

THE PURPOSE OF THIS REZONING IS TO REZONE THE PROPERTY FROM RMU-S TO NB-S

ZONING:
 EXISTING - RMU-S (TWO PHASE) CONGREGATE CARE FACILITY, ADULT DAY CARE CENTER, OFFICE, CHURCH, RESTAURANT, INSTITUTION NEIGHBORHOOD.
 REQUEST REZONING TO NB-S ARTS AND CRAFTS STUDIO, CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD, COMBINED USE, FOOD OR DRUG STORE, ORGANIZATION OF POST OFFICE, MUSEUM OR ART GALLERY, OFFICE, DEVELOPMENT SERVICES, PROFESSIONAL SERVICE, SERVICES A, BANKING AND FINANCIAL SERVICES.
 ZONING SETBACKS (MINIMUM):
 0' FRONT
 5' SIDE
 20' STREET HEIGHT
 40' BUILDING HEIGHT

SITE SIZE AND COVERAGE:
 TOTAL ACREAGE - 0.439 ACRES* (19,136 SF+)
SITE COVERAGE:
 BUILDING TO LAND - 13.2%
 PAVING TO LAND - 40.6%
 OPEN SPACE - 46.2%
 TOTAL - 100.0%

BUILDING SQUARE FOOTAGE: 2,520 SF*
 PROPOSED 1,500 SF*
 BUILDING HEIGHTS 1-STORY - 16' (FIN FLOOR TO PEAK)
OFF STREET PARKING:
 SERVICES A - BARBER AND BEAUTY SHOPS 1 OTHER EMPLOYEE = 21 SPACES
 RESTAURANT WITHOUT DRIVE THROUGH SERVICE (MAX USE) 1,500 SF* = 15 SPACES
 2,500 SF* TAX LOT SF* = 15 SPACES

25 SPACES REQUIRED TOTAL
 -1.3 SPACES LESS 5% PARKING REDUCTION FOR SIDEWALKS
 -0.8 SPACES LESS 3% PARKING REDUCTION FOR SIDEWALKS
 23 SPACES REQUIRED
 -6.9 SPACES LESS 30% REDUCTION FOR NB ZONING
 16 SPACES PROVIDED + 2 BICYCLE SPACES
INFRASTRUCTURE:
 WATER SEWER, STREETS-PUBLIC
 SOLID WASTE-HOOD-OUT CARTS

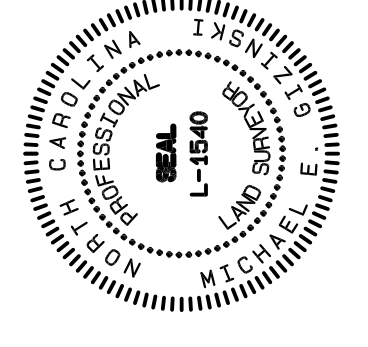
BUFFERVARDOS:
 TYPE II REQUIRED FOR PARKING AGAINST RESIDENTIAL ZONING WATERSHED. PROPERTY IS NOT LOCATED IN A WATERSHED PROTECTION AREA

OWNER & PETITIONER:
 CLIFFORD WILSON
 5803 WILSON ORCHARD DR
 WINSTON SALEM, NC 27103
 336-732-4913 PHONE
 cliffordwilson@yahoo.com E-MAIL

0.439 ACRES* by coordinates

W-3432
(W-2850 ZONING APPROVED MAY 1, 2006)
CLIFFORD WILSON
 CITY OF WINSTON SALEM, NC JURISDICTION

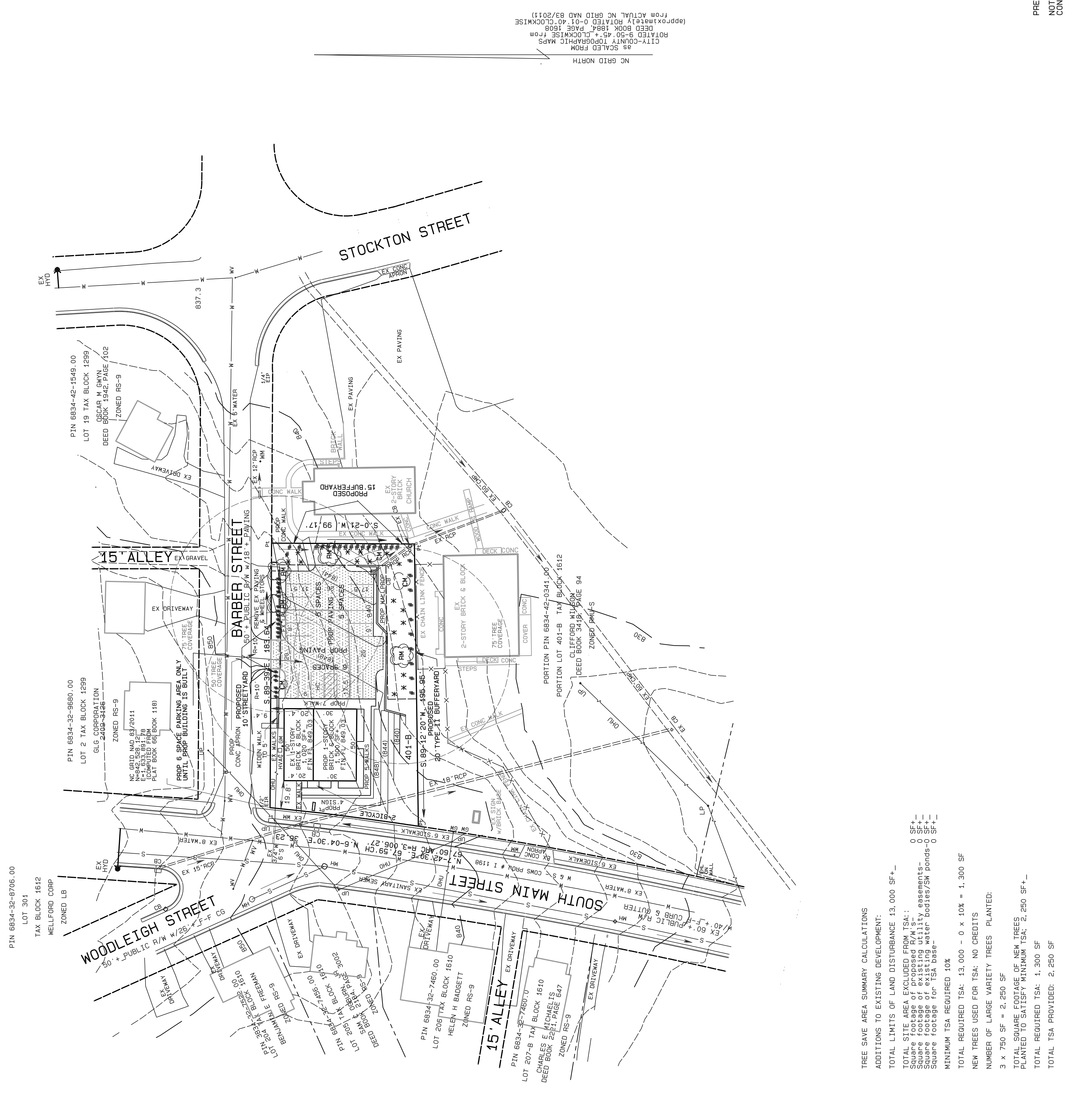
WINSTON TOWNSHIP
 FORSYTH COUNTY, NC
 PORTION PTN 6834-42-0341.00
 PORTION LOT 401-B OF TAX BLOCK 1512
 DEED BOOK 3418, PAGE 94
 SCALE 1"=40'
 FEBRUARY, 2006 TO JANUARY 23, 2020
 REVISED FEBRUARY 24, 2020
 GIZINSKI SURVEYING CO F-0820
 727 GALES AVENUE
 WINSTON SALEM, NC 27103
 PHONE/FAX 336-732-0554
 E-MAIL W.GIZINSKI@GIZINSKI.COM



Michael E. Gyzinski

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES.
 PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE: TOPO TAKEN FROM CITY-COUNTY TOPOGRAPHIC MAPS. ELEVATION ARE NATIONAL GEODETIC VERTICAL DAUM OF 1988



TREE SAVE AREA SUMMARY CALCULATIONS
 ADDITIONS TO EXISTING DEVELOPMENT:
 TOTAL LIMITS OF LAND DISTURBANCE 13,000 SF*
 TOTAL SITE AREA EXCLUDED FROM TSA:
 Square footage of existing utility easements- 0 SF*
 Square footage of existing utility easements- 0 SF*
 Square footage of existing water bodies/SW ponds- 0 SF*
 MINIMUM TSA REQUIRED 10X
 TOTAL REQUIRED TSA: 13,000 - 0 x 10X = 1,300 SF
 NEW TREES USED FOR TSA: NO CREDITS
 NUMBER OF LARGE VARIETY TREES PLANTED:
 3 x 750 SF = 2,250 SF
 TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 2,250 SF*
 TOTAL REQUIRED TSA: 1,300 SF
 TOTAL TSA PROVIDED: 2,250 SF

LANDSCAPING - MINIMUM REQUIREMENTS
 TYPE II BUFFERYARD PER 100 LINEAR FEET
 15' - 2 DECIDUOUS TREES, 8 PRIMARY EVERGREEN PLANTS;
 20' - 2 DECIDUOUS TREES, 6 PRIMARY EVERGREEN PLANTS;
 30' - 10 SUPPLEMENTAL EVERGREEN SHRUBS;
 40' - 2 DECIDUOUS TREES, 4 PRIMARY EVERGREEN PLANTS
 DECIDUOUS TREES IN 30' OR LESS BUFFERYARD SHALL BE MEDIUM OR LARGE VARIETIES; WITH AT LEAST HALF LARGE VARIETY. LARGE VARIETY TREES.
 DECIDUOUS TREES IN GREATER THAN 30' BUFFERYARD SHALL BE MEDIUM OR LARGE VARIETY TREES.
 NOTE: EXISTING PLANT MATERIAL WITHIN THE REQUIRED BUFFERYARD MAY BE INCLUDED IN THE COMPUTATION OF THE BUFFERYARD PLANTINGS WITH THE APPROVAL OF THE ZONING OFFICER.

STREETYARD PER 100 LINEAR FEET
 2 DECIDUOUS TREES & SHRUBS
 SIZES & INSTALLATION
 DECIDUOUS TREES - 8' HIGH & 2" CALIPHER 6" ABOVE GROUND
 SUPPLEMENTAL EVERGREENS - 18" HIGH
 SHRUBS - 18" HIGH
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ALL AREAS ARE BY COORDINATES ARE NOT SHOWN ALL STRUCTURES, UTILITIES, ETC.
2901 SOUTH MAIN STREET