

SITE DATA

Jurisdiction
City of Winston-Salem, North Carolina

PIN #
Portion of 5897-87-1684

Purpose Statement
To obtain rezoning approval from LB to GB-S to add the use Restaurant with Drive-through Service.

Zoning
Existing Zoning: LB
Proposed Zoning: GB-S

Site Acreage
Existing Site Acreage: 0.85 Acres +/-
ROW Dedication: 0.04
Total Site Acreage: 0.81

Watershed Data
Site is not located within a watersupply watershed district.

Site Coverage
Maximum Impervious Area Permitted: 85.00 %
Building to Land: 3015 SF +/- 8.55 % (0.07 AC)
Pavement to Land: 14264 SF +/- 40.43 % (0.33 AC)
Open Space: 18003 SF +/- 51.03 % (0.41 AC)
Parcel Total: 35282 SF +/- 100.00 % (0.81 AC)

Proposed Impervious: 17279 SF +/- 48.97 % (0.40 AC)
Ex. Impervious Removed: 3819 SF +/- 11.11 % (0.09 AC)
Net Impervious Increase: 13360 SF +/- 37.87 % (0.31 AC)

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

Building Data
Max. Building Height: 60 ft
Proposed Building Height: 30 ft +/-
Restaurant Building Size: 3,000 SF +/-

Parking Calculations
Vehicle Parking
Restaurant (with drive-thru) - 1 space per 100 SF GFA
Outdoor Dining Area - 1 space per 100 SF
Required Restaurant Parking: 30 Spaces (3,000 / 100 = 30)
Required Outdoor Dining: 5 Spaces (518 / 100 = 5.18)
Sub Total: 35 Spaces
Parking Reduction 30%: 10 Spaces (Sec. 6.1.5.0.1.a.)
Required Parking Total: 25 Spaces
Parking Provided: 31 Spaces (including 7 stacking spaces)
Bicycle Parking
Restaurant (with drive-thru)
Bicycle Parking Required: 2 Spaces
Bicycle Parking Provided: 2 Spaces
Stacking Spaces
Stacking Spaces Required: 5 Spaces
Stacking Spaces Provided: 7 Spaces

Building Setbacks
Front: None
Rear: None
Side: None
Street: None

Streetscapes
Type Required: 10' Streetyard (Transou Road & Pft. Drive)
Type Provided: 10' Streetyard (Transou Road & Pft. Drive)

Parking Lot Landscaping (MVA)
Required Trees: 3 Trees +/-
MVA - 11,440 sf / 5000 sf = 2.29
Proposed Trees: 3 Trees +/-

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067
www.stimmelpa.com

SEALS:
PRELIMINARY DRAWING
STIMMEL ASSOCIATES, P.A.
CORPORATE SEAL
C.E.S.
NORTH CAROLINA
LANCE ADICKER
NOT APPROVED FOR CONSTRUCTION

PROJECT:
Bobo's Deli & Grill - Pfafftown Center
PFAFFTOWN, NORTH CAROLINA

PLANS FOR:
 PRE-SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

CLIENT:
Andrew Bobotiares
Bobo's Deli & Grill
C: 336.403.8389
E: bobotiares23@yahoo.com

DATE: 08.06.2024
REVISIONS:
07.29.2024 PRE-SUBMITTAL
08.29.2024 PER CITY COMMENTS

DRAWN: SCT
JOB. NO.: 24-095
SHEET TITLE:

REZONING SUBMITTAL

SCALE: AS NOTED
SHEET NO.:

RZ-1
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WINSTON-SALEM TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	36,980	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 Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:	0	Total Excluded Area:	0
Minimum Tree Save Area Required:	X 10%	12%	
Total Required Tree Save Area (in square feet)			
36,980	0	X 0.10	3,698
Total Site Size / or / Limits of Land Disturbance	Excluded Area	Minimum TSA	Total Required Tree Save Area
Individual Tree Method Used:			
Yes	X	No	
Number of Trees 6-9"			
DBH: 0 X 500 SF =	0		
Number of Trees 9.01-12"			
DBH: 0 X 750 SF =	0		
Number of Trees 12.01-24"			
DBH: 0 X 1800 SF =	0		
Number of Trees 24.01-36"			
DBH: 0 X 3000 SF =	0		
Number of Trees Larger Than 36.01"			
DBH: 0 X 4000 SF =	0		
Tree Stand Method Used:			
Yes	X	No	
List the Area of Each Tree Stand Being Saved:			
Area 1:			
Area 2:			
Area 3:			
Area 4:			
The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.			
Tree Save Areas		Canopy Trees Added	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	
0		3,750	
Total Required TSA (in square feet)		3,698	
Total TSA Provided (in square feet)		3,750	

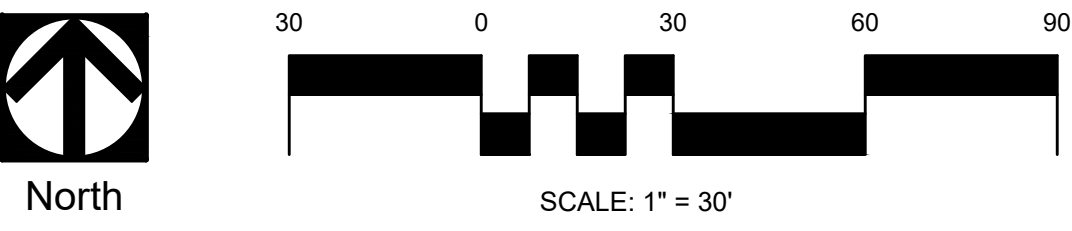
PROPOSED USES

Uses Allowed with a Permit from the Zoning Officer
Arts and Crafts Studio; Banking and Financial Services; Child Care, Drop-In; Club or Lodge; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public, Kernel, Indoor, Library, Public, Micro-Brewery or Micro-Distillery; Offices, Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services, A; Storage Services, Retail; Veterinary Services

Uses Allowed with Review by the Planning Board
Adult Day Care Center; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse

NOTES

- Boundary and Topographic Information...**
From Allied Land Surveying - Survey Dated 09/09/2024
- General Notes**
1. 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.
 2. Landscaping within buffers, streetscapes, 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 engineer's documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
 3. No retaining walls located on site.



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