

**REVIEW INFORMATION**

TYPE OF REVIEW:  
 REZONING  
 SPECIAL USE PERMIT (CITY COUNCIL)

JURISDICTION:  
 CITY OF WINSTON-SALEM

PURPOSE STATEMENT:  
 THE PURPOSE OF THIS REQUEST IS FOR APPROVAL OF A SPECIAL USE REZONING FROM RS9 TO RS20-S

**INFRASTRUCTURE**

WATER:	<input checked="" type="checkbox"/>	PRIVATE	
SEWER:			<input checked="" type="checkbox"/>
STREETS:			<input checked="" type="checkbox"/>

LINEAR FEET OF PUBLIC STREETS: N/A FT

**YARD AND SETBACK REQUIREMENTS**

FRONT SETBACK: 40'  
 REAR SETBACK: 40'  
 SIDE SETBACK: 40'  
 STREET SETBACK: 40'  
 LANDSCAPED STREETYARDS: N/A

**BUFFERYARDS**

ADJOINING ZONING: RS9  
 TYPE REQUIRED: III  
 WIDTH PROVIDED: 20', 40' & 100' FT

**SITE SIZE AND COVERAGES**

TOTAL ACREAGE: 9.94 ACRE(S)  
 SITE COVERAGES:  
 BUILDING TO LAND: 0.71 %  
 PAVEMENT/GRAVEL TO LAND: 6.16 %  
 CONCRETE TO LAND: 0.28 %  
 OPEN SPACE: 92.85 %  
 TOTAL: 100 %

**ZONING**

EXISTING ZONING: RS9  
 PROPOSED ZONING: RS20-S

PROPOSED USES: RESIDENTIAL BUILDING, SINGLE-FAMILY, SPECIAL EVENTS CENTER, AND CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD

**OFF-STREET PARKING**

PROPOSED USE(S): SPECIAL EVENTS CENTER  
 REQUIRED PARKING: 1 SPACES/ 225 SF = 0.0044 SPACES/SF  
 600 SF (CHAPEL) + 600 SF (PAVILION) = 1200 SF (BUILDING)  
 1200 SF / (0.0044 SPACES / SF) = 5 SPACES REQ.  
 PARKING PROVIDED: 27 SPACES

**TREE SAVE AREA SUMMARY CALCULATIONS**

NEW DEVELOPMENT:  
 TOTAL SITE SIZE (IN SQUARE FEET): 432,802

TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 42,904 = 42,904 SF

MINIMUM TREE SAVE AREA REQUIRED: X 10% 12%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE 432,802 - EXCLUDED AREA 42,904 MINIMUM TSA (10 %) = 38,998 SF

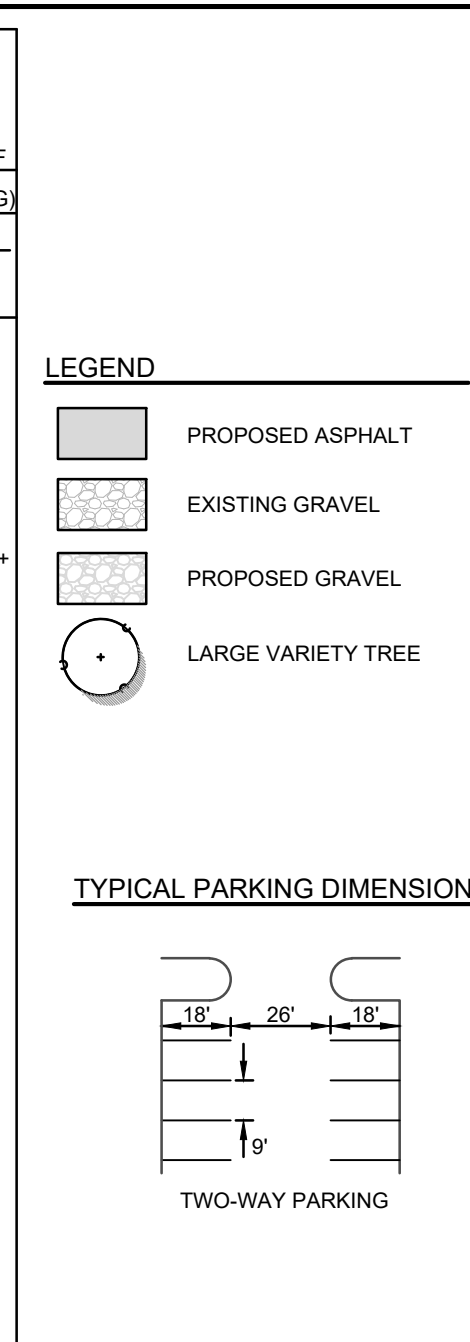
NEW TREES USED FOR TSA CREDIT:  
 YES  NO

NUMBER OF LARGE VARIETY TREES PLANTED:  
 52 x 750 SF = 38,900

TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 38,900 SF

**MVSA PLANTING REQUIREMENTS:**

- LANDSCAPE ORDINANCE REQUIRES 1 TREE PER 5,000 SF OF ASPHALT OR GRAVEL SURFACE AREA IF USING LARGE VARIETY TREES. (43,300 SF/5,000 SF) \* 1 = 8.66 = 9 TREES. 52+ TREES SHOWN (INCLUDING BUFFERYARD TREES).
- ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.



**VICINITY MAP**  
NOT TO SCALE

**PROPERTY INFORMATION:**  
 PARCEL ID NUMBER: 5894-75-4355 (PORTION OF)  
 ZONING: RS9  
 ACREAGE: 9.94 AC

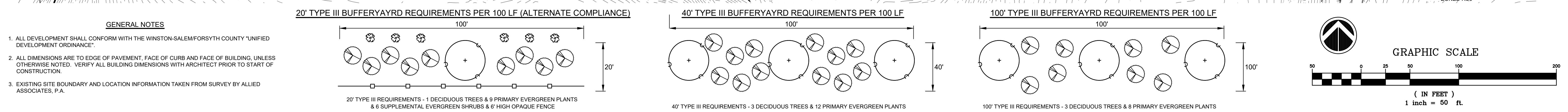
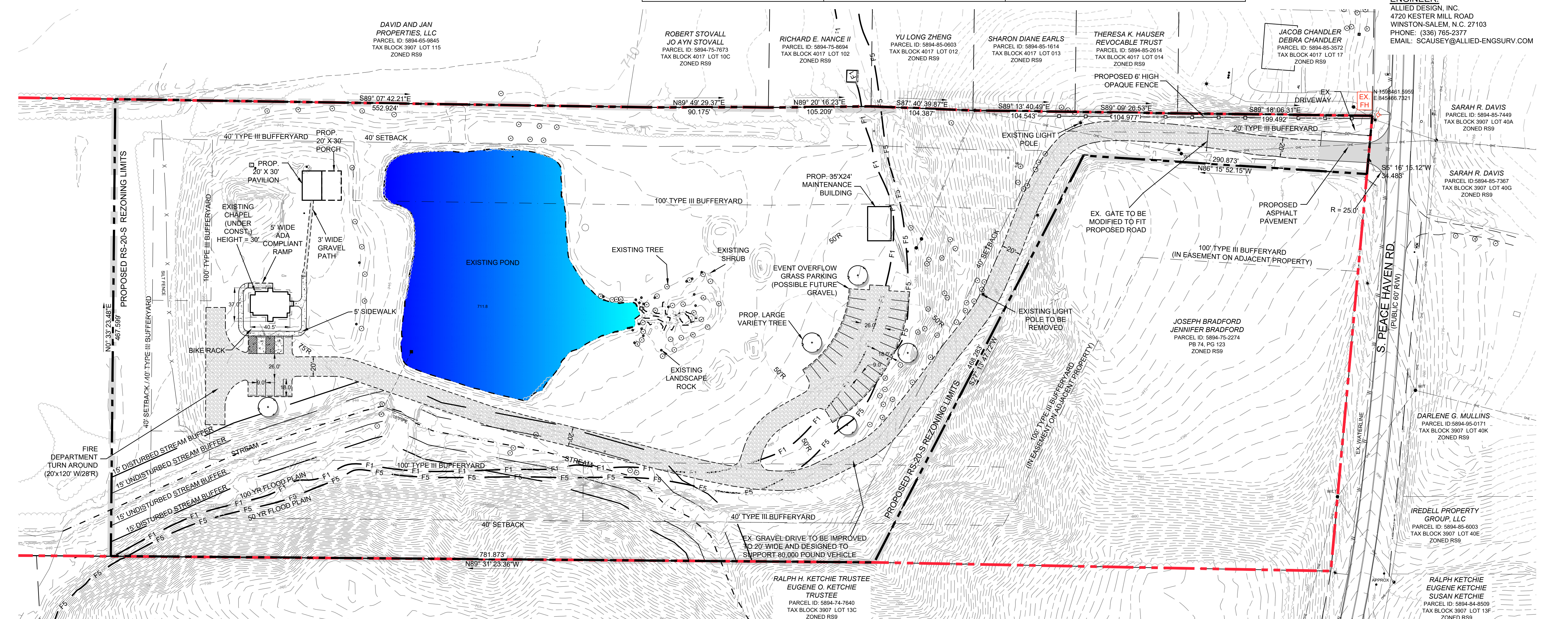
**PROPERTY OWNER/DEVELOPER:**  
 DAVID AND JAN PROPERTIES, LLC  
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 WINSTON SALEM NC 27103  
 PHONE: 336-287-6220  
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**ENGINEER:**  
 ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, N.C. 27103  
 PHONE: (336) 765-2377  
 EMAIL: SCAUSEY@ALLIED-ENGSURV.COM

**PRELIMINARY SITE PLAN**

FOR PLANNING BOARD REVIEW ONLY

**BRADFORD FARM SPECIAL EVENTS CENTER**  
 DAVID AND JAN PROPERTIES, LLC  
 SOUTH PEACEHAVEN ROAD  
 WINSTON-SALEM, NORTH CAROLINA



**REVISIONS**

NO.	DATE	DESCRIPTION
A	02/28/2022	ISSUED FOR PRE-SUBMITTAL REVIEW
B	03/07/2022	ISSUED FOR PLANNING BOARD REVIEW
C	03/25/2022	ISSUED FOR PLANNING BOARD APPROVAL

**PROJECT NO.:** 22-012  
**DRAWN BY:** NME  
**CHECKED BY:** SMC  
**DATE:** 03/07/22

**PRELIMINARY SITE AND REZONING PLAN**

SHEET **C1**

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