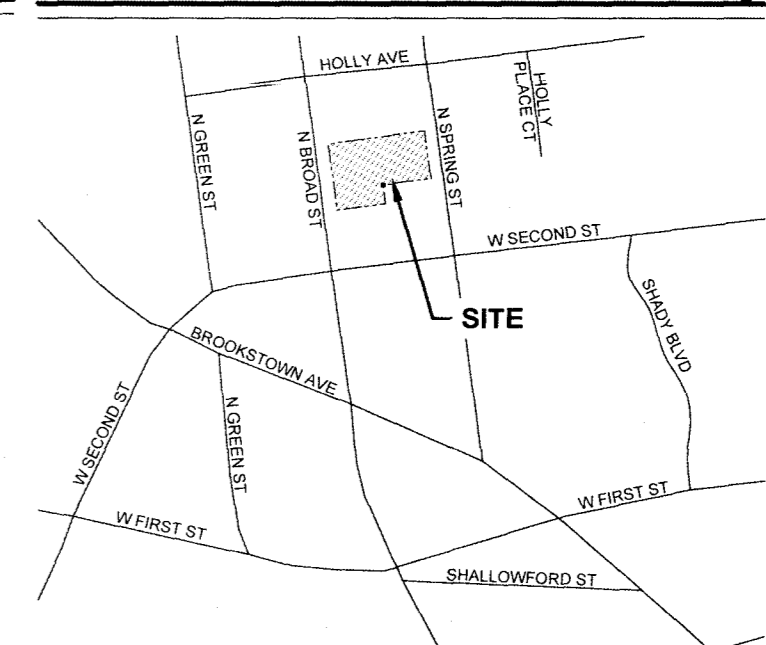


ADJACENT OWNERS

Lot #	PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6825-95-8927.00	3350-797	Tight Lines Partners LLC	212 N Broad St Winston-Salem, NC 27101	HB
2	6825-96-5079.00	3211-2470	Fourth and Green Partners LLC	PO Box 1770 Clemmons, NC 27012	PB
3	6825-96-5189.00	3200-1182	Fourth Street Ventures LLC	751 W 4th St, Ste 310 Winston-Salem, NC 27101	PB
4	6825-96-7179.00	3211-2482	Fourth and Green Partners LLC	PO Box 1770 Clemmons, NC 27012	PB
5	6825-96-8260.00	3155-1819	Wagner Investments LLC	225 N Spruit St Winston-Salem, NC 27101	LO
6	6835-06-0214.00	3281-2369	Wagner Investments LLC	221 N Spruit St Winston-Salem, NC 27101	LO
7	6835-06-0136.00	3109-614	Spear Estates Apartment LLC	PO Box 20922 Winston-Salem, NC 27120	LO
8	6835-06-0162.00	3355-351	Swiderski Properties LLC	1801 Curraghmore Rd Clemmons, NC 27012	PB-S
9	6835-06-0044.00	3355-351	Swiderski Properties LLC	1801 Curraghmore Rd Clemmons, NC 27012	PB-S
10	6825-96-8685.00	3349-493	Johnson, William J	Indian Trail, NC 28079	LO
11	6825-96-8948.00	2759-1123	Talon Properties LLC	201 N Broad St, Ste 101 Winston-Salem, NC 27101	PB

VICINITY MAP



SITE DATA

Jurisdiction
Winston-Salem, NC

Purpose Statement
The purpose of this request is to rezone from HB & LO to PB-S.

Zoning
Existing Zoning: HB, LO
Proposed Zoning: PB-S

Site Acreage
Total Site Acreage: 0.55 Acres +/-

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

Site Coverage
Maximum Impervious Area Permitted: N/A
Ex. Building to Land: 0.12 Acres +/- 21.82 %
Ex. Pavement to Land: 0.37 Acres +/- 67.27 %
Open Space: 0.06 Acres +/- 10.91 %
Parcel Total: 0.55 Acres +/- 100.00 %

Total Impervious: 0.49 Acres +/- 89.09 %

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

Building Data
Max. Building Height: 60'
Existing Brick Building: 6,400 SF +/-
Existing Shed: 67 SF +/-
Existing Frame Building: 2,824 SF +/-
Total Building Size: 9,291 SF +/-

Building Setbacks
Front: N/A
Rear: N/A
Side: N/A
Street: N/A

SITE DATA CONTINUED

Parking Calculations (See note 5)
Restaurant without Drive-Through Service
(1 space per 100 SF GFA): 3,120 SF / 100 = 32 Spaces
Parking Required: 32 Spaces
Food or Drug Store
(1 space per 225 SF GFA): 2,623 SF / 225 = 12 Spaces
Parking Required: 12 Spaces
Office
(1 space per 300 SF GFA): 2,824 SF / 300 = 10 Spaces
Parking Required: 10 Spaces

Parking Required: 54 Spaces +/-
30% PB Reduction: 16 Spaces +/-
5% Public Transit Reduction: 3 Spaces +/-
3% Existing Sidewalk Reduction: 2 Spaces +/-
Total Parking Required: 33 Spaces +/-
Parking Provided: 33 Spaces +/-

Bicycle Parking
Restaurant without Drive-Through Service
(1 space per 5,000 SF GFA, 2 space minimum, 20 space maximum): 3,120 SF < 5,000 SF = 2 Spaces
Bicycle Parking Required: 2 Spaces
Food or Drug Store
(1 space per 5,000 SF GFA excluding loading and storage areas, 2 space minimum, 20 space maximum): 1,623 SF < 5,000 SF = 2 Spaces
Bicycle Parking Required: 2 Spaces
Office
(1 space per 20,000 SF GFA, 2 space minimum, 20 space maximum): 2,824 SF < 20,000 = 2 Spaces
Bicycle Parking Required: 2 Spaces

Total Bicycle Required: 6 Spaces +/-
Bicycle Parking Provided: 6 Spaces +/-

Bufferyards
Type Required: N/A

Streetyards
Type Required: N/A

ALL ASPHALT AND STRUCTURES ARE EXISTING. THIS SITE PLAN ONLY ADDS ADA SPACES & A DUMPSTER ENCLOSURE.

PROPOSED USES

Per PB Zoning District
Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily, Boarding or Rooming House; Combined Use, Family Group Home B, Family Group Home C; Life Care Community, Urban Agriculture, Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Restaurant (without drive-through service); Retail Store; Shopping Center; Shopping Center, Small; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Office, Services, A; Services, B; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices; Neighborhood Organization, or Post Office; Group Care Facility A; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Library; Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Shelter for Homeless; Special Events Center; Stadium, Coliseum, or Exhibition Building; Access Easement; Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Utilities

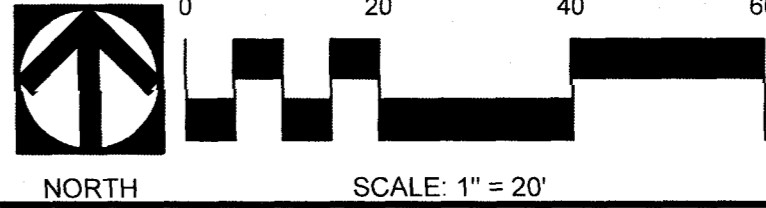
NOTES

- Boundary Information...**
Provided by survey dated December 31, 2016 by MLA Group.
- Topographic Information...**
Provided from digital WSFC planimetric data.
- General Notes**
1. 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. Final utility layout may change per final engineered documents.
 4. Existing parking space striping to remain where feasible. Existing parking stall width and depth varies.
 5. Per architect, the size of the brick building is thus divided: upper floor restaurant without drive-through service is 3,120 SF (without refrigerator/freezer as allowed by UDO) and lower floor food store is 2,623 SF (without coolers and dry storage as allowed by UDO).
 6. All utilities are existing.

WINE MERCHANTS - BROAD STREET

OWNERS/PETITIONERS:
PIN#: 6825-96-8121.00, 6825-96-8180.00
Deed Bk-Pg: 3441-1982, 3441-1982
Zoning: HB, LO
Owner: NoBikiniAtoll LLC
1122 W 4th Street
Winston-Salem, NC 27101

PREPARED BY:
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
E: frontdesk@stimmelpa.com www.stimmelpa.com



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www.stimmelpa.com

SEALS:
PRELIMINARY DRAWING
SEAL
NOT APPROVED FOR CONSTRUCTION
PROJECT NAME & LOCATION:

WINE MERCHANTS - BROAD STREET
WINSTON-SALEM, NC

PLANS FOR:
 PRE-SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

CLIENT:
Mr. Alan G Miller
Wine Merchants
205 S. Stratford Rd, Suite N
Winston-Salem, NC 27103
(336) 765-8175
alan@winemerchantsgourmet.com

MARK	DATE	DESCRIPTION
RZ	10/02/2019	Revised Submittal Per City Comments
DATE	09/09/19	SUBMITTAL DATE:
DATE	19-207	PROJECT NO.:
DATE	BR, GH	DRAWN BY:
© STIMMEL ASSOCIATES, P.A.		
SHEET TITLE:		
Rezoning Submittal		
G-801		