

Site Data

Jurisdiction: Winston-Salem, NC
Purpose Statement: To rezone the subject parcel (from HB-S to GB-S) to allow for Multifamily Housing within a Mixed Use Development.

Existing Zoning: HB-S (Highway Business Special Use)
Proposed Zoning: GB-S (General Business Special Use)

Proposed Uses: Arts and Crafts Studio, Banking and Financial Services, Bed and Breakfast, Child Care, Drop-In, Church or Religious Institution, Community, Church or Religious Institution, Neighborhood, Club or Lodge, College or University, Combined Use, Food or Drug Store, Funeral Home, Furniture and Home Furnishings Store, Government Offices, Neighborhood Organization, or Post Office, Hospital or Health Center, Hotel or Motel, Institutional/Vocational Training Facility, Library, Public, Restaurant (with drive-through service), Retail Store, Services A, Shopping Center, Shopping Center, Small Special Events Center, Swimming Pool, Private, Testing and Research Lab, Theater, Indoor, Urban Agriculture (U), Veterinary Services, Adult Day Care Center, Child Care, Sick Children, Child Day Care Center, Residential Building, Multifamily, Residential Building, Townhouse, Residential Building, Twin Home, Residential Building, Duplex, School, Private, School, Public

Site Acreage:
 Parcel Acreage: 37.00 Acres +/-
 Right-of-Way Dedication: 0.08 Acres +/-
 Total Site Acreage: 36.92 Acres +/-

Building Data:
 Max. Building Height: 60'
 Commercial Buildings:
 Retail: 24,000 SF +/-
 Restaurant: 9,800 SF +/-
 Taproom: 2,400 SF +/-
 Brewery: 6,250 SF +/-
 Total Commercial Buildings: 42,450 SF +/-
 Residential Units:
 1 Bedroom Units: 116 Units +/-
 2 Bedroom Units: 95 Units +/-
 3 Bedroom Units: 18 Units +/-
 Total Residential Units: 229 Units +/-
 Unit Density: 6.18 Units per Acre +/-

Watershed Data:
 This site is not located within a water supply watershed.

Site Coverage:
 Maximum Impervious Area Permitted: N/A
 Existing Building to Land: 1.01 Acres +/- 2.74 %
 Proposed Building to Land: 2.57 Acres +/- 6.96 %
 Existing Pavement to Land: 0.08 Acres +/- 0.22 %
 Proposed Pavement to Land: 6.75 Acres +/- 18.28 %
 Open Space: 25.51 Acres +/- 71.80 %
 Parcel Total: 36.92 Acres +/- 100.00 %

Existing Impervious: 1.09 Acres +/- 2.95 %
Proposed Impervious: 9.32 Acres +/- 25.24 %
 Total Impervious: 10.41 Acres +/- 28.20 %

Common Open Space:
 Common Recreation Area Required: 22,900 SF +/-
 229 Units @ 100sf/Unit
 Common Recreation Area Provided: 35,201 SF +/-
 Areas @ Dog Park and Patios

Infrastructure:
 Water: Public
 Sewer: Public
 Road: 2,003 LF +/-

Parking Calculations:
 Retail: 80 Spaces
 Restaurant: 98 Spaces
 Taproom: 24 Spaces
 Brewery: 11 Spaces
 Beer Garden: 20 Spaces
 Farmer's Market: Shared Spaces
 Clubhouse: 396 Spaces
 Apartments: 229 Units Provided
 Total Parking Required: 628 Spaces
 30% GB Reduction: 169 Spaces
 Total Required w/ Reduction: 440 Spaces

Bufferyards:
 Type Required / Provided: 15' Type III Adjacent to Residential

Streetyards:
 Type Required / Provided: N/A

Notes:
 1. Topographic Data shown is from the WSFC GIS Database (Downloaded 3.19.2018).
 2. Boundary shown was created from bearings and distances given in the Property Deed Exhibit A (Deed Dated: 09.16.1991). The boundary has been rotated to align with parcels downloaded from WSFC.
 3. Signage - If two signs are provided at the primary entrance and within 200 feet of each other, the site would be required to be subdivided into two lots, one for the commercial development and one for the apartments development.

stimmel
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 LAND PLANNING
 601 N. TRADE STREET, SUITE 200
 WINSTON-SALEM, NC 27101
 P: 336.723.1067 F: 336.723.1069
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 www.stimmelpa.com

PROFESSIONAL SEAL
 STATE OF NORTH CAROLINA
 CIVIL ENGINEER
 NO. 427
 EXPIRES 12/31/2024

NOT APPROVED FOR CONSTRUCTION

Mayfair Street Partners - LA Reynolds Winston-Salem, NC

PLANS FOR:
 PRE-SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

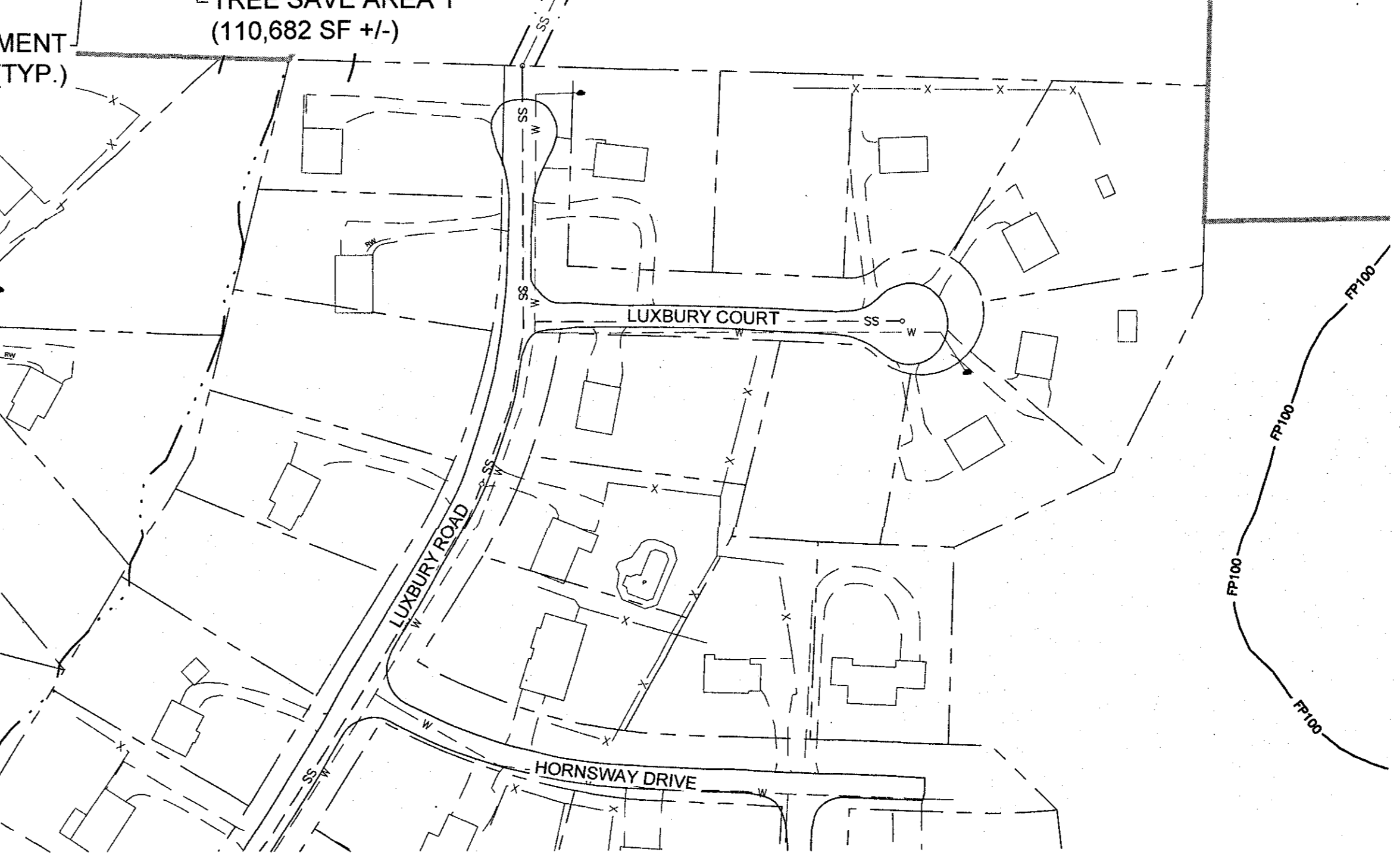
CLIENT:
 Simon Burgess
 Mayfair Street Partners
 301 N. Main Street, Suite 1207
 Winston-Salem, NC
 (678)802-4912
 sburgess@mayfairstreetpartners.com

Adjacent Owners

Lot #	Parcel ID (PIN)	Current Owner Name 1	Current Owner Address	Current Owner City St Zip	PRZONING
1	5895-24-7775.00 5895-24-9746.00 5895-34-6308.00 5895-24-8423.00 5895-34-4049.00 5895-34-3394.00 5895-34-4211.00	THE TOWNHOMES AT FOX RIDGE ASSOCIATION INC	1842 BANKING STREET	GREENSBORO NC 27408	RMB-S RMB-S RMB-S RMB-S RMB-S RMB-S RMB-S
2	5895-44-8022.00	CMT LLC	3600 Country Club RD	Winston-Salem NC 27104	RS-S
3	5895-44-9685.00	Myers, Mary Lee & Donna C	2828 Toms Ridge LN	East Bend NC 27018	GI
4	5895-45-8142.00	Shields, Randy T	5709 Spice Meadow Ln	Winston Salem NC 27106	HB
5	5895-45-3551.00				GI
6	5895-45-1304.00				GI
7	5895-45-1404.00				GI
8	5895-45-1650.00	Hubbard Realty of Winston Salem Inc	1598 Westbrook Plaza DR, STE 200	Winston Salem NC 27103	GI
9	5895-45-0586.00				GI
10	5895-45-0696.00				GI
11	5895-35-9681.00	HUTTON EXCHANGE WINSTON-SALEM LLC	736 CHERRY ST	CHATTANOOGA TN 37402	GI, LB
12	5895-35-7481.00	Hubbard Realty of Winston Salem Inc	1598 Westbrook Plaza DR, STE 200	Winston Salem NC 27103	GI
13	5895-35-7622.00	Country Club Carwash LLC	1989 Landover DR	Clemmons NC 27012	GI
14	5895-35-7622.00	Infinity Holdings LLC	1989 Landover DR	Clemmons NC 27012	HB
15	5895-35-6610.00	Chaney, Sandra S	5730 Country Club Rd	Winston-Salem NC 27104	HB
16	5895-35-5519.00	Cuz 2 Properties LLC	5730 Country Club Rd	Winston-Salem NC 27104	HB
17	5895-35-5455.00	Florida Projects LLC	1310 Lewisville Clemmons RD	Lewisville NC 27023	HB
18	5895-35-5356.00	Abwood, Dennis R; Crews Darlene A	2410 Windmere Dr	Winston Salem NC 27103	HB
19	5895-35-5307.00				HB
20	5895-35-3555.00	Holly Grove Properties LLC	4358 Sycers Ferry RD	Winston-Salem NC 27104	HB
21	5895-35-2631.00	HIRE RENTAL HOLDINGS LLC	820 S PEACE HAMEN RD	WINSTON-SALEM NC 27103	HB
22	5895-35-0461.00	Mogure, Austin D & Arnie C	209 Kennen Krest RD	Mooresville NC 27028	HB
23	5895-25-8419.00	Rothrock Zachary L	4385 Sycers Ferry RD	Winston Salem NC 27104	PB-S
24	5895-25-7450.00	Rothrock, Glenda S	210 Cottage View St	Winston Salem NC 27104	PB-S
25	5895-25-1184.00	WILLIAM T ROTHROCK REVOCABLE TRUST; ROTHROCK, ZACHARY I	4385 SYCERS FERRY RD	WINSTON-SALEM NC 27104	RS-S
28	5895-24-5728.00	PT Alenia LLC	5199 COUNTRY CLUB RD STE B	WINSTON-SALEM NC 27104	RS-S

Tree Save Calculations

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	1,611,904	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA	3,445	Square Feet of Existing Water Bodies and Stormwater Ponds:	48,838
Square Feet of Proposed R.O.W.s:	17,833	Square Feet of Existing Utility Easements:	69,918
Minimum Tree Save Area Required:	10%	Total Excluded Area:	69,918
Total Required Tree Save Area (in square feet)	1,611,904		
	69,916	X	0.12
Total Site Size for Limits of Land Disturbance		Minimum TSA:	195,039
		Total Required Tree Save Area	
Individual Tree Method Used:	Yes	Tree Stand Method Used:	Yes
Number of Trees 6-9"	0	List the Area of Each Tree Stand Being Saved:	Area 1: 110,662
Number of Trees 9.01-12"	0	Area 2: 80,362	Number of Large Variety Trees Planted: 0
Number of Trees 12.01-24"	0	Area 3: 0	Number of Large Variety Trees Planted: 0
Number of Trees 24.01-36"	0	The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.	
Number of Trees Larger than 36.01"	0	Tree Save Areas	Canopy Trees Added
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	191,034
Total Required TSA (in square feet)		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0
Total TSA Provided (in square feet)		Total Required TSA (in square feet)	195,039
		Total TSA Provided (in square feet)	191,034



Mayfair Street Partners - LA Reynolds
 Ownership/Parcel Data:
 PIN#: 5895-34-8992.00
 Deed Bk-Pg: 001725-00473
 Longco Inc
 4400 Sycers Ferry Road
 Winston-Salem, NC 27104
 Plan Preparer:

PROJECT # 18-065

Rezoning Submittal

SCALE: 1" = 100'

W.3381 Revised File Copy

G-801