

DOCKET #: W2984
(continued from 6/12/08)

PROPOSED ZONING:
HB-S

EXISTING ZONING:
RS-9

PETITIONER:
Edward P. and Dean D.
Malone for property owned
by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRES: 0.24

**NEAREST
BLDG:** 22'

MAP(S): 648846

F

DRAFT ZONING STAFF REPORT

DOCKET # W-2984
STAFF: [Gary Roberts, Jr. AICP](#)

Petitioner(s): Edward P. and Dean D. Malone
Ownership: Same

REQUEST

From: RS-9
To: HB-S

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: ± .24

LOCATION:

Street: East side of Nicholson Road, north of Kernersville Road
Jurisdiction: Winston-Salem

WITHDRAWAL REQUEST

The petitioner has requested that this case be withdrawn as it cannot comply with the impervious surface requirements of the Salem Lake Watersupply Watershed.

STAFF RECOMMENDATION

Withdrawal as requested.

PUBLIC HEARING regarding withdrawal request

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved withdrawal of the zoning map amendment and site plan.
SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican

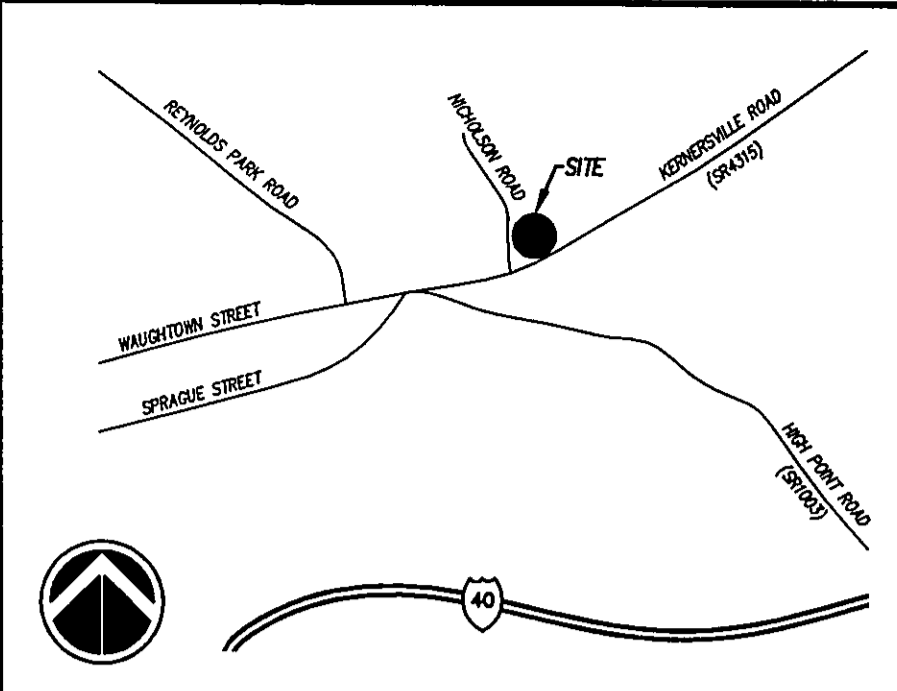
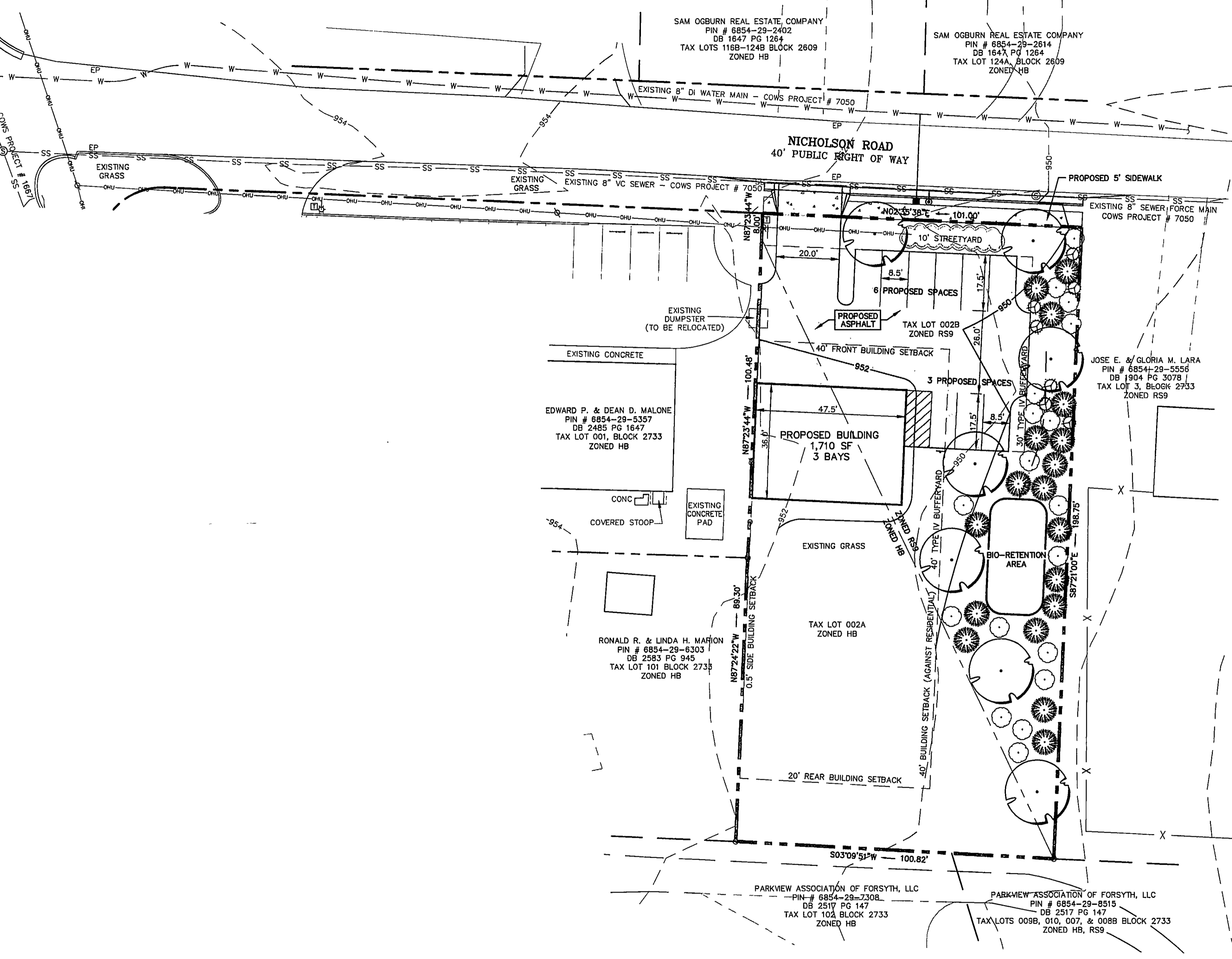
AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

FIRE HYDRANT APPROX. LOCATION PER CITY/COUNTY AS-BUILT, PROJECT #1215

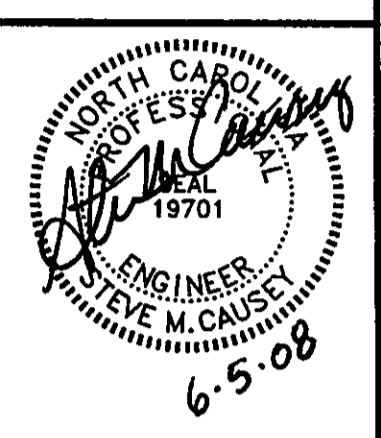
KERNERSVILLE ROAD (GREENBELT)
EXISTING 8" VC SEWER - COWS PROJECT # 7050
EXISTING 8" DI WATER MAIN - COWS PROJECT # 7050



VICINITY MAP
NOT TO SCALE

SITE DATA
 PETITIONER/PROPERTY OWNER: TAX BLOCK 2733 LOTS 002A & 002B
 PIN # 6854-29-5357
 DB 2485 PG 1647
 EDWARD P. & DEAN D. MALONE
 6102 O'BRIANT COURT
 GREENSBORO, NC 27410
 ENGINEER: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 336-785-2377
 STEVE CAUSEY, PE
PROPERTY INFORMATION
 MAP NUMBER - 648846
 JURISDICTION - CITY OF WINSTON-SALEM

Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 765-2377
 Fax: (336) 768-8886
 http://www.allied-engineer.com



PURPOSE STATEMENT
 THE PURPOSE OF THIS SUBMITTAL IS TO REZONE TAX BLOCK 2733 LOT 002B FROM RS9 TO HB-S.

PROPOSED USES
 MOTOR VEHICLE, REPAIR AND MAINTENANCE
ZONING
 EXISTING ZONING: RS9
 PROPOSED ZONING: HB-S
 TYPE OF REVIEW REQUESTED: REZONING

SITE SIZE AND COVERAGES
 TOTAL ACREAGE: 0.46 ACRE(S)
 SITE COVERAGES FOR REZONING LOT ONLY:
 BUILDING TO LAND 8.54 %
 PAVEMENT TO LAND 21.43 %
 OPEN SPACE 70.03 %
 TOTAL 100 %
 SEE TOTAL SITE IMPERVIOUS AREA CALCULATIONS
 BUILDING SQUARE FOOTAGE: 1,710 SQ FT
 BUILDING HEIGHT: 60 (MAX) (F) OR STORIES

INFRASTRUCTURE
 WATER: YES PUBLIC: X PRIVATE: _____
 SEWER: YES PUBLIC: X PRIVATE: _____
 STREETS: YES PUBLIC: X PRIVATE: _____

OFF-STREET PARKING
 PROPOSED USE(S): MOTOR VEHICLE, REPAIR AND MAINTENANCE
 PARKING CALCULATION: 3 SPACE/BAY SPACES
 REQUIRED PARKING: 9 SPACES
 PROVIDED PARKING: 9 SPACES

BUFFERYARDS
 ADJOINING ZONING: RS9
 TYPE REQUIRED: TYPE IV
 WIDTH PROVIDED: 30' & 40'
 FENCE OPTION: YES X NO
 STREETYARD: 10'

BUILDING SETBACKS
 FRONT: 40'
 REAR: 20'
 SIDE: 0.5' / 12'
 STREET: 20'
 ADJOINING RESIDENTIAL: 40'

DENSITY CALCULATIONS
 NUMBER OF UNITS OR LOTS: NA UNITS/LOTS
 DENSITY: NA UNITS/ACRE OR LOTS/ACRE

WATERSHED CALCULATIONS FOR LOT 002B
 TOTAL SQUARE FOOTAGE (LOTS 002A & 002B): 20,804 SF
 • WS-II
 • CRITICAL AREA - 12%
 • WITH STORMWATER MANAGEMENT - 30%
 TOTAL MAXIMUM COVERAGE: 6,001 SF
 PROPOSED BUILT UPON AREA (LOTS 002A & 002B): 29,978 SF

TOTAL SITE IMPERVIOUS AREA CALCULATIONS

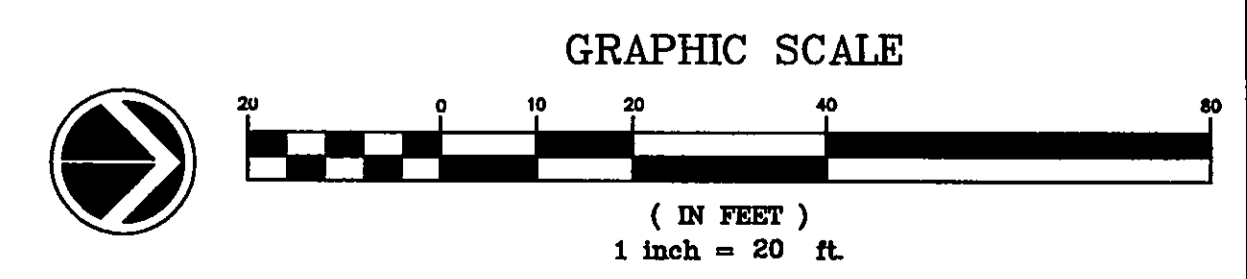
TOTAL SITE ACREAGE	0.46 ACRES
PROPOSED IMPERVIOUS COVER	
BUILDING	1,710 SF
PAVEMENTS	4,286 SF
TOTAL	5,996 SF
% IMPERVIOUS	29.97 %
MAX. ALLOWABLE IMPERVIOUS (30%)	6,001 SF

DETAILED PARKING CALCULATIONS (FOR ENTIRE SITE)

MOTOR VEHICLE, REPAIR AND MAINTENANCE

PARKING CALCULATION:	3 SPACES PER SERVICE BAY PLUS 1 SPACE PER 500 SF PART SALES
	3 BAYS PROPOSED 3*3 BAYS
PARKING REQUIRED:	9 SPACES
PROPOSED PARKING:	8 SPACES (REGULAR) 1 SPACE (HANDICAP)
PARKING PROVIDED:	9 SPACES

- GENERAL LAYOUT NOTES**
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - EXISTING SITE BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY ALLIED ASSOCIATES, P.A.



EME AUTO SERVICE
 3075 KERNERSVILLE ROAD
 WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 08-016
 DRAWN BY: JMN
 CHECKED BY: SMC
 DATE: 05/06/08

NO.	DATE	DESCRIPTION
A	05/05/08	ISSUED FOR PRE-SUBMITTAL REVIEW
B	05/12/08	ISSUED FOR PLANNING BOARD REVIEW
C	06/05/08	REVISED PER STAFF COMMENTS

REZONING
 PLAN

SHEET

C1

OF 1

W-2984 Revised