

TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	83,156	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA		Total Excluded Area	
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		0
Minimum Tree Save Area Required:		X	10% 12%
Total Required Tree Save Area (in square feet)		83,156	8,316
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	Yes X No	New trees Used for TSA Credit:	
Number of Trees 6'-9'	List the Area of Each Tree Stand Being Saved:	Yes X No	Number of Large Variety Trees Planted
DBH: 0 X 500 SF = 0	Area 1:		Planted X 750 SF = 0
Number of Trees 9'-11'-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:	
9,000		0	
Total Required TSA (in square feet)		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	
8,316		0	
Total TSA Provided (in square feet)		Total Required Tree Save Area	
9,000		8,316	

ADJACENT OWNERS

Lot #	PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6815-04-9436.000	3336-3679	Covington-Wilson Inc	PO Box 20429	Winston-Salem, NC 27120 LB
2	6815-04-9669.000	3405-1285	Bickle, Roderick Eric & Emily	3830 Cavalier Dr	Winston-Salem, NC 27104 RS9
3	6815-14-1629.000	1039-533	Beamer, John D & Willa Dean N	3828 Cavalier Dr	Winston-Salem, NC 27104 RS9
4	6815-14-2659.000	2631-1718	Johnson, Mildred H	1002 Teague Rd	Winston-Salem, NC 27107 RS9
5	6815-14-3513.000	1481-601	Trinity United Methodist Church	3819 Country Club Rd	Winston-Salem, NC 27104 RS9
6	6815-14-4402.000	1772-3191	Gough, Riger B	4206 Sylvia St	Winston-Salem, NC 27104 RM6
7	6815-14-3069.000	1951-2880	Country Club Learning & Development LLC	3842 Country Club Rd	Winston-Salem, NC 27104 RM6
8	6815-14-2173.000	3244-1539	Three Properties LLC	PO Box 20965	Winston-Salem, NC 27120 RM6
9	6815-14-2053.000	2699-2535	Corn, Woody L & Frank Edw in; Coulter, Wendy Clore	1002 Yalworth Ln	Clemmons, NC 27012 LB
10	6815-14-9165.000	3275-1571	Gatto & Clark LLC	1313 Robin Hood Forest	PrairieTown, NC 27040 LB
11	6815-04-9186.000				

PROPOSED USES

Arts and Crafts Studio; Banking and Financial Services; Church or Religious Institutions; Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishing Store; Government Offices; Neighborhood Organization; or Post Office; Institutional Vocational Training Facility; Library; Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store; Retail; Offices; Police or Fire Station; Recreation Facility; Public; Recreation Services; Indoor; Recreation Services; Outdoor; Restaurant (Without Drive-Through Services); Retail Store; School; Vocational or Professional; Services A; Shopping Center; Small; Special Events Center; Storage Services; Retail (W); Swimming Pool; Private; Testing and Research Lab; Theater; Indoor; Urban Agriculture (W); Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care; Sick Children; Child Day Care Center

PURPOSE STATEMENT

Purpose Statement
The purpose of this request is to rezone the site from LB-L to GB-S to allow for the use of Storage Services, Retail.

Previous Docket #: W-1897 (Portion Of), W-3248

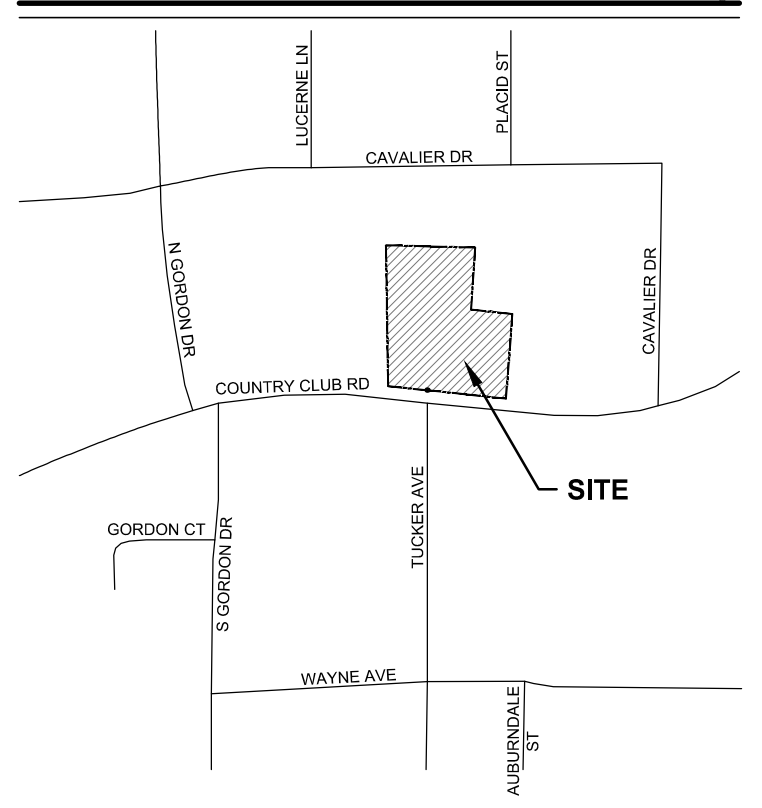
NOTES

Boundary and Topographic Information...
Provided from a survey dated February 25, 2020 by Thomas A. Riccio and Associates, 440 West End Blvd, Winston-Salem, NC 27101.

General Notes

1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
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.
3. Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
4. All storage units are only accessible from within the building.
5. All parking spaces are within 75' of a Large Variety Tree

VICINITY MAP



SITE DATA

Jurisdiction
Winston-Salem, NC

Zoning
Existing Zoning: LB-L
Proposed Zoning: GB-S

Site Acreage
Parcel Acreage: 1.97 Acres +/-
Right-Of-Way Dedication: 0.06 Acres +/-
Total Site Acreage: 1.91 Acres +/-

Watershed Data
The site is not located within a water supply watershed district.

Site Coverage
Maximum Impervious Area Permitted: N/A
Building to Land: 0.72 Acres +/- 37.70 %
Pavement to Land: 0.26 Acres +/- 13.61 %
Open Space: 0.93 Acres +/- 48.69 %
Parcel Total: 1.91 Acres +/- 100.00 %

Proposed Impervious: 0.98 Acres +/- 51.31 %
New Impervious: 0.98 Acres +/-
Existing Impervious: 0.39 Acres +/- 30.89 %
Net New Impervious: 0.59 Acres +/-

Infrastructure
Water: Public
Sewer: Public
Road: N/A

Building Data
Max. Building Height: 60' / Unlimited
Total Building Size: 87,200 SF +/-
Total Storage Units: 630 Units

Parking Calculations
Vehicular Parking
Storage Services, Retail: 2 spaces + 1 additional space for each 125 storage units, or fraction thereof, in excess of 500 units. Min 21' wide aisle width or building spacing shall be provided for parking at units.
630 Units: 2 Spaces for 500 Units + 2 Additional Spaces = 4
Parking Required: 4 Spaces
Parking Provided: 12 Spaces

Bicycle Parking
Storage Services, Retail: Exempt

Loading Spaces
Storage Services, Retail:
3 spaces for retail building with 75,001 - 150,000 SF GFA (87,200 SF GFA building)
Loading Required: 3 Spaces
Loading Provided: 3 Spaces

Building Setbacks
Front: N/A
Rear: N/A
Side: N/A
Street: N/A
Other: 40' adjacent to Residential zoning

Bufferyards
Type Required: Min. 20' Type III adjacent to RS9
Type Provided: 40' Type III
Provided: per Zoning Condition W-3248

Streetyards
Type Required: Min. 10'
Type Provided: 10'
Provided Per 100 LF: 2 Deciduous Trees
18 Primary Evergreens
12 Supplemental Evergreen Shrubs

Shrub Row at a Minimum of Eighteen (18) Inches in Height at Installation, with a Minimum Height of Thirty-Six (36) Inches within Three (3) Years after Installation.

OWNERS/PETITIONERS:
PIN#: 6815-14-1462.000, 6815-14-3306.000
Deed Bk-Pg: 3308-1939, 3225-405
Zoning: LB-L, LB-L
Owner: White Oak Vista LLC
3831 Country Club Rd
Winston-Salem, NC 27104

SEALS:

PROJECT NAME & LOCATION:

COUNTRY CLUB SELF STORAGE
WINSTON-SALEM, NC

- PLANS FOR:**
- PRE-SUBMITTAL
 - SUBMITTAL
 - REVISED SUBMITTAL

CLIENT:
Mr. Jonathan Dorman
Fourstore, LLC
3630 Clemmons Rd, #1791
Clemmons, NC 27012
(813) 310-8520
jon.dorman@hotmail.com

DATE	DESCRIPTION
07/07/2020	ORIGINAL SUBMITTAL PLAN
06/29/2020	PRESUBMITTAL
DATE	DESCRIPTION
SUBMITTAL DATE:	07/30/2020
PROJECT NO:	20-017
DRAWN BY:	SO, BR
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Rezoning Submittal
RZ-1

PREPARED BY:

601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067
frontdesk@stimmelpa.com

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

NORTH SCALE: 1" = 30'