

DOCKET #: F1495
(continued form 2/14/2008)

PROPOSED ZONING:
LB-S

EXISTING ZONING:
LB-S and RS30

PETITIONER:
Pradip Thakkar and Rajni
Patel for property owned
by Same

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 5

ACRES: 1.00

**NEAREST
BLDG:** 4' west

MAP(S): 630894

F

April 23, 2008

Pradip Thakkar and Rajni Patel
5948 Germanton Road
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT F-1495

Dear Mr. Thakkar and Mr. Patel:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioners' Office of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: Jane Cole, Forsyth County Government Center - 5th Floor, 201 N. Chestnut Street,
Winston-Salem, NC 27101
Gene and Michelle Pack, 4100 Grubbs Road, Winston-Salem, NC 27105

FORSYTH COUNTY
BOARD OF COMMISSIONERS

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

SUBJECT:-

- A. Public Hearing on zoning map amendment of Pradip Thakkar and Rajni Patel from LB-S (Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous) and RS-30 to LB-S (Motor Vehicle , Repair and Maintenance; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; Services, Business A; Professional Office; Offices, Miscellaneous; Recreation Services, Indoor; and Services, Personal): property is located on the west side of Germanton Road, south of Pebblebrook Road (Zoning Docket F-1495).
- 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

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.
After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____
County Manager

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Pradip Thakkar and Rajni Patel, Docket F-1495

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 LB-S (Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous) and RS-30 to LB-S (Motor Vehicle , Repair and Maintenance; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; Services, Business A; Professional Office; Offices, Miscellaneous; Recreation Services, Indoor; and Services, Personal) the zoning classification of the following described property:

BEGINNING at a point at the southeast corner of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 11B, Pin# 6839-06-6314) and the northeast corner of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 301, Pin# 6839-06-6346) and in the western right-of-way of Germanton Road (NC Hwy 8) and following the western right-of-way of Germanton Road (NC Hwy 8) S 18° 31' 45" W 309.23 feet to an iron placed at the northeast corner of Larue O. Hall (Tax Block 4951, Tax Lot 10K, Pin# 6839-06-4128) and the southeast corner of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 301, Pin# 6839-06-6346) thence along the northern line of Larue O. Hall (Tax Block 4951, Tax Lot 10K, Pin# 6839-06-4128) N 81° 29' 28" W 123.40 feet to an iron pipe found at the southwest corner of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 301, Pin# 6839-06-6346) and the southeast corner of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 10R, Pin# 6839-06-6314), thence along the western line

of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 301, Pin# 6839-06-6346) N 19° 55' 55" E 64.65 feet to a point in the western line of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 301, Pin# 6839-06-6346), thence along a new line N 89° 16' 30" W 40.13 feet to a point, thence along a new curve to the right N 45° 58' 10" W 19.58 feet with a radius of 15.00 feet to a point, thence along a new line N 5° 13' 40" W 48.92 feet to a point in the western line of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 10R, Pin# 6839-06-6314) and in the eastern line of Pet Memorial Park (Tax Block 4951, Tax Lot 106, Pin# 6839-06-4455), thence along a new line N 17° 30' 40" E 61.83 feet to a point, thence along a new curve to the right N 54° 32' 20" E 18.07 feet with a radius of 15.00 feet to a point, thence along a new line S 88° 26' 10" E 19.26 feet to a point, thence along a new line S 72° 29' 20" E 50.70 feet to a point in the eastern line of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 10R, Pin# 6839-06-6314) and in the western line of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 301, Pin# 6839-06-6346), thence along the western line of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 301, Pin# 6839-06-6346) N 19° 55' 55" E 81.30 feet to a point in the southern line of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 10U, Pin# 6839-06-6314) and at the northwest corner of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 301, Pin# 6839-06-6346), thence along the northern line of Pradip Thakkar and Rajni Patel (Tax Block 4951, Tax Lot 301, Pin# 6839-06-6346) N 80° 36' 16" E 130.05 feet to the point and place of BEGINNING, containing 0.9999 Acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled Internet Coffee Shop, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Pradip Thakkar and Rajni Patel.

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 Internet Coffee Shop. 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 Pradip Thakkar and Rajni Patel (Zoning Docket F-1495). 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 (Motor Vehicle , Repair and Maintenance; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; Services, Business A; Professional Office; Offices, Miscellaneous; Recreation Services, Indoor; and Services, Personal), 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 LB-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 THE ISSUANCE OF BUILDING PERMITS:**
 - a. Prior to occupancy of the lower level in the accessory building, developer shall name access easement if required by the Address Coordinator.
 - b. If any new lighting is proposed, the developer shall submit a photometric plan prepared by a qualified professional demonstrating the use of full-cut off fixtures, light height at 25' or less and no more than ½ foot candle of light at the property line.
 - c. Petitioner shall obtain a driveway permit from NCDOT.
 - d. Petitioner shall obtain a Grading Permit.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1495
Staff	Gary Roberts, AICP
Petitioner(s)	Pradip Thakkar and Rajni Patel
Owner(s)	Same
Subject Property	Tax Lot 301, and a portion of Tax Lot 10R / Tax Block
Type of Request	Special use rezoning to LB-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-30 Residential, Single Family District; 30,000 sf minimum lot size and LB-S Limited Business District (Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous) to LB-S Limited Business District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Motor Vehicle , Repair and Maintenance; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous; Services, Business A; Professional Office; Offices, Miscellaneous; Recreation Services, Indoor; and Services, Personal
Continuance History	The request was continued from the February 14, 2008 Planning Board meeting to the April 10, 2008 meeting in order to convert the requested district from LB-L to LB-S.
Zoning District Purpose Statement	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.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The proposal is consistent with the purpose statement of the LB District in that the site provides a business location to serve the nearby neighborhoods and it fronts along Germanton Road which is a major thoroughfare.</p>

GENERAL SITE INFORMATION				
Location	West side of Germanton Road, south of Pebblebrook Road			
Jurisdiction	Forsyth County			
Site Acreage	Approximately ± .99 acre			
Current Land Use	A convenience store is currently located on the site along with a two story 2,154 sf accessory building.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS-30	Single family homes	
	East	“	“	
	South	“	“	
	West	“	“ ” and pet cemetery	
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 site is directly adjacent to existing single family homes; however, the proposed non-residential uses are generally no more intensive than the currently approved uses which include Convenience Store and Food or Drug Store.			
Physical Characteristics	The site has a gentle to moderate slope downward toward the southwest corner of the site.			
Proximity to Water and Sewer	No public sewer is available to the site. The Health Department has requested that the nitrification field and repair area be shown on the site plan in order to verify there is no conflict with the parking and or display area. Public water is available.			
Analysis of General Site Information	The site itself poses no known development constraints other than the unavailability of public sewer service and the need to preserve the nitrification field and repair area.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Germanton Road	Major Thoroughfare	309'	6,700	11,100
Proposed Access Point(s)	Germanton Road currently provides three access points to the site.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS-30 & LB-S</u> .24 x 43,560 / 30,000 = 0 residential units + 8 x 542.6 (Per Fueling Station Convenience Market with Gasoline Pumps Trip Rate) = 4,341 Trips per Day + 2,154/1,000 x 40.67 (Specialty Retail Center Trip Rate) = 88 Trips per Day = 4,429 Total Trips per Day			
	<u>Proposed Zoning: LB-S</u> 8 x 542.6 (Per Fueling Station Convenience Market with Gasoline Pumps Trip Rate) = 4,341 Trips per Day + 2,154/1,000 x 40.67 (Specialty Retail Center Trip Rate) = 88 Trips per Day = 4,429 Total Trips per Day			

Sidewalks	There are no sidewalks in the general area.					
Transit	Transit is not available.					
Analysis of Site Access and Transportation Information	Currently the site has three driveway connections onto Germanton Road. Staff recommends the southern most driveway be named This driveway serves the lower level which is not visible from Germanton Road. When easements are named a private street sign is installed to identify said easement.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>					
	<ul style="list-style-type: none"> • Obtain driveway permit from NCDOT • Condition to name access easement 					
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	Growth Management Area 5, (Rural Areas)					
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • <i>Infill and Redevelopment:</i> Permit services near where people live including places of worship and other institutions in a manner that is compatible with surrounding uses, and provide retail and service uses within walking and bicycling distance of neighborhoods. (p.148) 					
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	<p>The subject rezoning request includes no expansion to the existing building square footage. The request does allow for some additional uses and the expansion of the parking area which is proposed on the portion which is currently zoned RS-30. Staff sees the request as a reasonable expansion of a neighborhood serving, multi-use establishment. Planning staff recommends a lighting condition in order to minimize the impact on the surrounding residential properties.</p> <p>The request was evaluated by the County Attorney who is of the opinion that the proposed rezoning, if challenged, would not be considered by the courts to be an illegal spot zoning based on current case law.</p>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-611	R-6 to B-3-S (LB-S)	Approved 7-26-82	Current site	Current site	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	4,715 total sf		Multiple locations
Parking	Required	Proposed	Layout
	23 spaces	30 spaces	Central portion of the site
Building Height	Maximum		Proposed
	60'		25'
Impervious Coverage	Maximum		Proposed
	75%		60.3 %
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (G) Limited Business 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	The revised site plan complies with the requirements of the UDO.		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION			
Positive Aspects of Proposal		Negative Aspects of Proposal	
Request would permit additional commercial uses at this neighborhood serving location.		Request would further intensify a business in the Rural growth management area which is not served by public sewer service.	
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 BUILDING PERMITS:</u> <ol style="list-style-type: none"> Prior to occupancy of the lower level in the accessory building, developer shall name access easement if required by the Address Coordinator. If any new lighting is proposed, the developer shall submit a photometric plan prepared by a qualified professional demonstrating the use of full-cut off fixtures, light height at 25' or less and no more than ½ foot candle of light at the property line. Petitioner shall obtain a driveway permit from NCDOT. Petitioner shall obtain a Grading Permit. <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ol style="list-style-type: none"> Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition. 			

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 request - February 14, 2008

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved continuance of the zoning map amendment to April 10, 2008.

SECOND: Jerry Clark

VOTE:

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

AGAINST: None

EXCUSED: None

PUBLIC HEARING - April 10, 2008

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, Carol Eickmeyer, Arnold King, Arthur King, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

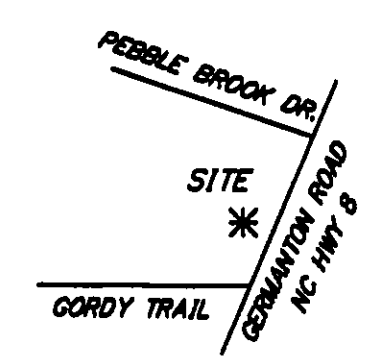
EXCUSED: None

According to information furnished on March 5, 2008 by the Office of the Tax Assessor, the subject property was in the name of Pradip Thakkar and Rajni Patel.

A. Paul Norby, FAICP
Director of Planning

Preliminary NOT For Construction

VICINITY MAP NTS



REVIEW INFORMATION
 Type of Review: Special Use Rezoning
Site Plan Amendment
Special Use Permit (Elected Body Only)
Final Development Plan
Preliminary Subdivision
Planning Board Review
 Jurisdiction
City of Winston-Salem
Forsyth County
Village of Clemmons
Town of Walkertown
 Purpose Statement: The purpose of this rezoning is to request motor vehicle repair & maintenance, recreation services indoor and services business A to be added to a current lb-s zoning and to request a parking area currently zoned rs-30 to be rezoned to lb-s.

ZONING
 Existing Zoning: LBS & RS-30
 Proposed Zoning: LBS
 Proposed Uses: MOTOR VEHICLE REPAIR & MAINTENANCE, RECREATION SERVICES INDOOR, CONVENIENCE STORE, SERVICES INDOOR (MARTIAL ARTS) AND SERVICES BUSINESS A
 (Use UDO Terminology)

OFF-STREET PARKING (If applicable)
 Proposed Use(s) 1. CONVENIENCE STORE
[CURRENTLY APPROVED]
 2. MOTOR VEHICLE REPAIR & MAINTENANCE
[REQUESTED]
 3. RECREATION SERVICES INDOOR [REQUESTED]
 (Martial Arts)
 4. SERVICES BUSINESS A [REQUESTED]

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer		X
Streets	X	

Linear feet of public streets: NA ft.

PARKING CALCULATIONS

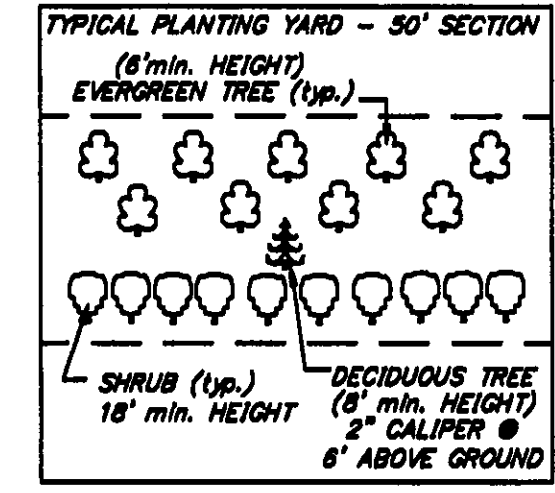
1. Convenience Store	1 space per 200sf	1534sf/200	8 Spaces
2. Motor Vehicle Repair & Maintenance	3 per bay	2 bays x 3	6 spaces
3. Recreation Services Indoor	1 Space per 200sf	1077sf/200	6 Spaces
4. Services Business A	1 Space per 400sf	1077sf/400	3 Spaces
TOTAL SPACES 23			
30			

SITE SIZE AND COVERAGES

Total Acreage:	0.99993	Acre	43557	sf
Site Coverages:				
Building to Land	8.5	%	3709	sf
Pavement to Land	31.8	%	22532	sf
Open Space	39.7	%	17316	sf
Total Impervious Area	60.3	%	26241	sf
Building Square Footage:	4840	sf.		
Building Height	26.9	ft.		

PROPERTY INFORMATION
 PIN# 6839-06-6346
 PIN# 6839-06-6514
 Tax Block(s) 4951
 Lot(s) 10-R & 301

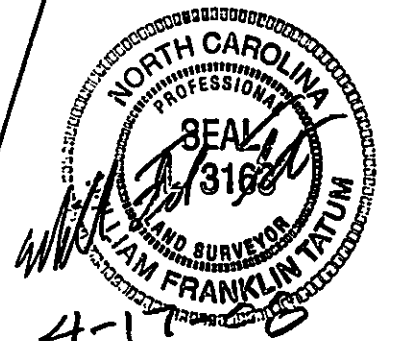
Required Parking: 23 Spaces
 (more than one calculation may be needed)
 Parking Provided: 30
BUFFERYARDS
 Adjoining Zoning: RS-30
 Type Required: TYPE IV
 Width Provided: 15 ft.



EXISTING TREES TO BE CREDITED TOWARD REQUIREMENTS.
 NOTES: 2 DECIDUOUS TREES i.e. RED OAK, PEN OAK, SUGAR MAPLE PER 100 LINEAR FEET (SPACING min. OF 30' AND max. OF 60')
 18 EVERGREEN TREES PER 100 LINEAR FEET (SPACING min. OF 7' AND max. OF 15')
 20 SHRUBS PER 100 LINEAR FEET EVENLY SPACED AT 5' APART

- PROPOSED USES:**
- ABC Store
 - Building Material Supply
 - Convenience Store
 - Food or Drug Store
 - Furniture and Home Furnishings Store
 - General Merchandise Store
 - Hardware Store
 - Nursery, Lawn and Garden Supply
 - Store, Retail
 - Retail Store, Specialty or Miscellaneous
 - Motor Vehicle Repair & Maintenance, Recreation Services Indoor (Martial Arts)
 - Services Business A

JURISDICTION : FORSYTH COUNTY NOT IN WATERSHED
 PUBLIC WATER/PRIVATE SEWER
 COMPUTER MAP#630894
 CURRENT ZONING: RS-30 & LBS
 5944 GERMANTON ROAD



APPLICANTS
 GENE & MICHELLE PACK
 4100 GRUBBS ROAD
 WINSTON-SALEM NC 27105
 PHONE # 336-362-2641

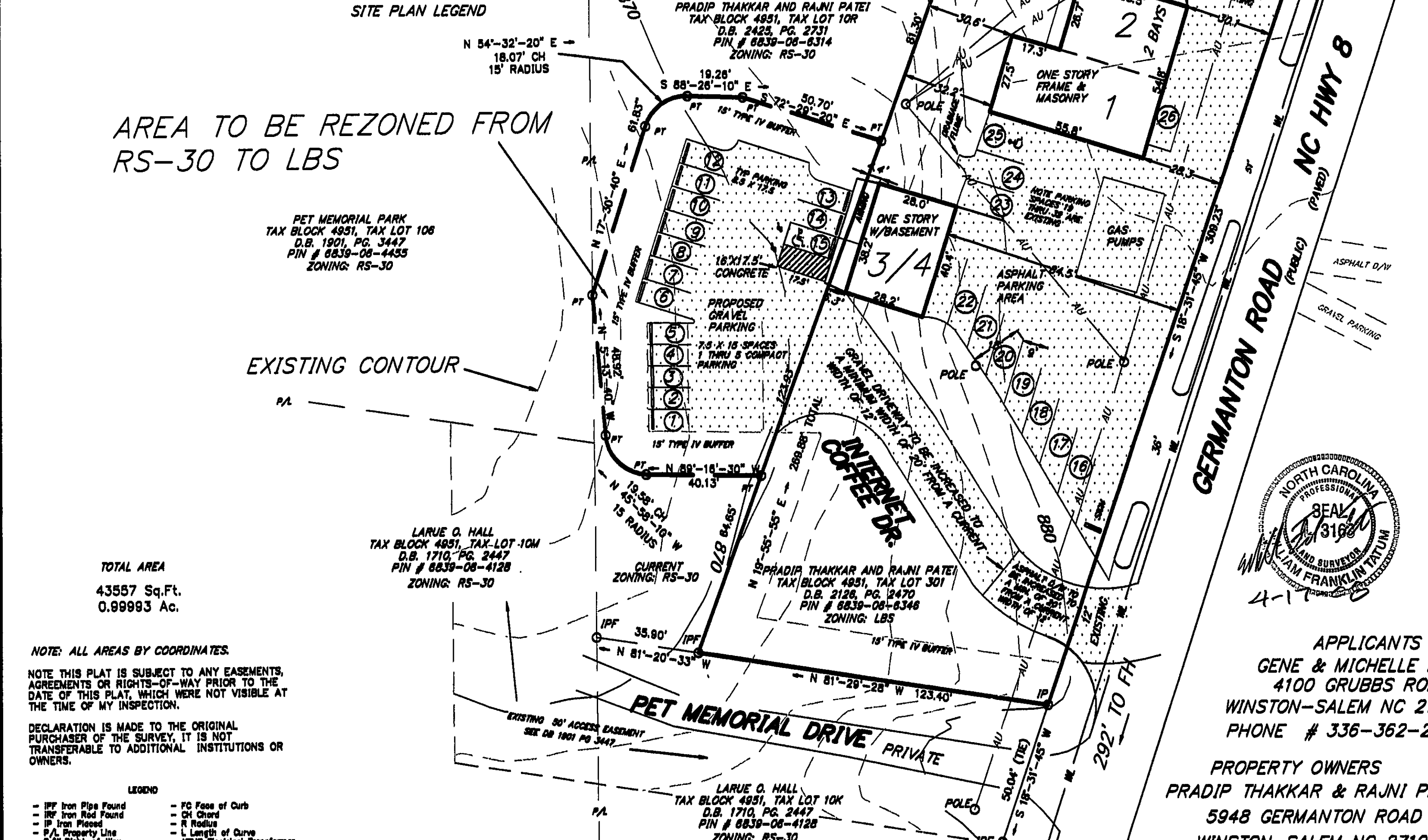
PROPERTY OWNERS
 PRADIP THAKKAR & RAJNI PATEL
 5948 GERMANTON ROAD
 WINSTON-SALEM NC 27105
 PHONE # 336-984-2461

INTERNET COFFEE SHOP F-611

TOWNSHIP	COUNTY	STATE	DATE	JOB NO.
BETHANIA	FORSYTH	NC	2-15-08	2008012

BEING A SITE PLAN AND REZONING OF THE REAL PROPERTY DESCRIBED IN DB 2126 PG 2470 AND DB 2425 PG 2731
 PIN # 6839-06-6346 & 6839-06-6514

McAnally Land Surveying, P.C.
 827 Burke Street Winston-Salem, N.C. 27101
 Phone # 336-631-9805
 SCALE 1" = 30'



AREA TO BE REZONED FROM RS-30 TO LBS

EXISTING CONTOUR

PRELIMINARY PLAT: NOT FOR DEEDS, CONVEYANCES, OR SALES.

NOTE: ALL AREAS BY COORDINATES.
 NOTE THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS PLAT, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

- LEGEND**
- IPF Iron Pipe Found
 - IRP Iron Rod Found
 - IP Iron Pile
 - P/L Property Line
 - R/W Right-of-Way
 - C/L Centerline
 - EP Edge of Paving
 - PR Pole
 - MH Man Hole
 - PC Face of Curb
 - CH Chord
 - R Radius
 - L Length of Curve
 - JMW Electrical Transformer
 - AU Aerial Utility
 - CM Concrete Monument
 - BT Bolt
 - BC Back of Curb