

THE SHOPPES AT WAUGHTOWN CIRCLE

1035 E CLEMMONSVILLE RD.
WINSTON SALEM, NC

PROPERTY P.I.N: 6844-04-4216.000



VICINITY MAP
Not To Scale

INDEX OF DRAWINGS	
SHEET NO.	SHEET NAME
RZ-0	COVER SHEET
RZ-1	REZONING SITE PLAN

DEVELOPER:
Twelve Star Express Inc.
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T: 336-687-0966

PARCELS / PROPERTY INFORMATION:
PIN: 6844-04-4216.000
Address: 1035 E Clemmons Rd., Winston Salem, NC
Deed Book-003371 Page: 02292

LANDSCAPE ARCHITECT:
MLA Design Group, INC.
5603 Hundley Road, Winston Salem, NC 27106
E-mail: scott@millerla.com
T: 336-577-7101

REQUESTED USES:
Arts & Crafts Studio (Lo)
Convenience Store (Hi) w/ Gasoline Sales
Food or Drug Store (Hi)
Furniture & Home Furnishings Store (Lo)
Micro-Brewery or Micro-Distillery (Hi)
Restaurant (without drive-through service) (Hi)
Retail Store (Hi)
Shopping Center Small (Hi)
Banking & Financial Services (Hi)
Office (Lo)
Services, A (Lo)
Veterinary Services (Lo)
Recreation Services, Indoor
Combined Uses
Government Offices, Neighborhood Organization, or Post Office (Lo)
Museum or Art Gallery (Lo)
Multifamily Uses- Residential Building Townhouse
Multifamily Uses- Residential Building Twin Home
Multifamily Uses- Residential Building Duplex

PURPOSE STATEMENT:
Type of Review Requested: Special Use District Rezoning of property located at 1035 E Clemmons Rd., WS
As a result of NCDOT's Right Of Way taking to accommodate a new round-a-bout and other roadway improvements at the intersection of Thomasville & E. Clemmons Roads, the current property owner's existing convenience store business has been removed. This request for rezoning is to allow for the existing convenience store business to be re-established on the subject property along with other compatible mixed uses allowed within the PB-S (Pedestrian Business) proposed zoning that would service local residents and follow the southeast Winston Salem area plan.

CITY OF WINSTON SALEM CONDITIONS:
* The commercial infrastructure permit for Phase 1 must be completed prior to the issuance of a Certificate of Occupancy for any structure.
* Building materials for the Shopping Center, Small shall comply with the following standards prior to Issuance of Building Permits. Only the following building siding materials shall be allowed:
1. Brick and brick veneer
2. Stone, stone veneer, and cultured stone
3. Precast concrete panels provided they are textured and contain architectural detailing
4. Concrete Masonry Units (CMU) provided they are split face and textured
5. Fiber Cement Siding (Hardie Board)
6. Glass
7. Stucco with architectural detailing
8. Wood

MLA

GROUP

LAND PLANNING • LANDSCAPE ARCHITECTURE

5603 Hundley Road
Winston-Salem, NC 27106
336.765.1923
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TURNING LAND INTO LANDMARKS
NC CORPORATE LICENSE #C-100

NORTH CAROLINA

643

SCOTT MILLER

5/29/25

NORTH CAROLINA

C-100

MLA DESIGN GROUP, INC.

Date: 28TH APRIL, 2025

Revisions:

5/5/25

PER CWS COMMENTS

5/29/25

PER CWS COMMENTS

Drawn By

ARM

Checked By

GSM

Project #

LA-24-18

"BEFORE YOU DIG" LINE

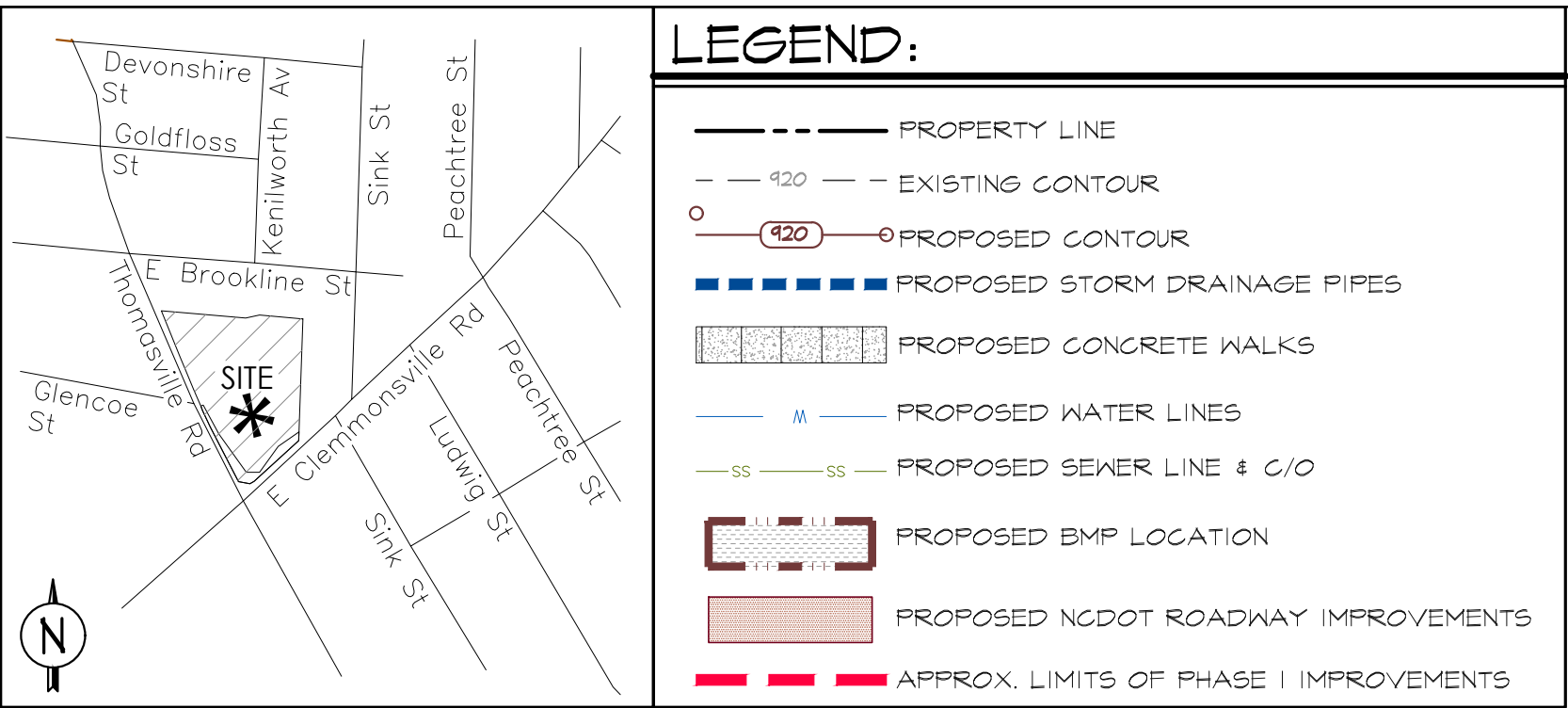
1-800-632-4949 OR 8-1-1

Sheet Title

COVER PAGE

Sheet

RZ-0



ZONING:
Existing Zoning: **RS 9 (Single Family Residential)**
Adjacent Zoning: **RS 9 (Single Family Residential)**
Proposed Zoning: **PB-S (Pedestrian Business-Special Use)**
Proposed Use: Shopping Center Small & Convenience Store w/ Gasoline Sales

OFF STREET PARKING:
Proposed Use(s): Shopping Center Small & Convenience Store w/ Gasoline Sales
Parking Calculation:
Shopping Center Small: 1 spaces per 200 SF GFA = 27,050 SF/ 200 = 135 Spaces
Convenience Store: 1 space per 225 SF GFA = 2,400 sf/ 225 = 11 Spaces
Total Required Parking: 146 Spaces
30% Parking Reduction in PB District: 146 - 44(30% of total) = 102 Spaces Required
Proposed Parking: **102 Spaces** (Includes 6 ADA Space)
Required Stacking for Convenience Store: Minimum 3 spaces (9'x16') for 4 or more lanes
Proposed Stacking: 4 or more stacking spaces per lane

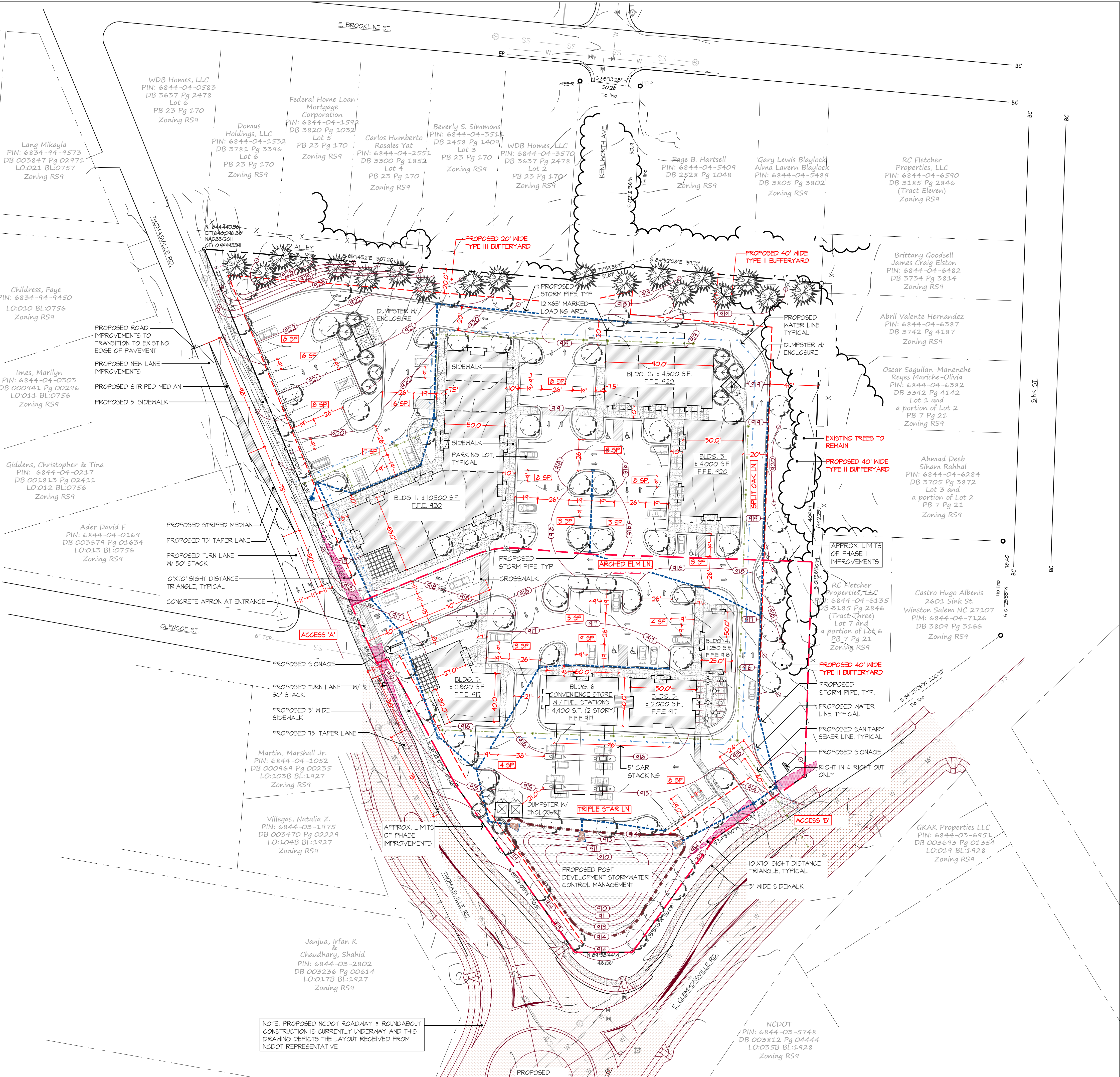
SITE COVERAGE & IMPERVIOUS:
Total Acreage: **4.53 Acres**
Site Coverage:
Building To Land: **15 %** (Total- 29,450 S.F.=0.68 Acres)
Pavement To Land: **47 %** (Total- 93,101 S.F. = 2.14 Acres)
Open Space: **38 %**
Total: **100 %**
Building Height: **Not to Exceed 60' as allowed under PB District Regulations**
WaterShed: Property not located in regulated Watershed

SETBACKS & BUFFER REQUIREMENTS:
Streetyard: 10' wide along parking lot adjacent to Thomasville & E. Clemmonsville Rd.
Interior Parking Lot: 1 large variety tree shall be used/ 5,000 SF of motor vehicle surface area.
Bufferyard Adjacent to RS9 Zoning: Shown 40' wide Type II Buffer
All Landscaping Shown On This Development Plan Is Conceptual & The Final Permit Plans Will Comply With the City of WS Ordinance Requirements

INFRASTRUCTURE:
Water: **X Private**
Sewer: **X Private**
Streets: **X Private** Approx. 1,181 L.F. ±

GENERAL NOTES:
1. The final landscape plan will meet or exceed all the City of Winston Salem's UDO requirements
2. Infrastructure Permit/Construction Plans will be submitted For Grading & Erosion Control Permit
2. All signage will conform with the City of Winston Salem's code requirements and a separate permit will be obtained for the proposed signage.
3. Stormwater Management: Project to meet the City of Winston Salem's Post Construction Stormwater Ordinance Requirements for Quantity & Quality. Project is proposing combination of Underground and/or Above Ground Stormwater Management System & the Infrastructure Permit Plans will be submitted for review & approval.

Tree Save Area Summary Calculations – To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist		
New Development:		Additions to Existing Development:
Total Site Size (in Square Feet): 197,327 S.F.		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 Utility Easements 0_ + Square Feet of Existing Water Bodies and Stormwater Ponds ____ = 197,327 S.F.		
Minimum Tree Save Area Required: ☒ 10% ☐ 12%		
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10_ %) = 19,733 S.F.		
Individual Trees Method Used: ☐ Yes ☐ No Number of Trees 6-9" DBH: ____ X 500sf = ____ Number of Trees 9.01-12" DBH: ____ X 750sf = ____ Number of Trees 12.01-24" DBH: ____ X 1800sf = ____ Number of Trees 24.01-36" DBH: ____ X 3000sf = ____ Number of Trees Larger Than 36.01" DBH: ____ X 4000sf = ____ Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: ____	Tree Stand Method Used: ☐ Yes ☐ No List the Area of Each Tree Stand Being Saved: ____ Describe Each Tree Stand (Age, Health, Species Mix) _____ Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: ____	New Trees Used For TSA Credit: ☒ Yes ☐ No Number of Large Variety Trees Planted: 27_ X 750sf = 20,250 S.F. Min.
Total Required TSA (in Square Feet): 19,733 S.F.		Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 22,500
Total Required TSA (in Square Feet): 19,733 S.F.		
Total TSA provided (in Square Feet): <u>Min.</u> 20,250 S.F.		



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SCALE: 1" = 40'
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Sheet Title
REZONING SITE PLAN
Sheet **RZ-1**