

VICINITY MAP

SITE DATA

RANSOM

Jurisdiction Winston-Salem, NC Purpose Statement

To obtain rezoning approval from GB-S to GB-S to add the Use Motor Vehicle, Body or Paint Shop and revise approved site plan for Zoning Docket# W3266. **PIN Number**

GB-S

6817-73-9232 Zoning Existing Zoning:

GB-S Proposed Zoning: Site Acreage Total Site Acreage: 3.25 Acres +/-

Site is not located within a watersupply watershed district. Site Coverage

Maximum Impervious Area Permitted: No Limit % 0.15 Acres +/-Building to Land: 4.62 % Pavement to Land: 0.86 Acres +/-26.42 % Open Space: 2.24 Acres +/-68.97 % Parcel Total: 3.25 Acres +/-100.00 %

0.18 Acres +/-Ex. Impervious: Infrastructure Water Public Public Sewer NΑ

Max. Building Height: Prop. Motor Vehicle Body 6300 SF +/- (11 Service Bays)

7,750 SF+/-

Parking Calculations Vehicular Parking

Motor Vehicle, Body or Paint Shop @ 3 spaces per service bay Service Bays = 11 Parking Required: 23 Spaces

 $(11 \times 3 = 33)$ Section 6.1.5 D.1.a: 30% Parking Reduction (33 x 30%=10 space reduction) (33 - 10= 23 Spaces) 25 Spaces Parking Provided:

Bicycle Parking Bicycle Parking Required: Exempt Loading Spaces Loading Spaces Required: 1 Space Loading Space Provided: 1 Space

Building Setbacks Front: None Side: None Street: Other: None

Buffery ards 100' Type III Bufferyard Type Required Type Provided: 100' Type III Bufferyard Streetyards

10' Streetyard Type Required:

10' Streetyard Type Provided: **MVSA Calculations** Proposed MVSA: 32,903 SF +/-Large Trees Required: 6.58 Trees

7 Trees +/-

Calliber Collision

OWNERS/PETITIONERS:

Deed Bk-Pg: 3246-2431 Zoning: Jemsite Development LLC c/o Jeff Flattery

1608 N US Highway 221 N Jefferson NC 28640 (336) 846-7133 jeff.flattery@jemsitedevelopment.com

PREPARED BY:

stimmel 601 N. TRADE STREET, SUITE 200 WINSTON-SALEM, NC 27101 www.stimmelpa.com 336.723.1067 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING





PROJECT:

0 0 ≡

PLANS FOR:

□ PRE-SUBMITTAL ■ SUBMITTAL ▼ REVISED SUBMITTAL

CLIENT:

Jeff Flattery Jemsite Development, LLC 1608 Hwy 221 North Jefferson, NC 28640

12.03.2024 **REVISIONS:** COMMENTS 12.27.2024

DRAWN: 24-154 JOB. NO: SHEET TITLE:

REZONING SUBMITTAL

SCALE: 1" = 40'

© STIMMEL ASSOCIATES, P.A.