

**DOCKET #:** W3044  
(continued from 8/13/09)

**PROPOSED ZONING:**  
GB-S

**EXISTING ZONING:**  
LB-S

**PETITIONER:**  
Mouzilo LLC for property  
owned by Same

**SCALE:** 1" represents 300'

**STAFF:** Roberts

**GMA:** 3

**ACRES:** 1.89

**NEAREST  
BLDG:** 20' northwest

**MAP(S):** 606838



September 23, 2009

Mouzilo, LLC  
c/o Johnny Korksis  
4565 Greenfield Way Drive  
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-3044

Dear Mr. Korksis:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102  
Doug Stimmel, Stimmel Associates, PA, 601 North Trade Street, Suite 200, Winston-Salem, NC 27101

**ACTION REQUEST FORM**

**DATE:** September 23, 2009  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Mouzilo, LLC

**SUMMARY OF INFORMATION:**

Zoning map amendment of Mouzilo, LLC from LB-S to GB-S (Arts & Crafts Studio; Food or Drug Store; Furniture & Home Furnishings Store; General Merchandise Store; Hardware Store; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Health Services, Miscellaneous; Medical & Dental Laboratory; Medical & Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Veterinary Service; Church or Religious Institution, Neighborhood; Club or Lodge; Government Office; Library, Public; Museum or Art Gallery; Police or Fire Station; Post Office; Nursery, Lawn and Garden Supply Store, Retail): property is located on the northwest corner of Stratford Road and Hewes Street (Zoning Docket W-3044).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Mouzilo, LLC, Docket W-3044

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from LB-S to GB-S (Arts & Crafts Studio; Food or Drug Store; Furniture & Home Furnishings Store; General Merchandise Store; Hardware Store; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Health Services, Miscellaneous; Medical & Dental Laboratory; Medical & Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Veterinary Service; Church or Religious Institution, Neighborhood; Club or Lodge; Government Office; Library, Public; Museum or Art Gallery; Police or Fire Station; Post Office; Nursery, Lawn and Garden Supply Store, Retail) the zoning classification of the following described property:

PIN # 6804-91-9434

Section 2. This Ordinance is adopted after approval of the site plan entitled Stratford Village and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to Mouzilo, LLC.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Stratford Village. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Mouzilo, LLC, (Zoning Docket W-3044). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GB-S (Arts & Crafts Studio; Food or Drug Store; Furniture & Home Furnishings Store; General Merchandise Store; Hardware Store; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Health Services, Miscellaneous; Medical & Dental Laboratory; Medical & Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Veterinary Service; Church or Religious Institution, Neighborhood; Club or Lodge; Government Office; Library, Public; Museum or Art Gallery; Police or Fire Station; Post Office; Nursery, Lawn and Garden Supply Store, Retail), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the GB-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem. Relocation or installation or any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at a minimum, and may require a Site Plan Amendment.
  - b. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
    - Dedication of 25' of ROW from the center of Hewes Street

- Widen Hewes Street 13' from center with sidewalk and curb and gutter
- Install sidewalk along the frontage of Stratford Road
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. Trees within street yards, bufferyards and motor vehicle parking areas shall be of a large variety as defined in UDO Section 3-4.10, where no conflict occurs with over head utility lines. Plan shall be submitted to the Inspections Division of the City of Winston-Salem for approval.
  - b. Developer shall record a negative vehicular access easement in the Office of the Register of Deeds along the full frontage of Stratford Road.
  - c. Proposed buildings shall be constructed in substantial conformance with the submitted elevations labeled "Exhibits A & B" as verified by Planning staff.
- **OTHER REQUIREMENTS:**
  - a. As volunteered by the developer, signage shall be limited to one (1) monument sign with a maximum height of six (6) feet along the frontage of Stratford Road and one such sign along the frontage of Hewes Street.
  - b. "Optional Expansion" areas shown on site plan may not take place unless the tenant mix can be accommodated by the number of parking spaces shown on site plan.
  - c. Any modification or redesign of the drive-through window/lane configuration shall be processed as a Site Plan Amendment and approved by the City Council.
  - d. Any rooftop HVAC equipment shall not be visible from the adjacent frontage of either Stratford Road or Hewes Street.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3044
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Mouzilo, LLC
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN # 6804-91-9434
<b>Address</b>	2396 Stratford Road
<b>Type of Request</b>	Special use rezoning
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> LB-S (Limited Business District) [Arts &amp; Crafts Studio; Furniture &amp; Home Furnishings Store; General Merchandise Store; Hardware Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Health Services, Miscellaneous; Medical &amp; Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Church or Religious Institution, Neighborhood; Government Office; Library, Public; Museum or Art Gallery; Police or Fire Station; Post Office] <b>to</b> GB-S (General Business District). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Arts &amp; Crafts Studio; Food or Drug Store; Furniture &amp; Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Health Services, Miscellaneous; Medical &amp; Dental Laboratory; Medical &amp; Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Veterinary Service; Church or Religious Institution, Neighborhood; Club or Lodge; Government Office; Library, Public; Museum or Art Gallery; Police or Fire Station; Post Office</li> </ul>
<b>Continuance History</b>	The request was continued from the August 13, 2009 Planning Board meeting to the September 10 meeting.
<b>Zoning District Purpose Statement</b>	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in Growth Management Areas 1, 2, 3, and Metro Activity Centers.

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the subject property is located along a major thoroughfare within GMA 3 and is designated to accommodate destination retail and service uses with minimal front setbacks.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Northwest corner of Stratford Road and Hewes Street		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Southwest		
<b>Site Acreage</b>	Approximately 1.89 acres		
<b>Current Land Use</b>	One single family residence		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS-9	Single family homes
	East	HB-S	Commercial uses
	South	GI	Stratford Road and Railroad and undeveloped property
West	HB & RS-9	Unoccupied auto sales and single family homes	
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>		
	Because the drive-through of the newly proposed use of Restaurant (with drive-through service) is oriented toward Stratford Road, the negative impact of noise associated with the outdoor order menu to the adjacent single family uses, is minimized. The other newly proposed uses are: Food or Drug Store; Nursery Lawn and Garden Supply Store, Retail; Health Services, Miscellaneous; Medical & Dental Laboratory; Veterinary Service; and Club or Lodge. These uses are comparable from an intensity standpoint to the approved uses.		
<b>Physical Characteristics</b>	The site has a gentle slope downward to the northwest.		
<b>Proximity to Water and Sewer</b>	Public water and sewer are available.		
<b>Stormwater/ Drainage</b>	A stormwater study will be required prior to the issuance of a grading permit.		
<b>Watershed and Overlay Districts</b>	The site is not within a water supply watershed.		
<b>Analysis of General Site Information</b>	The site appears to possess no development constraints and is suitable for the proposed improvements.		



<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Stratford Road	Major Thoroughfare	303'	25,000	42,200
Hewes Street	Local Street	296'	NA	NA
<b>Proposed Access Point(s)</b>	The proposed site plan proposes only one access point onto Hewes Street. The approved site plan includes two driveways onto Hewes Street.			
<b>Trip Generation - Existing/Proposed</b>	The existing and proposed trip generation numbers are comparable. The proposed use of Restaurant (with drive-through service) is a higher trip generator than restaurant without drive-through service; however, the proposed restaurant is smaller than the one shown on the previously approved site plan.			
<b>Sidewalks</b>	There are no sidewalks located in the general area, sidewalks are shown on the proposed site plan along both Stratford Road and Hewes Street.			
<b>Transit</b>	Route 19 along Stratford Road.			
<b>Traffic Impact Study (TIS)</b>	No TIS is required.			
<b>Analysis of Site Access and Transportation Information</b>	The proposed site plan includes one access point onto Hewes Street. Staff does not foresee any negative transportation impacts associated with the subject request.			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy GMA</b>	Growth Management Area 3, Suburban Neighborhoods			
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• Encourage redevelopment and reuse of existing sites and buildings which are visually compatible with the surrounding area. (p. 133)</li> <li>• Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings. (p. 52)</li> <li>• Promote economic development which is compatible with existing residential neighborhoods and other business developments. (p. 77)</li> </ul>			
<b>Relevant Area Plan(s)</b>	<i>Southwest Suburban Area Plan, 2008</i>			
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• This site is recommended for office development by the <i>Southwest Suburban Area Plan</i>.</li> </ul>			

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	See comments below					
	<b>(S)(4) - Is the requested action in conformance with <i>Legacy</i>?</b>					
<b>Analysis of Conformity to Plans and Planning Issues</b>	Yes					
	<p>The request involves the addition of several uses some of which, particularly Restaurant (with drive-through service), are not permitted in the existing LB zoning district. Staff supported the initial rezoning in 2005 for the subject property.</p> <p>Since that time the <i>Southwest Suburban Area Plan</i> was adopted. While recognizing the site's commercial zoning, the plan recommended office as the ideal use for the site. The premise behind this recommendation is to avoid strip commercial development along Stratford Road by concentrating the more intense uses in the previously approved commercial areas within Hillcrest and at Somerset Drive.</p> <p>However, considering the relatively wide array of commercial uses currently permitted on the subject property, Planning staff is supportive of the additional uses being requested. The design elements of the request, i.e. the location of the buildings close to the street and the volunteered elevations, are consistent with the recommendations of <i>Legacy</i> regarding pedestrian oriented streetscapes and being compatible with existing residential neighborhoods and other business developments.</p>					
	<b>RELEVANT ZONING HISTORIES</b>					
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3031	LB-S to RS-9	Approved 4-6-09	Directly north	0.35	Approval	Approval
W-2737	HB & RS-9 to LB-S	Approved 1-3-05	Current site	1.89	Approval	Approval
W-1493	R-6 to B3-S (HB-S)	Approved 1-4-88	Directly east	1.68	Denial	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	14,550 sf total with the drive-through or 17,475 sf total without the drive-through but with optional retail/office expansion		Adjacent to Stratford Road and Hewes Street			
Parking	Required	Proposed		Layout		
	70 spaces or 72 spaces	70 spaces or 76 spaces		To the side and rear of buildings		

<b>Building Height</b>	<b>Maximum</b>	<b>Proposed</b>
	60'	One story
<b>Impervious Coverage</b>	<b>Maximum</b>	<b>Proposed</b>
	85%	63%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.3 (J) General Business District</li> </ul>	
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>	Yes
	<b>(B) Environmental Ord.</b>	NA
	<b>(C) Subdivision Regulations</b>	NA
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>The drive-through of the newly proposed use of Restaurant (with drive-through service) is oriented toward Stratford Road. Therefore, the negative impact of noise associated with the outdoor order menu to the adjacent single family uses, is minimized. In addition, the drive-through is a single lane as opposed to a multiple lane drive-through typically found with banks or pharmacies. The site plan complies with the requirements of the UDO.</p>	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>
Request would allow for a wider range of uses on the site and most of the requested uses are currently permitted on the site.		The <i>Southwest Suburban Area Plan</i> recommends office as the ideal use for the site.
The proposed building placement and volunteered elevations would make a positive contribution to the streetscape of Stratford Road.		
Location of the proposed drive-through window/lane is close to Stratford Road and not the neighbors.		
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>		
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> <li><b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b> <ol style="list-style-type: none"> <li>A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem. Relocation or installation or any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at a minimum, and may require a Site Plan Amendment.</li> <li>Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include: <ul style="list-style-type: none"> <li>Dedication of 25' of ROW from the center of Hewes Street.</li> <li>Widen Hewes Street 13' from center with sidewalk and curb and gutter.</li> <li>Install sidewalk along the frontage of Stratford Road.</li> </ul> </li> </ol> </li> </ul>		

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. Trees within street yards, bufferyards and motor vehicle parking areas shall be of a large variety as defined in UDO Section 3-4.10, where no conflict occurs with over head utility lines. Plan shall be submitted to the Inspections Division of the City of Winston-Salem for approval.
  - b. Developer shall record a negative vehicular access easement in the Office of the Register of Deeds along the full frontage of Stratford Road.
  - c. Proposed buildings shall be constructed in substantial conformance with the submitted elevations labeled “Exhibits A & B” as verified by Planning staff.
  
- **OTHER REQUIREMENTS:**
  - a. As volunteered by the developer, signage shall be limited to one (1) monument sign with a maximum height of six (6) feet along the frontage of Stratford Road and one such sign along the frontage of Hewes Street.
  - b. “Optional Expansion” areas shown on site plan may not take place unless the tenant mix can be accommodated by the number of parking spaces shown on site plan.
  - c. Any modification or redesign of the drive-through window/lane configuration shall be processed as a Site Plan Amendment and approved by the City Council.
  - d. Any rooftop HVAC equipment shall not be visible from the adjacent frontage of either Stratford Road or Hewes Street.

**STAFF RECOMMENDATION: Approval**

**NOTE:** These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Arthur King

VOTE:

FOR: Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe,  
Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning

**JURISDICTION:**  
CITY OF WINSTON-SALEM

**PURPOSE STATEMENT:**  
THE PURPOSE OF THIS REQUEST FOR A SPECIAL USE REZONING TO REZONE FROM LB-S ZONING TO GB-S ZONING.

**ZONING:**  
EXISTING: LB-S  
PROPOSED: GB-S

**PROPOSED USES:**  
ARTS AND CRAFTS STUDIO, FOOD OR DRUG STORE, FURNITURE AND HOME FURNISHINGS STORE, GENERAL MERCHANDISE STORE, HARDWARE STORE, NURSERY/LAWN AND GARDEN SUPPLY STORE (RETAIL), RESTAURANT (WITH DRIVE-THRU SERVICE), RESTAURANT (WITHOUT DRIVE-THRU SERVICE), RETAIL STORE (SPECIALTY OR MISCELLANEOUS), BANKING AND FINANCIAL SERVICES, HEALTH SERVICES (MISCELLANEOUS), MEDICAL OR DENTAL LABORATORY, MEDICAL AND SURGICAL OFFICES, NON-STORE RETAILER, OFFICES (MISCELLANEOUS), PROFESSIONAL OFFICE, SERVICES (BUSINESS A, PERSONAL), VETERINARY SERVICES, CHURCH OR RELIGIOUS INSTITUTION (NEIGHBORHOOD), CLUB OR LODGE, GOVERNMENT OFFICES, LIBRARY (PUBLIC), MUSEUM OR ART GALLERY, POLICE OR FIRE STATION, POST OFFICE

**SITE ACREAGE:**  
EXISTING PARCEL ACREAGE: 1.89 AC +/-  
HEWES STREET ROW DEDICATION: 0.03 AC +/-  
SITE ACREAGE: 1.86 AC +/-

**BUILDING NOTES WITH RESTAURANT WITH DRIVE-THROUGH:**  
MAX. BUILDING HEIGHT: 60'  
RETAIL/OFFICE: 12,850 SF ±  
RESTAURANT: 1,950 SF ±  
TOTAL BUILDING AREA: 14,800 SF ±

**SITE COVERAGE**  
BUILDING TO LAND: 0.34 AC ± = 18%  
PAVEMENT TO LAND: 0.87 AC ± = 47%  
OPEN SPACE: 0.65 AC ± = 35%  
PARCEL TOTAL: 1.86 AC ± = 100%

TOTAL IMPERVIOUS = 1.21 AC ± = 65%  
MAXIMUM IMPERVIOUS AREA ALLOWED = 85%

**OFF-STREET PARKING CALCULATIONS**  
RETAIL/OFFICE: 1 SPACE PER 225 SF = 12,850 SF = 56  
RESTAURANT: 1 SPACE PER 100 SF = 1,950 SF = 20  
TOTAL REQUIRED = 76 SPACES

WSTA BUS ROUTE (5% REDUCTION) = - 4 SPACES  
PUBLIC SIDEWALK (3% REDUCTION) = - 2 SPACES

TOTAL PROVIDED = 70 SPACES  
(INCLUDES 4 HANDICAP, 17 COMPACT SPACES & 2 MOTORCYCLE)

**BUILDING NOTES WITHOUT RESTAURANT WITH DRIVE-THROUGH:**  
MAX. BUILDING HEIGHT: 60'  
RETAIL/OFFICE: 15,975 SF ±  
OPTIONAL EXPANSION: 1,500 SF ±  
TOTAL BUILDING AREA: 17,475 SF ±

**SITE COVERAGE**  
BUILDING TO LAND: 0.40 AC ± = 22%  
PAVEMENT TO LAND: 0.79 AC ± = 42%  
OPEN SPACE: 0.67 AC ± = 36%  
PARCEL TOTAL: 1.86 AC ± = 100%

TOTAL IMPERVIOUS = 1.19 AC ± = 64%  
MAXIMUM IMPERVIOUS AREA ALLOWED = 85%

**OFF-STREET PARKING CALCULATIONS**  
WITHOUT RESTAURANT W/ DRIVE THROUGH:  
RETAIL/OFFICE: 1 SPACE PER 225 SF = 17,475 SF = 78  
TOTAL REQUIRED = 78 SPACES

WSTA BUS ROUTE (5% REDUCTION) = - 4 SPACES  
PUBLIC SIDEWALK (3% REDUCTION) = - 2 SPACES

TOTAL PROVIDED = 72 SPACES  
(INCLUDES 4 HANDICAP & 19 COMPACT SPACES)

**INFRASTRUCTURE**  
WATER: PUBLIC  
SEWER: PUBLIC

**OFF LOADING**  
REQUIRED SPACES: 1  
SPACES PROVIDED: 1  
\*NOTE: REDUCED SIZE LOADING SPACE (12' x 25')

**BUFFERYARDS**  
HB-S ADJOINING ZONING: NONE REQUIRED  
RS9 ADJOINING ZONING: MIN. 15' TYPE IV  
TYPE PROVIDED: MIN. 15' TYPE IV

**STREETYARDS**  
TYPE REQUIRED: 10' WHERE VEHICLE SURFACE AREAS ARE WITHIN 100' OF RW

**SURVEY INFORMATION:**  
KALE ENGINEERING 3550 VEST MILL ROAD WINSTON-SALEM, NC 27103  
(336)768-0250 DATED: 12/28/01 REVISED 2/17/04, 7/8/04 AND 11/1/04

**TOPOGRAPHIC INFORMATION:**  
TOPOGRAPHIC INFORMATION GENERATED FROM WINSTON-SALEM AERIAL PHOTOGRAPHS

NOTE: TENANT MIX WILL BE SUCH THAT, IT WILL NOT REQUIRE MORE PARKING THAN SHOWN ON SITE PLAN.

### Stratford Village

PREVIOUS DOCKET # W-2737, APPROVED JANUARY 3, 2005

#### PETITIONERS:

MOUZILO, LLC  
2120 ROSSMORE ROAD  
CLEMMONS, NC 27012  
PHONE: (336) 399-2165  
EMAIL: JKORTESIS@AOL.COM

#### OWNERS:

PIN #: 6804-91-9434  
MOUZILO, LLC  
2120 ROSSMORE RD.  
CLEMMONS, NC 27012

#### LANDSCAPE ARCHITECTS/ LAND PLANNERS/ CIVIL ENGINEERS:

**Stimmel**  
Landscape Architecture  
Civil Engineering  
Land Planning  
601 N. Trade Street  
Suite 200  
Winston Salem, NC  
27101-2916  
P: 336.723.1067  
F: 336.723.1069  
Email: kdickey@stimmelpa.com

SCALE: 1"=30'  
SHEET NO.:

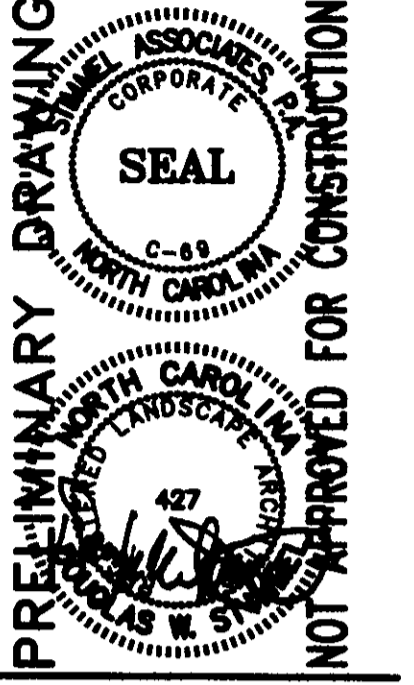


# Stimmel



**Stimmel Associates, PA**  
Landscape Architecture  
Civil Engineering  
Land Planning  
601 N. Trade Street Suite 200  
Winston Salem, NC 27101-2916  
P: 336.723.1067 F: 336.723.1069  
Email: kdickey@stimmelpa.com

SEALS:



PROJECT:

# STRATFORD VILLAGE WINSTON-SALEM, NC

CLIENT:

MR. JOHN KORTESIS  
MOUZILO, LLC  
2120 ROSSMORE ROAD  
CLEMMONS, NC 27012  
P: (336) 399-2165  
JKORTESIS@AOL.COM

DRAWN: LD

DATE: 07/13/09

REVISIONS:

PER CITY COMMENTS 06/08/09

JOB NO.: 09-083

SHEET TITLE:

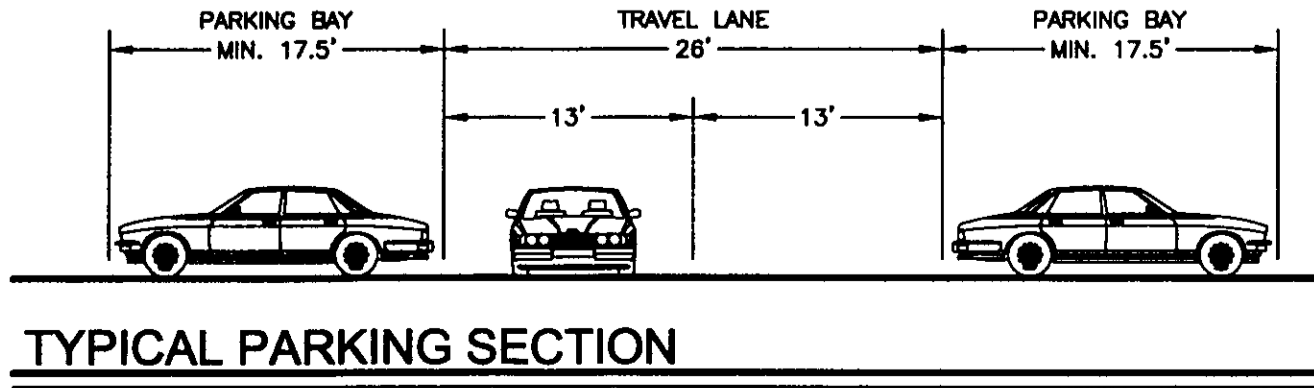
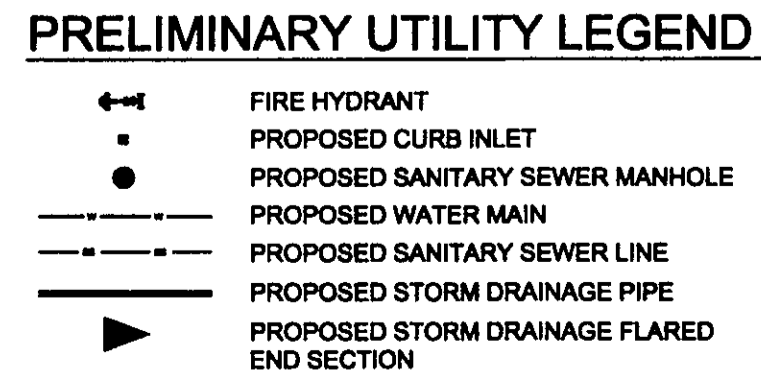
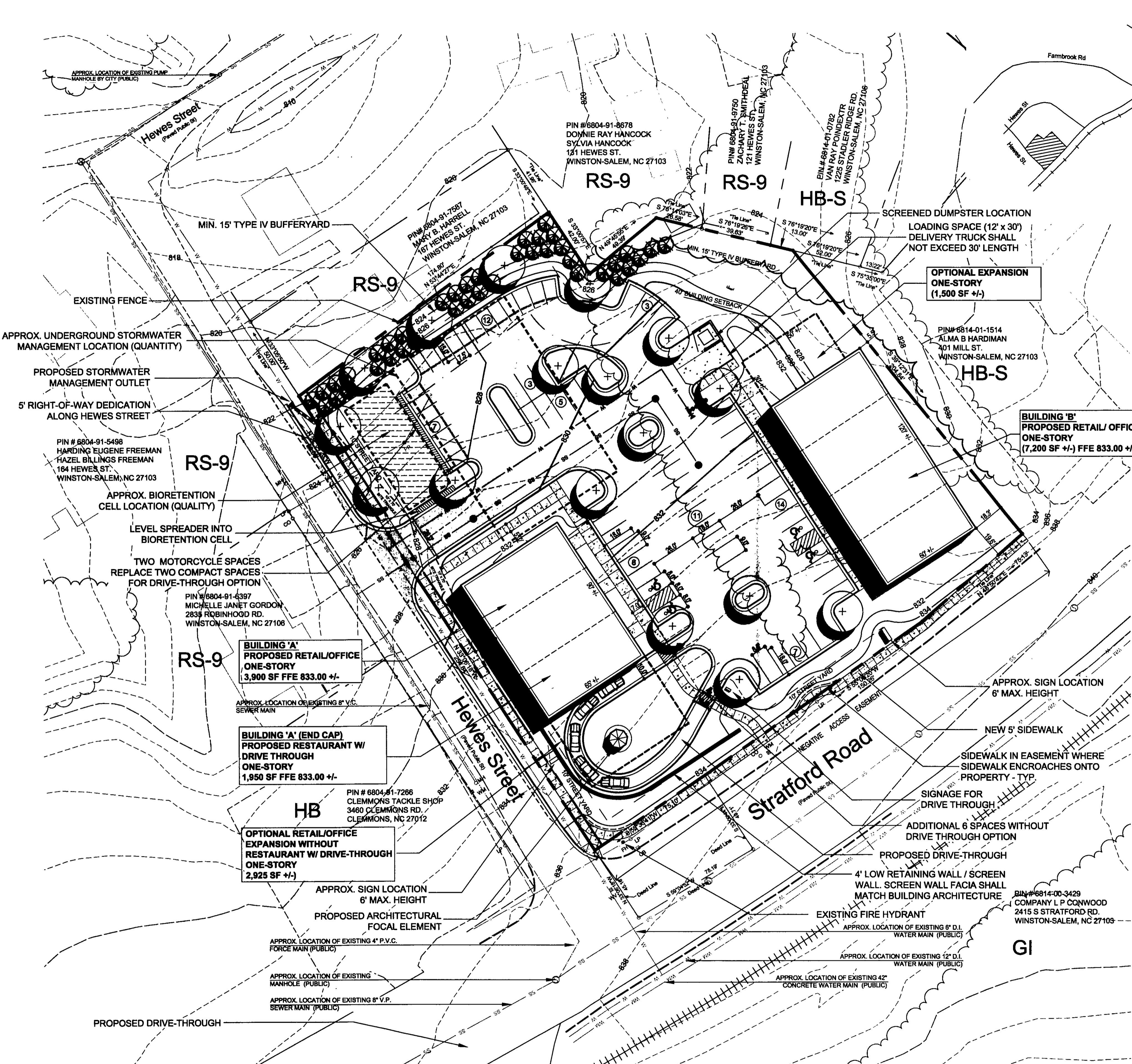
## REZONING PLAN

SCALE: 1"=30'

SHEET NO.:

# RZ-1

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