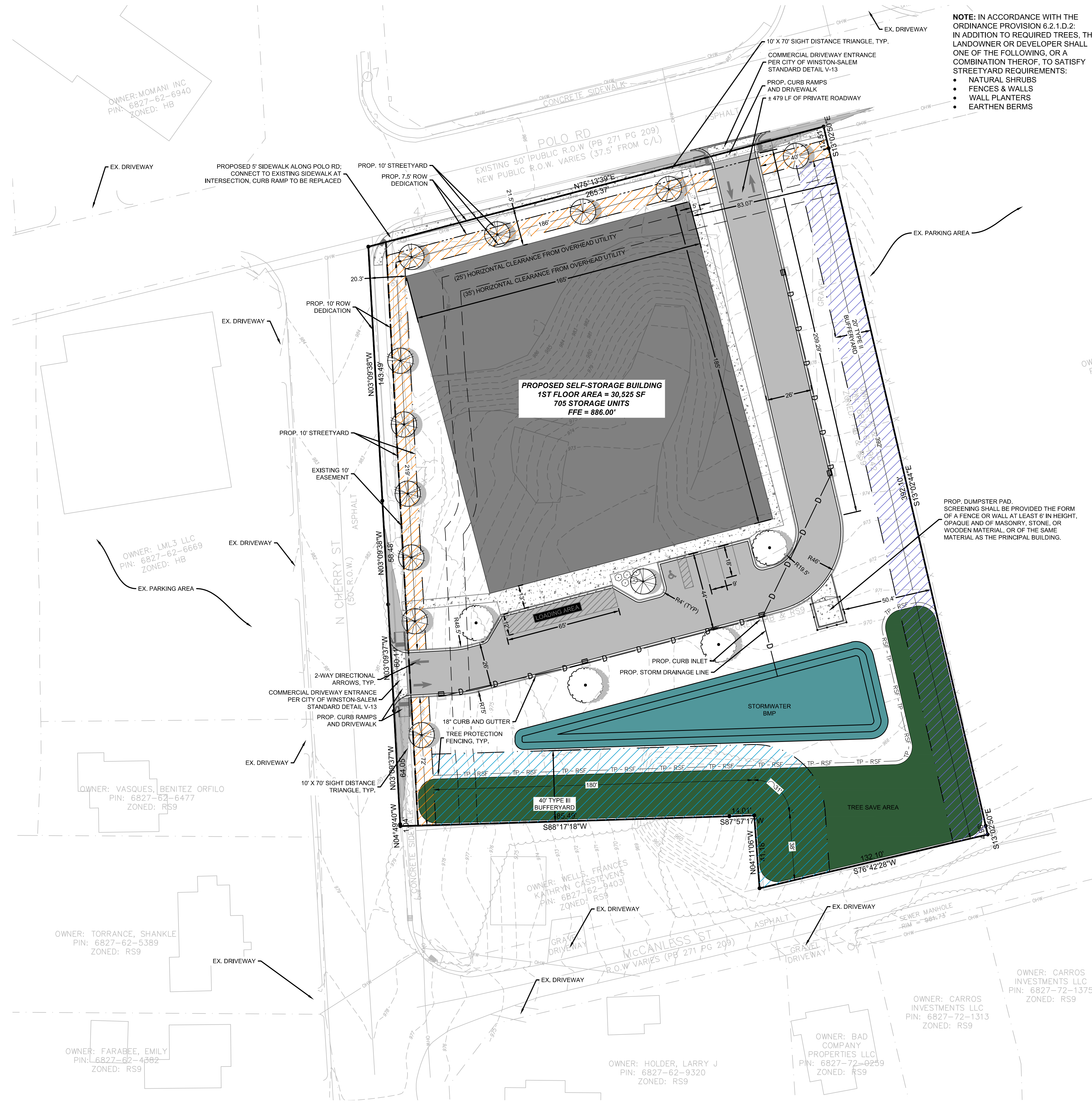


THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION. COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601



**NOTE:** IN ACCORDANCE WITH THE ORDINANCE PROVISION 6.2.1.D.2. IN ADDITION TO REQUIRED TREES, THE LANDOWNER OR DEVELOPER SHALL USE ONE OF THE FOLLOWING, OR A COMBINATION THEREOF, TO SATISFY STREETYARD REQUIREMENTS:

- NATURAL SHRUBS
- FENCES & WALLS
- WALL PLANTERS
- EARTHEN BERMS

POLO ROAD FRONTAGE - 229 LF 10' STREETYARD PLANTING REQUIREMENTS			
	REQUIRED PER 100 LF	TOTAL REQUIRED	TOTAL PROPOSED
LARGE VARIETY TREES	(OVERHEAD UTILITY CONFLICT)	-	-
SMALL VARIETY TREES	2	5	5

NORTH CHERRY STREET FRONTAGE - 291 LF 10' STREETYARD PLANTING REQUIREMENTS			
	REQUIRED PER 100 LF	TOTAL REQUIRED	TOTAL PROPOSED
LARGE VARIETY TREES	(OVERHEAD UTILITY CONFLICT)	-	-
SMALL VARIETY TREES	2	6	6

20' TYPE II BUFFERYARD - 392 LF BUFFER PLANTING REQUIREMENTS			
	REQUIRED PER 100 LF	TOTAL REQUIRED	TOTAL PROPOSED
DECIDUOUS TREES	2	8	8
PRIMARY EVERGREEN PLANTS	12	48	48
SUPPLEMENTAL EVERGREEN SHRUBS	10	40	40

40' TYPE III BUFFERYARD - 249 LF BUFFER PLANTING REQUIREMENTS			
	REQUIRED PER 100 LF	TOTAL REQUIRED	TOTAL PROPOSED
DECIDUOUS TREES	3	8	8
PRIMARY EVERGREEN PLANTS	12	30	30

**GRAPHIC KEY**

- 10' STREETYARD
- 20' TYPE II BUFFERYARD
- 40' TYPE III BUFFERYARD
- TREE SAVE AREA (10% REQUIRED)
- STORMWATER BMP
- MVSA LARGE VARIETY TREE REQUIRED: 4 PROVIDED: 4
- SMALL VARIETY TREE

TYPE I TREE SAVE AREA SUMMARY	
SITE AREA	109,571 SF
PROPOSED RW DEDICATION	5,197 SF
PROPOSED STORMWATER BMP	7,077 SF
SITE AREA TO BE INCLUDED IN TREE SAVE CALCULATIONS	97,297 SF
TREE SAVE AREA REQUIRED (10%)	9,730 SF
TREE SAVE AREA PROVIDED	13,944 SF (14.3%)

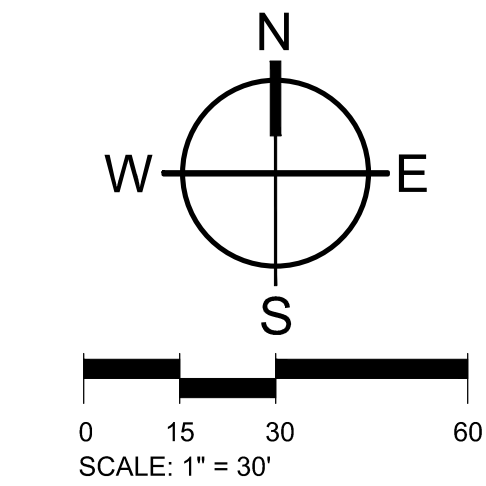
ZONING & PRELIMINARY DUE DILIGENCE CHART	
PARCEL ID	6827-62-9642
CURRENT ZONING	HB & RS9
PROPOSED ZONING	GB-S
NORTH BUFFER	0'
SOUTH BUFFER	*40'
EAST BUFFER	*20'
WEST BUFFER	0'
FRONT SETBACK	NONE
REAR SETBACK	NONE
SIDE / STREET SETBACK	NONE
MAX IMPERVIOUS ALLOWED	85%
IMPERVIOUS PROVIDED	43%
FLOOD ZONE	N/A
MAXIMUM BUILDING HEIGHT	60'-0"
PARKING REQUIREMENT	2 SPACES + 1 SPACE PER 125 STORAGE UNITS, IN EXCESS OF 500 SPACES = 4 SPACES
PARKING PROVIDED	(4) STANDARD SPACES & (1) HANDICAP ACCESSIBLE SPACE
OPEN SPACE REQUIREMENT	N/A
TREE SAVE REQUIREMENTS	10%
STORMWATER APPROACH	BMP
TREE ASSESSMENT PROVIDED	N
CULTURAL RESOURCES	N
ENVIRONMENTAL ISSUES	N
PUMP STATION NEEDED	N
OTHER REQUIREMENTS	

SITE DATA	
TOTAL SITE AREA	109,771 SF / 2.52 AC
BUILDING SF (1ST FLOOR)	30,525 SF (27.8% OF SITE)
PAVING COVERAGE (ASPHALT & CONCRETE)	15,376 SF (14.0% OF SITE)
IMPERVIOUS COVERAGE	55,785 SF (49.8% OF SITE)
OPEN SPACE	53,986 SF (49.2% OF SITE)
POTENTIAL USES	<ul style="list-style-type: none"> <li>• STORAGE SERVICES RETAIL - INTERNAL</li> <li>• BANKING &amp; FINANCIAL SERVICES</li> <li>• COLLEGE OR UNIVERSITY</li> <li>• RESTAURANT (DRIVE-THRU)</li> <li>• RESTAURANT (WITHOUT DRIVE-THRU)</li> <li>• OFFICES</li> <li>• RETAIL STORE</li> <li>• SERVICES "A"</li> </ul>
WATERSHED ORDINANCE	N/A

**\*NOTE:** PETITIONER MAY PURSUE ALTERNATIVE BUFFER REQUIREMENTS FOR ALL OR PORTIONS OF THE PROPOSED BUFFERS ON THE REZONING PLAN, IN ACCORDANCE WITH ORDINANCE PROVISIONS OF SECTION 6.3.2.A AND IN COORDINATION WITH THE ZONING ADMINISTRATOR AND PLANNING DIRECTOR OR THEIR DESIGNEES.



VICINITY MAP (NTS)



**PROJECT CONTACTS**

<b>DEVELOPER / OWNER:</b>	<b>CIVIL ENGINEER</b>
STREAMS DEVELOPMENT 5 CENTURY DRIVE, SUITE 240 GREENVILLE, SOUTH CAROLINA 29607 CONTACT: GREG DMYTERKO EMAIL: GREG@STREAMSDEV.COM PHONE: 630-470-0351	SEAMON WHITESIDE & ASSOCIATES, LLC 230 EAST PETERSON DRIVE, SUITE B CHARLOTTE, NC 28217 CONTACT: FRANCES YARBROUGH, PE PHONE: (980) 312-5450 EMAIL: FYARBROUGH@SEAMONWHITESIDE.COM

**PURPOSE STATEMENT**

THE APPLICANT WISHES TO APPLY FOR THE CITY OF WINSTON SALEM APPLICATION 1.03 REZONING APPLICATION FOR SPECIAL USE DISTRICT ZONING MAP AMENDMENT

MOUNT PLEASANT, SC 843.884.1667  
GREENVILLE, SC 864.298.0534  
SUMMERVILLE, SC 843.972.0710  
SPARTANBURG, SC 864.272.1272  
CHARLOTTE, NC 980.312.5450  
WWW.SEAMONWHITESIDE.COM

NOT FOR CONSTRUCTION



**NORTH CHERRY SELF STORAGE REZONING PLAN**  
STREAMS DEVELOPMENT  
WINSTON SALEM, NC

SW+ PROJECT: 11637  
DATE: 07/29/24  
DRAWN BY: VLF  
CHECKED BY: FTY

**REVISION HISTORY**

NO.	DESCRIPTION

**REZONING PLAN**

RZP