

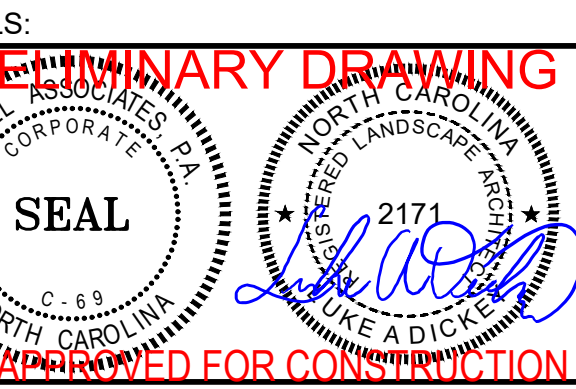
New Development		Additional to Existing Development Phase 1 Area	
Total Site Size (in square feet)	103,705	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA			
Square Feet of Proposed R.O.W.s:	0	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:	0	Total Excluded Area:	0
Minimum Tree Save Area Required:			
X	10%	12%	
Total Required Tree Save Area (in square feet)			
103,705	-	0	X 0.10 10,371
Total Site Size / or / Limits of Land Disturbance		Excluded Area	Minimum TSA Total Required Tree Save Area
Individual Tree Method Used:		Tree Stand Method Used:	
X	Yes	No	
Number of Trees 6'-9"		List the Area of Each Tree Stand Being Saved:	
DBH:	0 X 500 SF =	0	Area 1:
Number of Trees 9.01'-12"		Area 2:	
DBH:	0 X 750 SF =	0	Area 3:
Number of Trees 12.01'-24"		Area 4:	
DBH:	0 X 1800 SF =	0	The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.
Number of Trees 24.01'-36"			
DBH:	3 X 3000 SF =	9,000	
Number of Trees Larger Than 36.01"			
DBH:	0 X 4000 SF =	0	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:		Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:
	9,000	0	1,500
Total Required TSA (in square feet)		10,371	
Total TSA Provided (in square feet)		10,500	

Jurisdiction Winston-Salem, North Carolina	
PIN# 6815-82-8478	
Purpose Statement The purpose of this request is to rezone the property from LB-S to to add the use of Wholesale Trade A.	
Zoning	
Existing Zoning:	LB-S
Proposed Zoning:	GB-S
Site Acreage	
Total Site Acreage:	2.38 Acres +/-
Watershed Data The site is not located within a water supply watershed district.	
Site Coverage	
Maximum Impervious Area Permitted:	No Limit %
Building to Land:	1.00 Acres +/- 42.02 %
Pavement to Land:	0.96 Acres +/- 40.34 %
Open Space:	0.42 Acres +/- 17.65 %
Parcel Total:	2.38 Acres +/- 100.00 %
Existing Impervious:	
	1.96 Acres +/- 82.35
Infrastructure	
Water	Public
Sewer	Public
Road	N/A
Building Data	
Max. Building Height:	60'
Ex. Building Height:	40' +/-
Building Size:	43,437 SF +/-
Parking Calculations	
<u>Vehicular Parking</u>	
Use: Wholesale Trade A	
Parking Required:	
<i>(1 space per employee on largest shift + 1 space per 225 SF GFA of retail space + 1 space per vehicle used in the operation.)</i>	
Employees Largest Shift (24):	24 Spaces
Retail Space (3,600 sf +/-):	16 Spaces
Vehicles Used in Operation (8):	8 Spaces
Total Required:	48 Spaces
30% Reduction Permitted in GB	-14 Spaces
Total Parking Required:	34 Spaces
Proposed Parking:	
Asphalt:	52 Spaces +/-
Gravel:	25 Spaces +/-
Total Parking Provided:	52 Spaces +/-

Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Recreation Services, Indoor; Retail Store; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Warehousing; Wholesale Trade A

Boundary Information:
 Provided by McAnally Land Surveying, P.C.
 January 26, 2017. Sealed by William Franklin Tatum.

1. No proposed modifications/additions to the exterior of the existing building.
2. Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.



PLANS FOR:

☐ PRE-SUBMITTAL

☐ SUBMITTAL

☒ REVISED SUBMITTAL

CLIENT:

BRUCE WINFREE
 EASTERN FOOD EQUIPMENT, INC.
 1930 HEALY DR.
 WINSTON-SALEM, NC 27103
 P: 336.760.2686
 E: bwinfree@easternfoodequip.com

05/05/26	Submittal	
05/28/26	Per City Comments	
06/03/26	Updated Proposed Use List	
MARK	DATE	DESCRIPTION
SUBMITTAL DATE:		04/27/26
PROJECT NO:		26-050
DRAWN BY:		SCT

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