



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
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07/17/2020

Dear Neighbor,

You are receiving this letter because your property is located near a proposed rezoning request for 3831 Country Club Road. Below is a site map showing the location of an approximate 1.91 tract of land for a proposed climate controlled, indoor self-storage facility. The site is located on the north side of County Club Road and between the Dollar General shopping center and Trinity United Methodist Church. To allow for the self-storage use, the site requires rezoning from the Limited Business - L (LB-L) zoning district. The proposed zoning is General Business – Special Use (GB-S). Per the West Suburban Area Plan, the subject site is located within the Gordon Manor Activity Center and the area plan recommends the property for future commercial uses.

A site plan is required per the rezoning request and an illustrative site plan is attached for reference. Please note that some minor modifications may be made to the plan to address comments from the City of Winston-Salem through the plan review process.

The building will be designed to look like an office building and pulled up to Country Club Road. The proposed architectural design will be similar to the Life Storage facility on Robinhood Road. All storage units are interior to the building and access controlled.

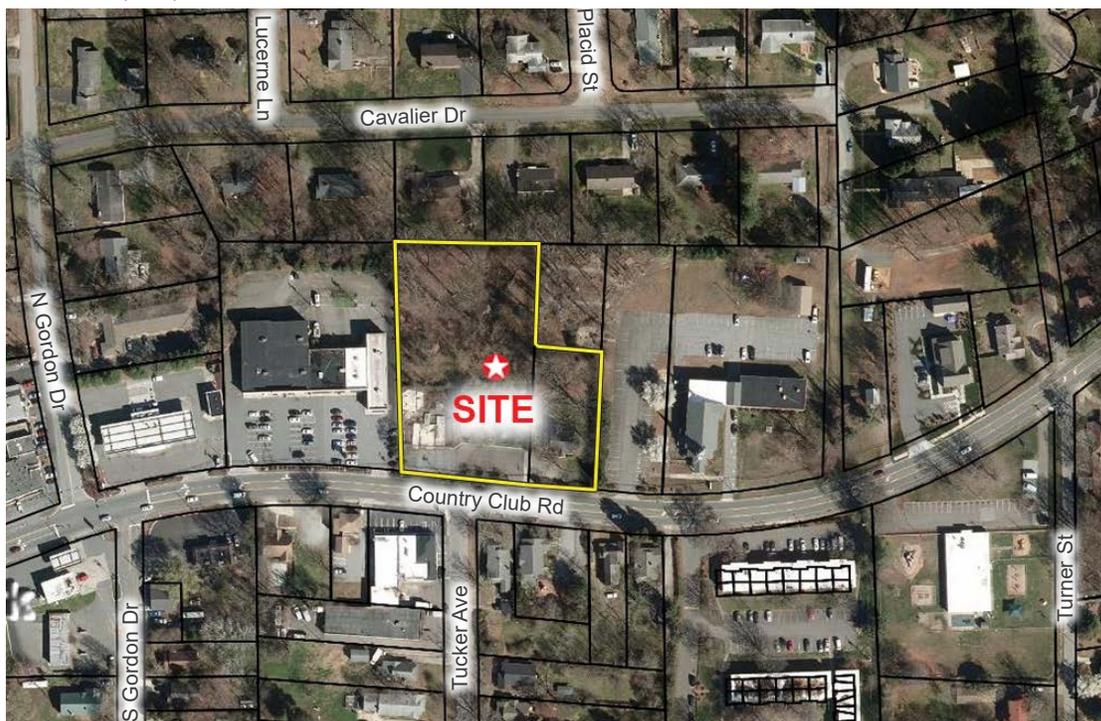
Traffic generation from the facility will be minimal and significantly less than if other commercial uses are developed on the site.

The proposed plan shows a 2-story building on the Country Club Road frontage with a basement level. The building steps down to a 2-story elevation along the north end of the building as the basement level daylights. Parking and loading spaces are located to the side of the building. A landscape buffer will be provided along the adjacent church and residential properties.

The proposed overall impervious area is approximately half of what is permitted to be developed on the site. Stormwater management for water quality and quantity will be provided per the requirements of the City of Winston-Salem.

Normally, the petitioner would hold a neighborhood drop-in meeting. However, due to the COVID-19 restrictions, holding a meeting is not currently feasible. If you have any questions or concerns regarding the proposed rezoning, please contact the petitioner's representative, Luke Dickey with Stimmel Associates.

Luke can be reached (336) 723-1067.



Illustrative Site Plan



Site Data

Property Data
 Total Site Acreage: 1.97 Acres +/-
 (based on fillico survey)

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

Building Data
 Storage Facility
 2 Stories + Basement
 87,200 SF +/-

Parking Calculations
 Parking Provided: 12 spaces +/-
 Loading Provided: 3 spaces +/-

This is a preliminary site plan based on limited information and these are not final site fees. No site research has been conducted. Site conditions may change significantly.

Country Club Self Storage



0' 30' 60'
 Scale: 1" = 30'
 #20-017



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06.15.2020