PER UNIT REQUIRED = 12 SPACES
PARKING PROVIDED = 15 SPACES

SOLD WASTE

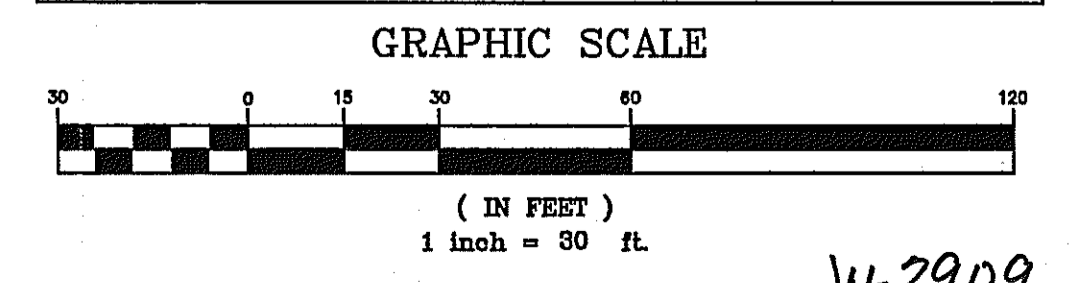
REQUESTING CITY CAN PICK-UP AT KRESS DRIVE

| ZONING | BUFFERYARDS |
|-------------------------------------------------------------------------|--------------------------------------|
| EXISTING ZONING: RS-9 | ADJOINING ZONING: RS-9 |
| PROPOSED ZONING: RM-5-S RESIDENTIAL BUILDING MULTIFAMILY TOWNHOME | TYPE REQUIRED: TYPE II |
| TYPE OF REVIEW REQUESTED: REZONING | WIDTH PROVIDED: 20' & 100' |
| | FENCE OPTION: N/A |
| DENSITY CALCULATIONS | SITE SIZE AND COVERAGES |
| NUMBER OF LOTS: 6 LOTS | TOTAL ACRES: 1.32± |
| DENSITY: 4.54 LOTS PER ACRE | SITE COVERAGES: |
| | BUILDING TO LAND: 12% |
| | PAVEMENT TO LAND: 21% |
| | OPEN SPACE: 67% |
| | TOTAL: 100% |
| INFRASTRUCTURE | IMPERVIOUS COVERAGE IS 33% |
| WATER: PUBLIC | *PROPERTY NOT IN A WATERSHED |
| SEWER: PUBLIC | JURISDICTION = CITY OF WINSTON-SALEM |
| STREETS: PRIVATE | |

PROPERTY SURVEY TAKEN FROM TAX DATA AND DEED RECORDED IN BOOK 1580 PAGE 1311 ON DECEMBER 18, 1986

EXISTING WATER, SEWER AND STORM INFORMATION WAS OBTAINED FROM THE CITY OF WINSTON-SALEM

PRELIMINARY
FOR REVIEW AND APPROVAL ONLY
NOT FOR CONSTRUCTION



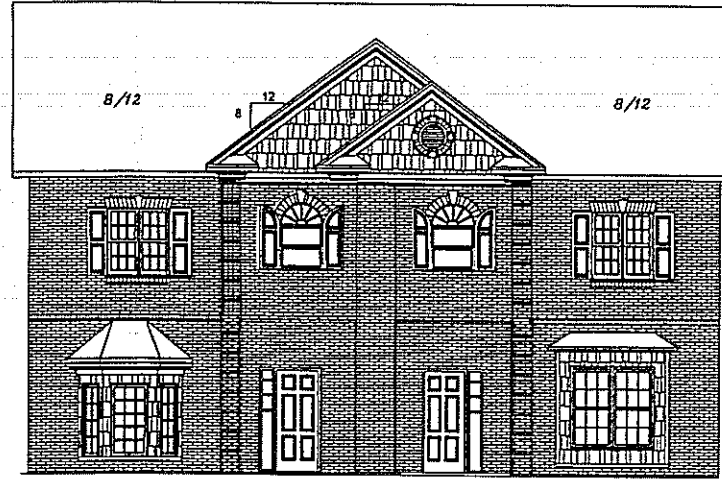
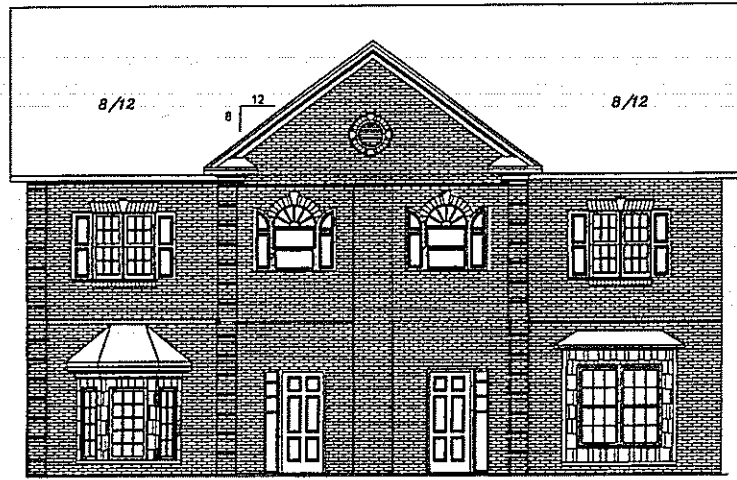
LAND USE Strategies, PLLC
Land Development Management & Consulting
2311 W. Cone Blvd., # 147
Greensboro, NC 27408
Phone: (336) 540-9909
Fax: (336) 540-9850
www.landusestrategies.com

| REV. NO. | DESCRIPTION | DATE | BY | APP'D |
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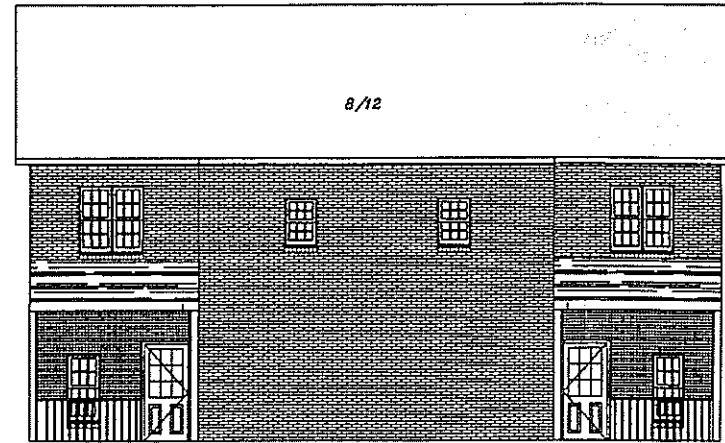
PRELIMINARY SITE LAYOUT
DEACON WOODS
0 KRESS DRIVE
WINSTON-SALEM, NORTH CAROLINA

| PROJECT NUMBER |
|----------------|
| |
| DESIGNED BY |
| BAH |
| DRAWN BY |
| BAH |
| CHECKED BY |
| BJD |
| SCALE |
| 1" = 30' |
| DATE |
| 8 DEC 06 |
| SP-3 of 1 |

W-2909
Site Plan File Copy



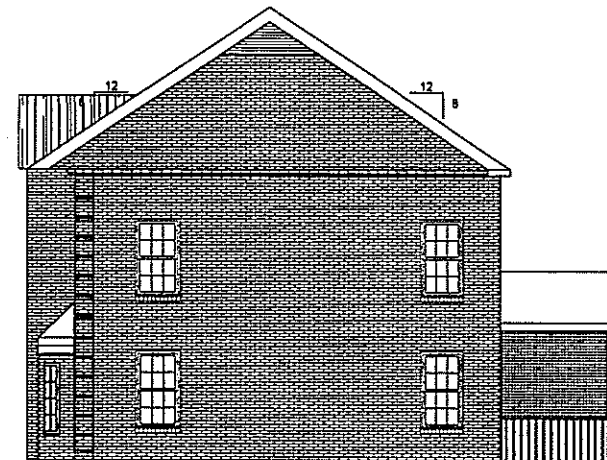
1 FRONT ELEVATION
8/12 SCALE



2 REAR ELEVATION
8/12 SCALE



3 LEFT ELEVATION
8/12 SCALE



4 RIGHT ELEVATION
8/12 SCALE

LAND USE STRATEGIES, PLLC
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| REV. NO. | DESCRIPTION | DATE | BY | APP. |
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PRELIMINARY BUILDING ELEVATIONS
 DEACON WOODS
 0 KRESS DRIVE
 WINSTON-SALEM, NORTH CAROLINA

| |
|--------------------|
| PROJECT NUMBER |
| DESIGNED BY BAH |
| DRAWN BY BAH |
| CHECKED BY BJD |
| SCALE NTS |
| DATE 8 DEC 06 |
| SP-3 of 1 |