



**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

SEALS:



PROJECT NAME & LOCATION:

Special Use District Permit for RM12-S (Adult Day Care Home; Bed and Breakfast; Boarding or Rooming House; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Habilitation Facility A; Habilitation Facility B; Library, Public; Nursing Care Institution; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Transmission Tower; Child Day Care, Large Home; Church or Religious Institution, Community; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Limited Campus Uses; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Utilities; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Habilitation Facility C; Park and Shuttle Lot; Urban Agriculture; Access Easement, Private Off-Site; and Parking, Off-Site for Multifamily or Institutional Uses)

Approved by the Winston-Salem City Council

the \_\_\_ day of \_\_\_\_\_, 20\_\_

Clerk, City of Winston-Salem

Conditions: W-3469

- PRIOR TO ISSUANCE OF GRADING PERMITS:**
- Developer shall have a stormwater study submitted for review by the City of Winston-Salem that provides for managing both quality and quantity of runoff. In addition to meeting all the post-construction stormwater management ordinance design standards for quality and quantity, the developer must also manage the 50-year peak storm event. Relocation or installation of any stormwater management device into any buffers or existing vegetated areas designated to remain, or in close proximity to adjacent residentially zoned land, shall require a staff change approval at minimum and may require a Site Plan Amendment.
  - Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
    - Widening McCannless Street (with curb and gutter and sidewalk) along the entire frontage;
    - Dedicating required right-of-way along the entire Polo Road frontage; and
    - Construction of sidewalk along the entire Polo Road frontage.

- PRIOR TO ISSUANCE OF BUILDING PERMITS:**
- The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**
- Developer shall complete all requirements of the driveway permit(s).
  - Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
- OTHER REQUIREMENTS:**
- A decorative fence at least four (4) feet in height shall be installed and maintained along the shared property boundary with PIN # 6827-72-6759.

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

CLIENT:  
 Mr. Blake Underwood  
 Athens Real Estate Group  
 2350 Prince Avenue, Suite 2  
 Athens, GA 30608  
 706.340.1215  
 blakeu@athensrealestategroup.com

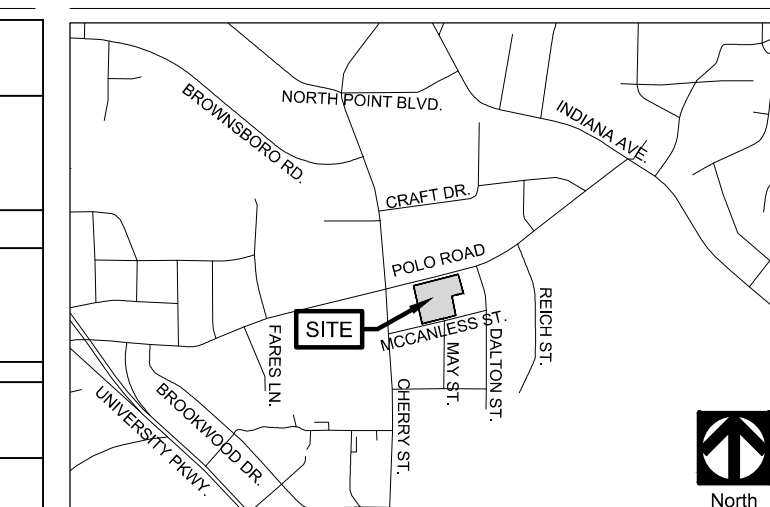
DATE	DESCRIPTION
04/30/2021	Revised Submittal
04/29/2021	Revised Submittal
04/06/2021	Submittal
03/29/2021	Preliminary Submittal

PROJECT NO: 20-309  
 DRAWN BY: SCO  
 SUBMISSION DATE: 06/04/2021  
 © STIMMEL ASSOCIATES, P.A.

# REZONING PLAN

## RZ - 1

### VICINITY MAP



### SITE DATA

**Jurisdiction:** City Of Winston-Salem, NC  
**Purpose Statement:** The purpose of this request is to rezone the property from HB-S to RM12-S to allow the use of Residential Building, Multifamily.  
**Zoning:** Existing Zoning: HB-S, Proposed Zoning: RM12-S  
**Site Acreage:** Existing Parcel Acreage: 3.95 Acres +/-, Prop. ROW Dedication: 0.12 Acres +/-, Total Site Acreage: 3.83 Acres +/-  
**Watershed Data:** This site is not located within a water supply watershed district.  
**Site Coverage:** Maximum Impervious Area Permitted: 75.00 %  
**Existing Impervious:** 0.86 Acres +/- (22.32 %), Total Impervious: 2.30 Acres +/- (60.05 %)  
**Infrastructure:** Water: Public, Sewer: Public, Road: N/A, LF +/-  
**Building Data:** Max. Building Height: 45', 3-Story TH/Flats (3 Units each): 13 Buildings, 2 Bed. Bldgs. (Qty. 3): 9 Units, 18 Beds, 3 Bed. Bldgs. (Qty. 7): 21 Units, 63 Beds, 4 Bed. Bldgs. (Qty. 3): 9 Units, 36 Beds, 2-Story Townhomes (1 Unit each): 4 Buildings, 2 Bed. Bldgs. (Qty. 0): 0 Units, 0 Beds, 3 Bed. Bldgs. (Qty. 4): 4 Units, 12 Beds, 4 Bed. Bldgs. (Qty. 0): 0 Units, 0 Beds  
**Building Totals:** 2 Bed. Bldgs. (Qty. 3): 9 Units, 18 Beds, 3 Bed. Bldgs. (Qty. 11): 25 Units, 75 Beds, 4 Bed. Bldgs. (Qty. 3): 9 Units, 36 Beds, Totals (Qty. 17): 43 Units, 129 Beds, Density: 11.2 DU/AC  
**Parking Calculations:** Vehicular Parking: 2 Bedroom Units: 16 Spaces, 3 Bedroom Units: 50 Spaces, 4 Bedroom Units: 27 Spaces, Clubhouse / Pool: 5 Spaces, Total Parking Required: 98 Spaces, Total Parking Provided: 156 Spaces +/-  
**Bicycle Parking:** Bicycle Parking Required: 6 Spaces, Bicycle Parking Provided: 6 Space +/-  
**Common Recreation Area:** Common Rec. Required: 4.300 SF +/- (@ 100 sf / unit), Common Rec. Provided: 4.300 SF +/-  
**Building Setbacks:** Front: 25', Rear: 25', Side: 15' / 30' Combined, Street: 20', Other: N/A  
**Bufferyards:** Type Required: Type II Bufferyard (Min. 15'), Type Provided: 15' Type II Bufferyard  
**Streetyards:** Type Required: Min 10' Stretyard, Type Provided: Min 10' Stretyard

**450 Polo Road**  
 Winston-Salem, NC

**OWNERS / PETITIONERS:**  
 PIN # 6827-72-3724.000  
 DEED BK-PG: 1761-1127  
 Owners: Beroth Oil Company  
 PO BOX 439  
 Plafftown, NC 27040  
 P: (336) 692-8926  
 E: walter@berothoil.com

### TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	172,011	Total Limits of Land Disturbance (in Square Feet)	
<b>Total Site Area Excluded From TSA</b>			
Square Feet of Proposed R.O.W.s:	3,692	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:		Total Excluded Area:	3,692
<b>Minimum Tree Save Area Required:</b>	X 10%	12%	
<b>Total Required Tree Save Area (in square feet)</b>	172,011		16,832
Total Site Size / or / Limits of Land Disturbance	Excluded Area	Minimum TSA	Total Required Tree Save Area
Individual Tree Method Used:	Yes	X	No
<b>Tree Stand Method Used:</b>			
Number of Trees 6-9"	0	X	500 SF = 0
Number of Trees 9.01-12"	0	X	750 SF = 0
Number of Trees 12.01-24"	0	X	1800 SF = 0
Number of Trees 24.01-36"	0	X	3000 SF = 0
Number of Trees Larger Than 36.01"	0	X	4000 SF = 0
<b>New trees Used for TSA Credit:</b>			
Number of Large Variety Trees Planted	23	X	750 SF = 17,250
<b>Tree Save Areas</b>			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	0
Total Required TSA (in square feet)	16,832	Total TSA Provided (in square feet)	17,250

### PROPOSED USES

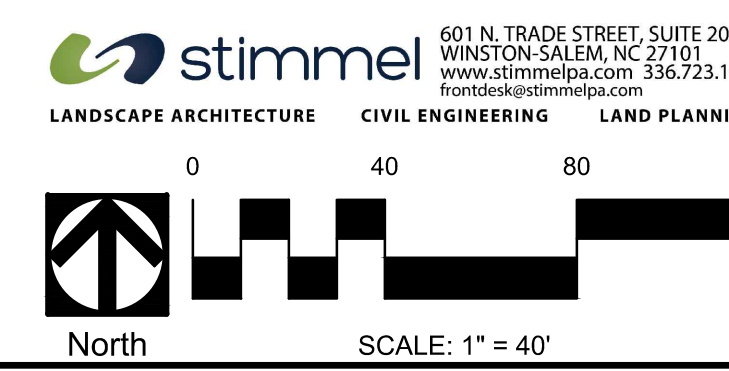
Adult Day Care Home; Bed and Breakfast; Boarding or Rooming House; Child Day Care, Small Home; Church or Religious Institution; Neighborhood; Family Group Home A; Habilitation Facility A; Habilitation Facility B; Library, Public; Nursing Care Institution; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Transmission Tower; Child Day Care, Large Home; Church or Religious Institution, Community; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Limited Campus Uses; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Utilities; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Habilitation Facility C; Park and Shuttle Lot; Urban Agriculture; Access Easement, Private Off-Site; Parking, Off-Site, for Multifamily or Institutional Uses

### MOTOR VEHICLE AREA

**Interior Motor Vehicle Surface Area Plantings**  
 IMVSA  
 Total IMVSA: 51,100 SF +/-  
 Trees Required: 11 Trees (@ 1 tree / 5,000 sf)  
 Trees Provided: 13 Trees  
 Parking Space Distance from Tree: 75 Feet

### GENERAL NOTES

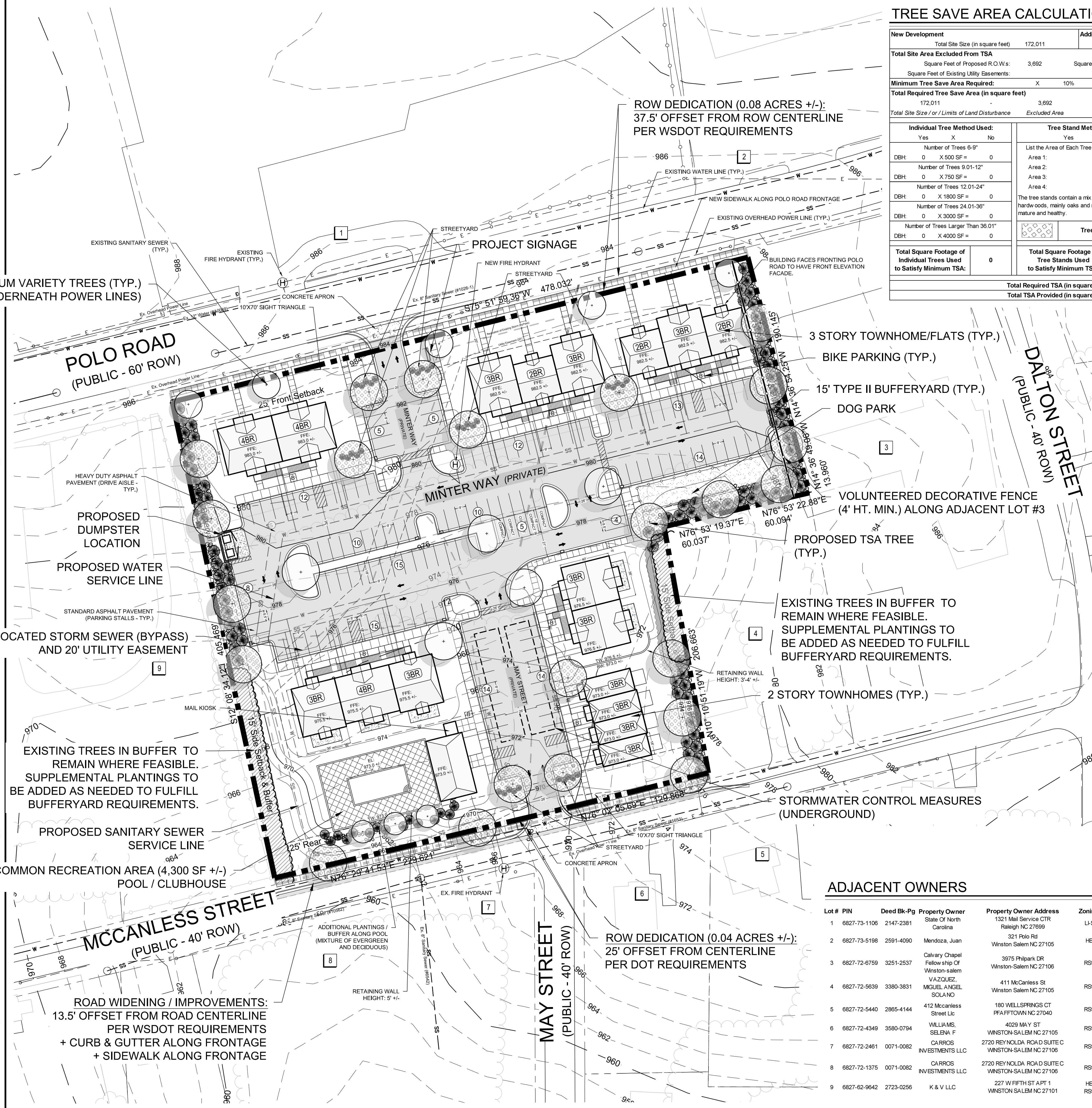
- Boundary Information...**  
 Boundary from Forsyth County GIS data (2021).
- Topographic Information...**  
 Topography from Forsyth County GIS data (2021).
- General Notes**
- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
  - 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. 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.



### ADJACENT OWNERS

Lot #	PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6827-73-1106	2147-2381	State Of North Carolina	1321 Mail Service CTR Raleigh NC 27699	LFS
2	6827-73-5198	2591-4090	Mendoza, Juan	321 Polo Rd Winston Salem NC 27105	HB
3	6827-72-6759	3251-2537	Calvary Chapel Fellowship Of Winston-salem	3975 Philpark DR Winston-Salem NC 27106	RS9
4	6827-72-5639	3380-3831	MIGUEL ANGEL SOLANO	411 McCannless St Winston Salem NC 27105	RS9
5	6827-72-5440	2865-4144	WILLIAMS, SELENA F	180 WELLSPRINGS CT FFAFTOWN NC 27040	RS9
6	6827-72-4349	3580-0794	CARRIOS INVESTMENTS LLC	4029 MAY ST WINSTON-SALEM NC 27105	RS9
7	6827-72-2461	0071-1082	CARRIOS INVESTMENTS LLC	2720 REYNOLDA ROAD SUITE C WINSTON-SALEM NC 27106	RS9
8	6827-72-1375	0071-1082	CARRIOS INVESTMENTS LLC	2720 REYNOLDA ROAD SUITE C WINSTON-SALEM NC 27106	RS9
9	6827-62-9642	2723-0256	K & V LLC	227 W FIFTH ST APT 1 WINSTON SALEM NC 27101	HB RS9

ROW DEDICATION (0.04 ACRES +/-):  
 25' OFFSET FROM CENTERLINE PER DOT REQUIREMENTS



MEDIUM VARIETY TREES (TYP.) (UNDERNEATH POWER LINES)

POLO ROAD (PUBLIC - 60' ROW)

PROPOSED DUMPSTER LOCATION

PROPOSED WATER SERVICE LINE

RELOCATED STORM SEWER (BYPASS) AND 20' UTILITY EASEMENT

EXISTING TREES IN BUFFER TO REMAIN WHERE FEASIBLE. SUPPLEMENTAL PLANTINGS TO BE ADDED AS NEEDED TO FULFILL BUFFERYARD REQUIREMENTS.

PROPOSED SANITARY SEWER SERVICE LINE

COMMON RECREATION AREA (4,300 SF +/-) POOL / CLUBHOUSE

MCCANLESS STREET (PUBLIC - 40' ROW)

ROAD WIDENING / IMPROVEMENTS: 13.5' OFFSET FROM ROAD CENTERLINE PER WSDOT REQUIREMENTS + CURB & GUTTER ALONG FRONTAGE + SIDEWALK ALONG FRONTAGE