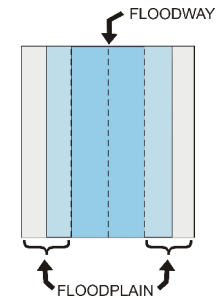


DOCKET #: F1505

PROPOSED ZONING:
GB-S

EXISTING ZONING:
NSB-S

PETITIONER:
Buel B. Barker Jr, Vickie B. Barker, and Moore & Schrader-Moore Investment Properties LLC for property owned by Same



SCALE: 1" represents 500'

STAFF: Reed

GMA: 3

ACRES: 7.24

NEAREST BLDG: 225' east

MAP(S): 624822

F

October 22, 2008

Buel B. Barker, Jr. & Vickie B. Barker
3632 Friedburg Church Road,
Winston-Salem, NC 27127

RE: ZONING MAP AMENDMENT F-1505

Dear Mr. & Mrs. Barker:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by the Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

Attachment

pc: Carla Holt, County Manager's Office
Moore & Schrader-Moore Investment Properties, LLC, 120 Antler Court, Lexington, NC
27295
Stephen C Holten, Attorney, P. O. Box 1124, Lexington, NC 27292

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Map Amendment of Buel B. Barker, Jr, Vickie B. Barker, and Moore & Schrader-Moore Investment Properties LLC from NSB-S (Shopping Center) to GB-S [Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales and Service; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Health Services, Miscellaneous; Kennel, Indoor; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Daycare Center; Childcare, Drop-In; Childcare Institution; Childcare, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Broadcast Studio; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight] property is located on the east side of Peters Creek Parkway, across from Oliver's Crossing Drive (Zoning Docket F-1505)
- B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina.
- C. Approval of Special Use District Permit
- D. Approval of Site Plan

CONTINUED ON NEXT PAGE

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Buel B. Barker, Jr, Vickie B. Barker, and Moore & Schrader-Moore Investment Properties, LLC, Docket F-1505

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from NSB-S (Shopping Center) to GB-S [Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales and Service; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Health Services, Miscellaneous; Kennel, Indoor; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution,

Community; Club or Lodge; College or University; Dirt Storage; Government Offices; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Broadcast Studio; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight] the zoning classification of the following described property:

PIN#'s 6822-63-9379, 6822-62-7310, and 6822-62-8654

Section 2. This Ordinance is adopted after approval of the site plan entitled Village Crossing, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Buel B. Barker, Jr, Vickie B. Barker, and Moore & Schrader-Moore Investment Properties, LLC.

Section 3. The Board of Commissioners 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 Village Crossing. 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.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Buel B. Barker, Jr, Vickie B. Barker, and Moore & Schrader-Moore Investment Properties, LLC (Zoning Docket F-1505).

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; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales and Service; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Health Services, Miscellaneous; Kennel, Indoor; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses;

Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Broadcast Studio; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight], approved by the Forsyth County Board of Commissioners 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* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO ISSUANCE OF GRADING PERMITS**

- a. Developer shall cordon off all areas shown on the site plan as buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment.
- b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- c. Developer shall obtain a revised/updated driveway permit from NCDOT.
- d. Developer shall obtain a Land Disturbing Permit. Post construction runoff control required. Flag 30 foot stream buffer on site.

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

- a. If above ground storm water management devices are installed on this property, a ten (10) foot streetyard landscaping area shall be installed around the entire perimeter of each facility.
- b. All required storm water management devices, either on-site or off-site, shall be installed per approved plans by the Public Works Department of the City of Winston-Salem.
- c. Stub street shall be constructed to the east property line with a temporary turnaround to the specifications of the North Carolina Department of Transportation.
- d. All required fire hydrants shall be installed in accordance with the Forsyth County Fire Department.
- e. Developer shall install required storm water management devices per approved plan.

- **OTHER REQUIREMENTS**

- a. One freestanding ground sign shall be permitted for each outparcel. Each sign shall be limited to a monument type with a maximum height of six feet.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1505
Staff	David Reed, AICP
Petitioner(s)	Buel B. Barker, Jr, Vickie B. Barker, and Moore & Schrader-Moore Investment Properties LLC
Owner(s)	Same
Subject Property	PIN#'s 6822-63-9379, 6822-62-7310, and 6822-62-8654
Type of Request	Special Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from NSB-S Neighborhood Shopping Center Business District to GB-S General Business District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Implement Sales and Service; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Health Services, Miscellaneous; Kennel, Indoor; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Daycare Center; Childcare, Drop-In; Childcare Institution; Childcare, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Broadcast Studio; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight

Zoning District Purpose Statement	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 Metro Activity Centers.		
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 site is located in GMA 3.		
GENERAL SITE INFORMATION			
Location	East side of Peters Creek Parkway, across from Oliver's Crossing Drive		
Jurisdiction	Forsyth County		
Site Acreage	Approximately ± 7.24 acres		
Current Land Use	Site is undeveloped		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM8-S	Undeveloped
	East	RS-9	Undeveloped
	South	RS-9	Undeveloped
	West	NSB-S, RM8-S & RS-9	Commercial and 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?		
	Yes		
Physical Characteristics	Site drains down towards the existing tributary		
Proximity to Water and Sewer	Water and Sewer are available.		
Stormwater/ Drainage	There is a tributary stream running east/west in approximately the middle of the petition site.		
Watershed and Overlay Districts	This site is not within a water supply watershed.		
Historic, Natural Heritage and/or Farmland Inventories	None in vicinity of petition site.		
	None in vicinity of petition site.		

Analysis of General Site Information	The site appears to be suitable to handle the proposed improvements.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Peters Creek Parkway	Major Thoroughfare	1,644	19,000	
Proposed Access Point(s)	Two drives on NC 150.			
Planned Road Improvements	None at this time			
Trip Generation - Existing/Proposed	<u>Existing Zoning: NSB-S</u> 40,068/1,000 = 40.06 x 42.92 (Gross Leasable Area) = 1,719 trips per day <u>Proposed Zoning: GB-S</u> 40,068/1,000 = 40.06 x 42.92 (Gross Leasable Area) = 1,719 trips per day			
Sidewalks	No sidewalks exist in the area			
Transit	Not available			
Connectivity	N/A			
Traffic Impact Study (TIS)	Not required due to existing commercial zoning on the site.			
Analysis of Site Access and Transportation Information	The site is accessed directly off of Peters Creek Parkway with two separate drives. The southernmost drive is located directly across from Oliver's Crossing Drive and will share the traffic light.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Developer shall obtain a revised/updated driveway permit from NCDOT. 			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	<i>GMA 3 (Suburban Neighborhoods)</i>			
Relevant Legacy Recommendations	<i>Vision:</i> Locating higher density developments at activity centers and along transit corridors, creating attractive commercial developments close to neighborhoods, and investing in sidewalks, greenways and bicycle trails that connect neighborhoods to shopping and services will also be needed. (p. 28)			
Relevant Area Plan(s)	The site is not 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?			
	No			
	(S)(4) - Is the requested action in conformance with Legacy?			
Yes				

Analysis of Conformity to Plans and Planning Issues	This request to rezone from NSB-S to GB-S is necessary due to a Site Plan Amendment which removed many of the NSB-S design elements from the plan (F-1350). At present, most of the outparcels shown on the plan would have to remain in common ownership to meet the requirements of the NSB-S district. Because some of the site work including the southern entrance road and stormwater pond is in place, the GB-S zoning would allow the sale of individual outparcels which apparently was the intent of the developer when the Site Plan Amendment was presented. This case demonstrates how a project can incrementally change into something different than the original concept.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1350	NSB-S to Site Plan Amendment	Approved 1-4-02	Current site	14.99	Denial	Denial
F-1343	RS9 to NSB-S	Approved 8-13-01	Current site	14.99 ac	Denial	No Rec.
F-1344	RS9 to NSB-S	Approved 8-13-01	West	7.24 ac	Denial	Denial
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	40,068 sf +		Multiple buildings			
Parking	Required		Proposed		Layout	
	178		222		N/A	
Building Height	Maximum			Proposed		
	60'			60' maximum		
Impervious Coverage	Maximum			Proposed		
	N/A					
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 3-1.3 (J) GB District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		NA			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	Site plan complies with parking and bufferyard requirements.					

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
GB-S zoning would allow the site plan approved under the NSB-S zoning to be developed as individual outparcels.	Establishing GB-S at this location could set a precedent for additional strip commercial zoning in the area.
	The site was originally designed as a NSB-S Shopping Center and then was presented as a Site Plan Amendment with a strip commercial design made up of individual outparcels. In the NSB-S zoning district, at least 35,000 square feet of the shopping center must be in common ownership.
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"> • PRIOR TO ISSUANCE OF GRADING PERMITS <ul style="list-style-type: none"> a. Developer shall cordon off all areas shown on the site plan as buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment. b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem. c. Developer shall obtain a revised/updated driveway permit from NCDOT. d. Developer shall obtain a Land Disturbing Permit. Post construction runoff control required. Flag 30 foot stream buffer on site. • PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS <ul style="list-style-type: none"> a. If above ground storm water management devices are installed on this property, a ten (10) foot streetyard landscaping area shall be installed around the entire perimeter of each facility. b. All required storm water management devices, either on-site or off-site, shall be installed per approved plans by the Public Works Department of the City of Winston-Salem. c. Stub street shall be constructed to the east property line with a temporary turnaround to the specifications of the North Carolina Department of Transportation. d. All required fire hydrants shall be installed in accordance with the Forsyth County Fire Department. e. Developer shall install required storm water management devices per approved plan. • OTHER REQUIREMENTS <ul style="list-style-type: none"> a. One freestanding ground sign shall be permitted for each outparcel. Each sign shall be limited to a monument type with a maximum height of six feet. 	

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: Arthur King

VOTE:

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

AGAINST: None

EXCUSED: None

ABSENT: Carol Eickmeyer, Brenda Smith

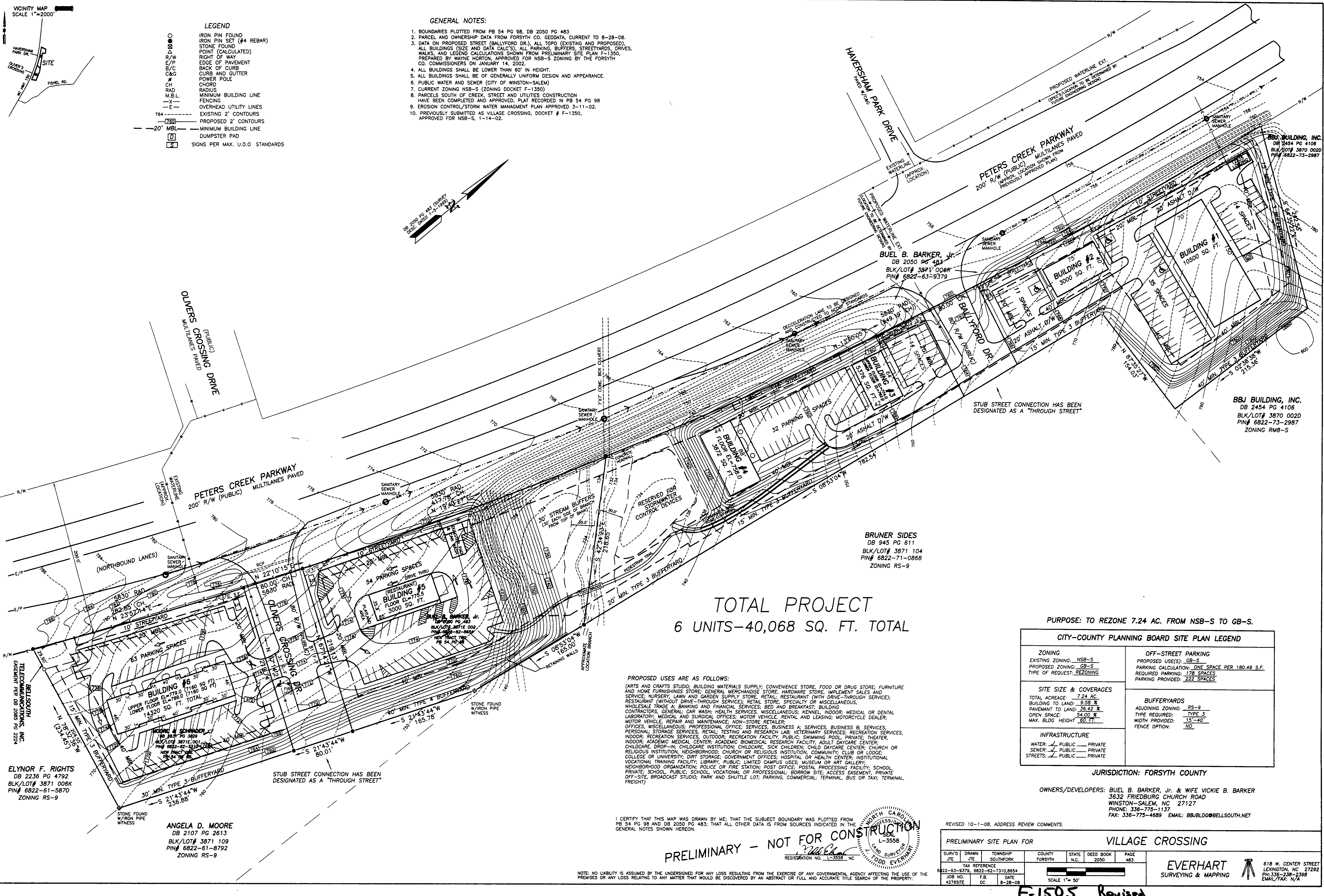
According to information furnished on September 8, 2008 by the Office of the Tax Assessor, the subject property was in the name of Moore & Schrader-Moore Investment Properties, LLC, and Buel B. Barker Jr. and Vickie B. Barker.

A. Paul Norby, AICP
Director of Planning

VICINITY MAP
SCALE 1"=2000'

- LEGEND**
- IRON PIN FOUND
 - △ IRON PIN SET (#4 REBAR)
 - POINT (CALCULATED)
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - B/C BACK OF CURB
 - C&G CURB AND GUTTER
 - CH CHORD
 - RAD RADIUS
 - M.B.L. MINIMUM BUILDING LINE
 - F FENCING
 - E OVERHEAD UTILITY LINES
 - X EXISTING 2' CONTOURS
 - 760 PROPOSED 2' CONTOURS
 - 20' MBL MINIMUM BUILDING LINE
 - DUMPSTER PAD
 - SIGNS PER MAX. U.D.O STANDARDS

- GENERAL NOTES:**
1. BOUNDARIES PLOTTED FROM PB 54 PG 98, DB 2050 PG 483
 2. PARCEL AND OWNERSHIP DATA FROM FORSYTH CO. GEODATA, CURRENT TO 8-28-08.
 3. DATA ON PROPOSED STREET (BALLYFORD DR.), ALL TOPO (EXISTING AND PROPOSED), ALL BUILDINGS (SIZE AND DATA CALC'S), ALL PARKING, BUFFERS, STREETYARDS, DRIVES, WALKS, AND LEGEND CALCULATIONS SHOWN FROM PRELIMINARY SITE PLAN F-1350, PREPARED BY WAYNE HORTON, APPROVED FOR NSB-S ZONING BY THE FORSYTH CO. COMMISSIONERS ON JANUARY 14, 2002.
 4. ALL BUILDINGS SHALL BE LOWER THAN 60' IN HEIGHT.
 5. ALL BUILDINGS SHALL BE OF GENERALLY UNIFORM DESIGN AND APPEARANCE.
 6. PUBLIC WATER AND SEWER (CITY OF WINSTON-SALEM)
 7. CURRENT ZONING NSB-S (ZONING DOCKET F-1350)
 8. PARCELS SOUTH OF CREEK, STREET AND UTILITIES CONSTRUCTION HAVE BEEN COMPLETED AND APPROVED, PLAT RECORDED IN PB 54 PG 98
 9. EROSION CONTROL/STORM WATER MANAGEMENT PLAN APPROVED 3-11-02.
 10. PREVIOUSLY SUBMITTED AS VILLAGE CROSSING, DOCKET # F-1350, APPROVED FOR NSB-S, 1-14-02.



PROPOSED USES ARE AS FOLLOWS:
ARTS AND CRAFTS STUDIO; BUILDING MATERIALS SUPPLY; CONVENIENCE STORE, FOOD OR DRUG STORE; FURNITURE AND HOME FURNISHINGS STORE; GENERAL MERCHANDISE STORE, HARDWARE STORE, IMPLEMENT SALES AND SERVICE; NURSERY, LAWN AND GARDEN SUPPLY STORE, RETAIL; RESTAURANT (WITH DRIVE-THROUGH SERVICE); RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE); RETAIL STORE, SPECIALTY OR MISCELLANEOUS, WHOLESALE TRADE; BANKING AND FINANCIAL SERVICES; BED AND BREAKFAST; BUILDING CONTRACTORS, GENERAL; CAR WASH; HEALTH SERVICES, MISCELLANEOUS; KENNEL, INDOOR; MEDICAL OR DENTAL LABORATORY; MEDICAL AND SURGICAL OFFICES; MOTOR VEHICLE, RENTAL AND LEASING; MOTORCYCLE DEALER; MOTOR VEHICLE, REPAIR AND MAINTENANCE; NON-STORE RETAILER; OFFICES, MISCELLANEOUS; PROFESSIONAL OFFICE; SERVICES, BUSINESS A; SERVICES, BUSINESS B; SERVICES, PERSONAL STORAGE SERVICES, RETAIL; TESTING AND RESEARCH LAB; VETERINARY SERVICES; RECREATION SERVICES, INDOOR; RECREATION SERVICES, OUTDOOR; RECREATION FACILITY; PUBLIC; SWIMMING POOL, PRIVATE; THEATER, INDOOR; ACADEMIC MEDICAL CENTER; ACADEMIC BIOMEDICAL RESEARCH FACILITY; ADULT DAYCARE CENTER; CHILDCARE, DROP-IN; CHILDCARE INSTITUTION; CHILDCARE, SICK CHILDREN; CHILD DAYCARE CENTER; CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD; CHURCH OR RELIGIOUS INSTITUTION, COMMUNITY; CLUB OR LODGE; COLLEGE OR UNIVERSITY; DIST STORAGE; GOVERNMENT OFFICES; HOSPITAL OR HEALTH CENTER; INSTITUTIONAL VOCATIONAL TRAINING FACILITY; LIBRARY, PUBLIC; LIMITED CAMPUS USES; MUSEUM OR ART GALLERY; NEIGHBORHOOD ORGANIZATION; POLICE OR FIRE STATION; POST OFFICE; POSTAL PROCESSING FACILITY; SCHOOL, PRIVATE; SCHOOL, PUBLIC; SCHOOL, VOCATIONAL OR PROFESSIONAL; BORROW SITE; ACCESS EASEMENT, PRIVATE OFF-SITE, BROADCAST STUDIO; PARK AND SHUTTLE LOT; PARKING, COMMERCIAL; TERMINAL, BUS OR TAXI; TERMINAL, FREIGHT

CITY-COUNTY PLANNING BOARD SITE PLAN LEGEND

ZONING EXISTING ZONING: NSB-S PROPOSED ZONING: GB-S TYPE OF REQUEST: REZONING	OFF-STREET PARKING EXISTING ZONING: GB-S PARKING CALCULATION: ONE SPACE PER 180.49 S.F. REQUIRED PARKING: 178 SPACES PARKING PROVIDED: 222 SPACES
SITE SIZE & COVERAGES TOTAL ACREAGE: 7.24 AC. BUILDING TO LAND: 9.58 % PAVEMENT TO LAND: 36.42 % OPEN SPACE: 54.00 % MAX. BLDG HEIGHT 80 FT.	BUFFERYARDS ADJOINING ZONING: RS-9 TYPE PROVIDED: TYPE 3 TYPE PROVIDED: 15'-40' FENCE OPTION: NO
INFRASTRUCTURE WATER: PUBLIC PRIVATE SEWER: PUBLIC PRIVATE STREETS: PUBLIC PRIVATE	

JURISDICTION: FORSYTH COUNTY

OWNERS/DEVELOPERS: BUEL B. BARKER, JR. & WIFE VICKIE B. BARKER
3632 FRIEDBURG CHURCH ROAD
WINSTON-SALEM, NC 27127
PHONE: 336-775-1137
FAX: 336-775-4689 EMAIL: BBJBLDG@BELLSOUTH.NET

I CERTIFY THAT THIS MAP WAS DRAWN BY ME; THAT THE SUBJECT BOUNDARY WAS PLOTTED FROM PB 54 PG 98 AND DB 2050 PG 483; THAT ALL OTHER DATA IS FROM SOURCES INDICATED IN THE GENERAL NOTES SHOWN HEREON.

PRELIMINARY - NOT FOR CONSTRUCTION

REGISTRATION NO. L-3558 NC

NOTE: NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL AGENCY AFFECTING THE USE OF THE PREMISES OR ANY LOSS RELATING TO ANY MATTER THAT WOULD BE DISCOVERED BY AN ABSTRACT OR FULL AND ACCURATE TITLE SEARCH OF THE PROPERTY.

REVISED 10-1-08, ADDRESS REVIEW COMMENTS.

PRELIMINARY SITE PLAN FOR VILLAGE CROSSING

SURV'D JTE	TOWNSHIP SOUTHFORK	COUNTY FORSYTH	STATE N.C.	DEED BOOK 2050	PAGE 483
TAX REFERENCE	6822-63-9379, 6822-62-7310, 8654				
JOB NO. 4276SITE	F.B. DC	DATE 8-28-08	SCALE 1"= 90'		

EVERHART SURVEYING & MAPPING

618 W. CENTER STREET
LEXINGTON, NC 27292
PH: 336-236-2398
EMAIL/FAX: N/A

F-1505 Revised