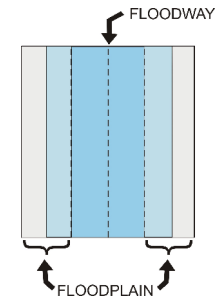


**DOCKET #:** W2997

**PROPOSED ZONING:**  
HB-S

**EXISTING ZONING:**  
HB-S

**PETITIONER:**  
Regan-Mata Properties  
for property owned by  
Same



**SCALE:** 1" represents 600'

**STAFF:** Crum

**GMA:** 2

**ACRES:** 1.81

**NEAREST  
BLDG:** 35' south

**MAP(S):** 624842

**F**

September 24, 2008

Regan-Mata Properties  
5732 High Point Road  
Greensboro, NC 27407

RE: ZONING MAP AMENDMENT W-2997

Dear Owners:

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  
Don Nielsen; Bell, Davis, Pitt, P.A.; 100 N. Cherry Street; Winston-Salem, NC 27101

**ACTION REQUEST FORM**

**DATE:** September 24, 2008  
**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 Regan-Mata Properties

**SUMMARY OF INFORMATION:**

Zoning map amendment of Regan-Mata Properties from HB-S to HB-S (Building Material Supply; Motorcycle Dealer; General Merchandise Store; Building Contractor, General; Services, Business B; Museum or Art Gallery; Broadcast Studio; Furniture and Home Furnishings Store; Outdoor Display, Retail; and Motor Vehicle, Rental & Leasing): property is located on the east side of Peters Creek Parkway, south of I-40 (Zoning Docket W-2997).

**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 Regan-Mata Properties, Docket W-2997

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

---

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 HB-S to HB-S (Building Material Supply; Motorcycle Dealer; General Merchandise Store; Building Contractor, General; Services, Business B; Museum or Art Gallery; Broadcast Studio; Furniture and Home Furnishings Store; Outdoor Display, Retail; and Motor Vehicle, Rental & Leasing) the zoning classification of the following described property:

Tax PIN 6824-84-2319

Section 2. This Ordinance is adopted after approval of the site plan entitled Bob King Kia and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ to Regan-Mata Properties.

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 Bob King Kia. 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 Regan-Mata Properties, (Zoning Docket W-2997). 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 HB-S (Building Material Supply; Motorcycle Dealer; General Merchandise Store; Building Contractor, General; Services, Business B; Museum or Art Gallery; Broadcast Studio; Furniture and Home Furnishings Store; Outdoor Display, Retail; and Motor Vehicle, Rental & Leasing), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_" and signed, provided the property is developed in accordance with requirements of the HB-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 ANY PERMITS:**
  - a. Developer shall obtain a Land Disturbing Permit if greater than 10,000 square feet of disturbance.
  - b. Developer shall obtain a driveway permit from NCDOT and City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. All required improvements of the NCDOT and City of Winston-Salem driveway permit shall be completed.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the eastern property line.
  - b. Lighting shall be installed per approved lighting plan and certified by an engineer.
- **OTHER REQUIREMENTS:**
  - a. Peters Creek Parkway right-of-way shall not be used for display purposes.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-2997		
<b>Staff</b>	<a href="#">Amy Crum</a>		
<b>Petitioner(s)</b>	Regan-Mata Properties		
<b>Owner(s)</b>	same		
<b>Subject Property</b>	PIN 6824-84-2319		
<b>Type of Request</b>	Special Use Zoning Request		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> HB-S (Highway Business) <b>to</b> HB-S (Highway Business). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Outdoor Display, Retail; Furniture and Home Furnishing; Building Material Supply; Motorcycle Dealer; General Merchandise; Building Contractor-General; Service Business, B; Museum or Art Gallery; Motor Vehicle Rental and Leasing; and Broadcast Studio</li> </ul>		
<b>Zoning District Purpose Statement</b>	<p>The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3 and 4.</p>		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<p><b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the site is located within GMA 2. Furthermore, the applicant is requesting the change to allow for automotive sales and services. This use complements the purpose of the HB district to accommodate retail service uses.</p>		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Eastern side of Peters Creek Parkway, south of Interstate 40.		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward</b>	South		
<b>Site Acreage</b>	Approximately ± 1.81 acres		
<b>Current Land Use</b>	Currently developed with a 13,885 square foot, one-story building.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS-9	Undeveloped Property and Interstate 40
	East	HB	Commercial Property
	South	HB-S	Commercial Property
	West	RS-9	Single-family Residential

<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>			
<b>Physical Characteristics</b>	Moderate upward slope along the eastern boundary line.			
<b>Proximity to Water and Sewer</b>	Public water and sewer is available to the site. An existing water line is located approximately 60 feet north of the southern property line.			
<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The site is not within a water supply watershed.			
<b>Analysis of General Site Information</b>	<p>The subject request is to rezone ±1.81 acres of developed property located on the east side of Peters Creek Parkway from HB-S to HB-S to change the allowed uses on the site. The subject property is approximately 345 feet south of Interstate 40. This portion of Peters Creek Parkway is fronted by several commercial developments and the subject property is adjacent to a restaurant, a storage facility and a hotel zoned HB-S and HB to the south and west. Single-family residential development zoned RS-9 is to the east of the subject property.</p> <p>The site is currently developed with a one-story building that was previously used as a furniture store. The site currently has twenty-six parking spaces around the building and fronting on Peters Creek Parkway. A 40 foot landscape buffer is located along the eastern property line.</p>			
<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• No display or parking of vehicles shall be allowed on public right-of-way;</li> <li>• All lighting shall be measured at the eastern property line.</li> </ul>			
<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>
Peters Creek Parkway	Urban Boulevard	474'	31,000	48,500
<b>Proposed Access Point(s)</b>	Two existing access points onto Peters Creek Parkway			
<b>Planned Road Improvements</b>	None at this time.			

<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning:</u> HB-S 13,885 sf/1,000 x 5.06 (Furniture Store Trip Rate) = 70.26 Trips per Day</p> <p><u>Proposed Zoning:</u> HB-S 13,885 sf/1,000 x 37.5 (New Car Sales Trip Rate) = 520.69 Trips per Day.</p>
<b>Sidewalks</b>	Proposed five foot sidewalk with five foot grass strip parallel to Peters Creek Parkway. Staff recommends that the proposed sidewalk be moved further back from Peters Creek Parkway toward the property line.
<b>Analysis of Site Access and Transportation Information</b>	<p>The site is accessed directly off of Peters Creek Parkway with two separate drives. The first drive is located at the southern property line and is approximately 12 feet in width. The second access is located two hundred feet north of the southern boundary and is approximately 25 feet in width. It has been recommended that the applicant widen the southern most drive to at least 16 feet. Furthermore, the site contains a northern asphalt driveway that is not utilized and should be removed by the applicant. A driveway permit will be required of the applicant.</p>
<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Obtain Driveway permit from NCDOT.</li> <li>• Remove northern most asphalt driveway.</li> </ul>
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	GMA 2 ( <i>Urban Neighborhoods</i> )
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• Revitalize and concentrate development in downtowns and existing commercial centers, maximizing the density in these areas rather than promoting growth at the suburban fringe. (p.26)</li> <li>• Protect residential areas from inappropriate commercial and industrial encroachment. (p. 123)</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>	The site is not within the boundaries of an Area Plan or Development Guide.
<b>Thoroughfare Plan Information</b>	Peters Creek Parkway is a major thoroughfare that is considered adequate with the addition of sidewalks.
<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>
	No.
	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>
Yes.	
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p><i>Legacy</i> recommends that commercial development be located in existing commercial centers and downtown areas. The applicant is requesting to utilize an existing commercial building for a motor vehicle operation. The use of the site for a motor vehicle operation is consistent with the commercial nature of the Peters Creek Parkway corridor. The property is surrounded by a restaurant, a storage facility and a hotel to the south and</p>



west. Furthermore, Interstate 40 is approximately 350 feet to the north of the property. Residential development is located to the east of the property. However, as the property was previously utilized for commercial development, a 40-foot Type IV landscape buffer exists along the eastern boundary. Furthermore, the site contains a moderate upward slope along the eastern property line which will further buffer the adjacent residential property.

Staff recommends removing the uses Motor Vehicle, Repair and Maintenance and Motor Vehicle, Body and Paint Shop from the list of allowed uses on the site. Peters Creek Parkway is a major thoroughfare into the City's Downtown area. Therefore, staff finds that that these uses would not complement the nature of Peters Creek Parkway. Furthermore, given the property's size, this location would not be conducive for such uses. However, the sale and leasing of motor vehicles and motorcycles would be appropriate uses for the site.

**RELEVANT ZONING HISTORIES**

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2493	Rezone from RM-8 to GB	Approved 09/01/01	Southwest along Old Salisbury Road	4.8	Approve	Approve
W-2466	Rezone from LO to HB-S	Withdrawn 04/12/01	Southeast corner of Brewer and Peters Creek	1.873	Approve	Withdrawn
W-2347	Rezone from HB-S to HB-S	Approved 11/01/99	Approximately 386 feet south	1.15	Approve	Approve
W-2315	Rezone from RM-18, RS-9 and HB to RM-8	Approved 06/07/99	Southwest along Old Salisbury Road	4.8	Approve	Approve

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>	
	13,885 sf		Southern border of property, along property line.	
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>		<b>Layout</b>
	15 spaces	18 spaces for parking 10 spaces for display		90° Head-in parking
<b>Building Height</b>	<b>Maximum</b>			<b>Proposed</b>
	60ft			1 story
<b>Impervious Coverage</b>	<b>Maximum</b>			<b>Proposed</b>
	85%			37.83%

<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Sect 2-1.3(I) HB District</li> <li>Chapter B, Article III, Sect. 3-3 Parking, Stacking, and Loading Areas</li> <li>Chapter B, Article III, Sect. 3-5 Bufferyard Requirements</li> </ul>	
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>	Yes, see comments above.
	<b>(B) Environmental Ord.</b>	Yes.
	<b>(C) Subdivision Regulations</b>	N/A
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	Site plan complies with parking and bufferyard requirements. Type IV Bufferyards are required for Outdoor Display, Retail between subject property and single family residential property. Adequate parking is shown on site plan.	
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>
The property is currently zoned HB-S. The addition of motor vehicle leasing and motor vehicle sales uses is consistent with the commercial development along Peters Creek Parkway.		The parcel is relatively small for the uses being requested.
The site currently contains a 40 foot Type IV buffer along the eastern property line adjacent to the single family residential development.		
The proposal is consistent with the recommendations of <i>Legacy</i> .		
The proposal allows for the re-use of an existing commercial site.		
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>		
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.		
<ul style="list-style-type: none"> <li><b><u>PRIOR TO THE ISSUANCE OF ANY PERMITS:</u></b> <ul style="list-style-type: none"> <li>b. Developer shall obtain a Land Disturbing Permit if greater than 10,000 square feet of disturbance.</li> <li>c. Developer shall obtain a driveway permit from NCDOT and City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit.</li> </ul> </li> <li><b><u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. All required improvements of the NCDOT and City of Winston-Salem driveway permit shall be completed.</li> </ul> </li> </ul>		

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the eastern property line.
  - b. Lighting shall be installed per approved lighting plan and certified by an engineer.
- **OTHER REQUIREMENTS:**
  - a. Peters Creek Parkway right-of-way shall not be used for display purposes.

**STAFF RECOMMENDATION: APPROVAL OF REZONING**

**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: Lynne Mitchell

VOTE:

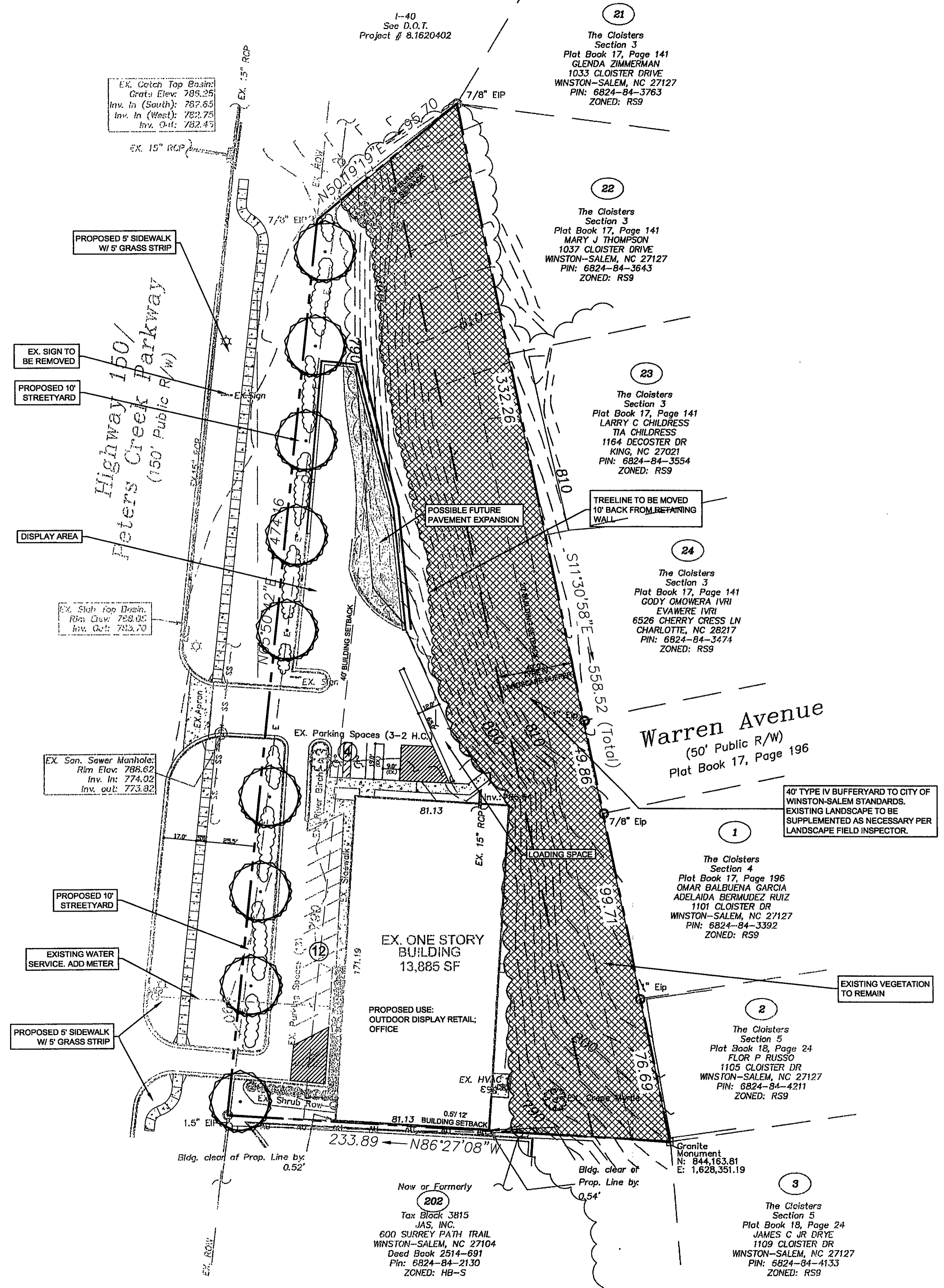
FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith

AGAINST: None

EXCUSED: None

---

A. Paul Norby, FAICP  
Director of Planning



EX. Catch Top Basin  
Grats Elev: 789.25  
Inv. In (South): 782.65  
Inv. In (West): 782.75  
Inv. Out: 782.45

EX. SIGN TO BE REMOVED  
PROPOSED 10' STREETYARD

EX. Slab Top Basin  
Rim Elev: 788.02  
Inv. Out: 783.70

EX. San. Sewer Manhole:  
Rim Elev: 786.62  
Inv. In: 774.02  
Inv. Out: 773.92

PROPOSED 10' STREETYARD

EXISTING WATER SERVICE. ADD METER

PROPOSED 5' SIDEWALK W/ 5' GRASS STRIP

I-40  
Sec D.O.T.  
Project # 8.1620402

**21**  
The Cloisters  
Section 3  
Plat Book 17, Page 141  
GLENDA ZIMMERMAN  
1033 CLOISTER DRIVE  
WINSTON-SALEM, NC 27127  
PIN: 6824-84-3763  
ZONED: RS9

**22**  
The Cloisters  
Section 3  
Plat Book 17, Page 141  
MARY J THOMPSON  
1037 CLOISTER DRIVE  
WINSTON-SALEM, NC 27127  
PIN: 6824-84-3843  
ZONED: RS9

**23**  
The Cloisters  
Section 3  
Plat Book 17, Page 141  
LARRY C CHILDRESS  
TIA CHILDRESS  
1164 DECOSTER DR  
KING, NC 27021  
PIN: 6824-84-3554  
ZONED: RS9

**24**  
The Cloisters  
Section 3  
Plat Book 17, Page 141  
GODY OMOHORA IVRI  
EVAWERE IVRI  
6526 CHERRY CRESS LN  
CHARLOTTE, NC 28217  
PIN: 6824-84-3474  
ZONED: RS9

Warren Avenue  
(50' Public R/W)  
Plat Book 17, Page 196

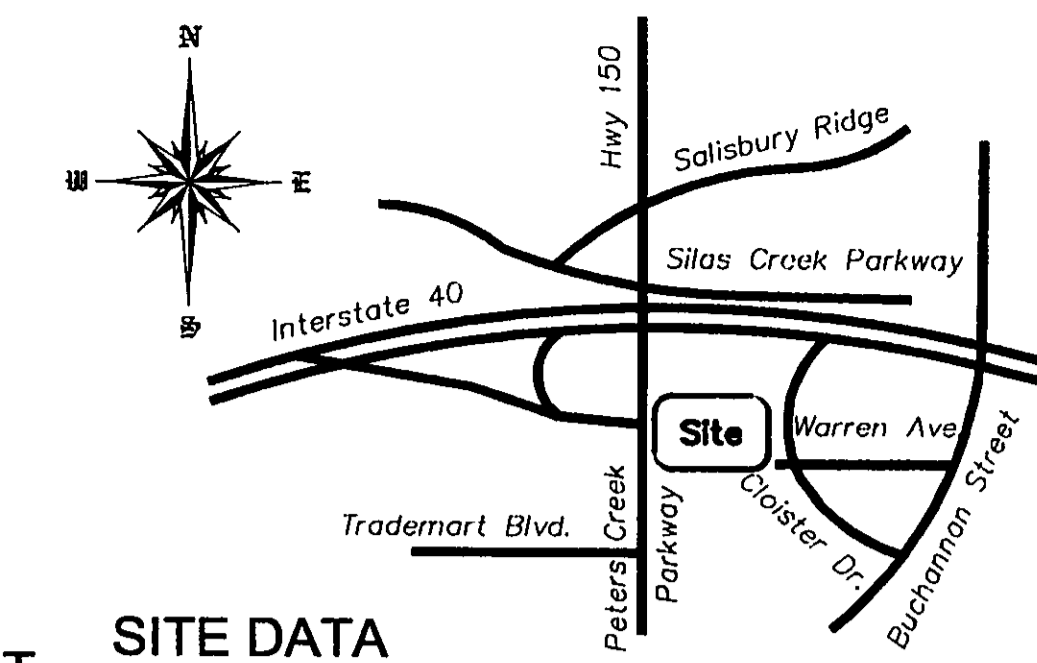
**1**  
The Cloisters  
Section 4  
Plat Book 17, Page 196  
OMAR BALBUENA GARCIA  
ADELAIDA BERMEDEZ RUIZ  
1101 CLOISTER DR  
WINSTON-SALEM, NC 27127  
PIN: 6824-84-3392  
ZONED: RS9

**2**  
The Cloisters  
Section 5  
Plat Book 18, Page 24  
FLOR P RUSSO  
1105 CLOISTER DR  
WINSTON-SALEM, NC 27127  
PIN: 6824-84-4211  
ZONED: RS9

**3**  
The Cloisters  
Section 5  
Plat Book 18, Page 24  
JAMES C JR DRYE  
1109 CLOISTER DR  
WINSTON-SALEM, NC 27127  
PIN: 6824-84-4133  
ZONED: RS9

Now or Formerly  
**202**  
Tax Block 3815  
JAS. INC.  
600 SURREY PATH TRAIL  
WINSTON-SALEM, NC 27104  
Deed Book 2514-691  
Pin: 6824-84-2130  
ZONED: HB-S

LOCATION MAP: NOT TO SCALE



**PURPOSE STATEMENT**

REZONING TO ADD USES TO EXISTING HB-S SITE.

**SITE DATA**

**ZONING JURISDICTION:**  
CITY OF WINSTON-SALEM

**ZONING:**  
EXISTING = HB-S  
PROPOSED = HB-S

**PROPOSED USES:**

- OUTDOOR DISPLAY; RETAIL
- FURNITURE AND HOME FURNISHINGS
- BUILDING MATERIAL SUPPLY
- MOTORCYCLE DEALER
- GENERAL MERCHANDISE
- BUILDING CONTRACTOR- GENERAL
- SERVICE BUSINESS, B
- MUSEUM OR ART GALLERY
- MOTOR VEHICLE: REPAIR & MAINTENANCE
- MOTOR VEHICLE: RENTAL & LEASING
- BROADCAST STUDIO

**TOTAL SITE SIZE:**  
TOTAL PARCEL ACREAGE: 1.81 +/- AC

**INFRASTRUCTURE:**  
WATER: PUBLIC  
SEWER: PUBLIC  
STREETS: PUBLIC

**BUFFER YARDS:**  
ADJOINING ZONING: RS9  
TYPE REQUIRED: TYPE IV  
TYPE PROVIDED: 50' TYPE IV

ADJOINING ZONING: HB-S  
TYPE REQUIRED: NONE  
TYPE PROVIDED: AS REQUIRED

**STREET YARDS:**  
TYPE REQUIRED: 10'  
TYPE PROVIDED: AS REQUIRED

**MAXIMUM BUILDING HEIGHT:**  
60' MAXIMUM

**TRACT DATA**

**EXISTING IMPERVIOUS CALCULATIONS:**

TOTAL TRACT SIZE:	78,966 SF - 1.813 AC +/-
TOTAL BUILDING SF:	13,885 +/- SF = 17.58%
PAVEMENT/GRAVEL:	18,214 SF +/- = 23.07%
OPEN SPACE:	46,867 SF +/- = 59.35%
TOTAL:	78,966 SF +/- = 100.00%
(TOTAL IMPERVIOUS = 32,099 SF +/- = 29.25%)	

**PROPOSED IMPERVIOUS CALCULATIONS:**

TOTAL TRACT SIZE:	78,966 SF - 1.813 AC +/-
TOTAL BUILDING SF:	13,885 +/- SF = 17.58%
PAVEMENT/GRAVEL:	18,824 SF +/- = 23.84%
OPEN SPACE:	46,257 SF +/- = 58.58%
TOTAL:	78,966 SF +/- = 100.00%
(TOTAL IMPERVIOUS = 32,709 SF +/- = 41.42%)	

MAXIMUM IMPERVIOUS ALLOWED: 85%  
BOUNDARY & TOPOGRAPHICAL  
BOUNDARY & TOPOGRAPHY OBTAINED FROM SURVEY BY:  
BRADLY SURVEYING COMPANY, PA  
2990 BETHESDA PLACE, SUITE 601-B  
WINSTON-SALEM, NC 27103  
DATED: JULY 8, 2008

**OFF-STREET PARKING CALCULATIONS:**  
**PARKING REQUIRED:** 1 SPACE PER 500 SF FOR OFFICE  
1 SPACE PER 1000 SF FOR DISPLAY ROOM AREA  
TOTAL BUILDING = 13885 SF  
1000 SF OFFICE / 500 = 2 SPACES  
12685 SF DISPLAY AREA / 1000 = 13 SPACES  
TOTAL REQUIRED = 15 SPACES

**PARKING PROVIDED:** 16 SPACES (INCL. 2 HC)

**DEVELOPMENT NAME:**

BOB KING KIA

**OWNERS:**

TAX BLOCK: 3815 LOTS: 178Q PIN# 682484-2319.00  
REGAN-MATA PROPERTIES  
5732 HIGH POINT ROAD  
GREENSBORO, NC 27407

**PETITIONER:** W-2997 "Bovised"

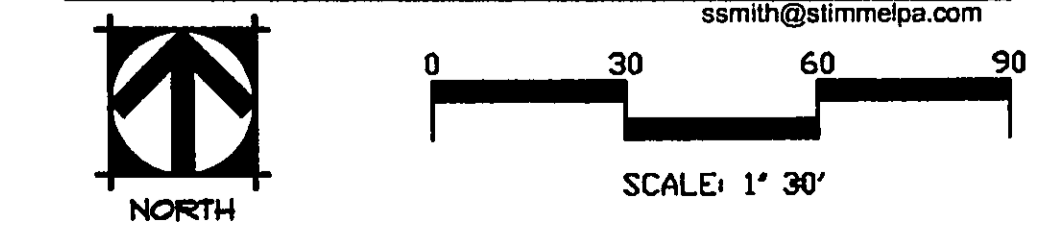
BOB KING KIA  
1725 LINK ROAD  
WINSTON-SALEM, NC 27265  
(336)724-3886  
dmorelli@bobkingkia.com

RECEIVED  
SEP 02 2008

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

**Stimmel**  
Landscape Architecture  
Civil Engineering  
Land Planning

601 N. Trade Street  
Suite 209  
Winston Salem, NC  
27101-2916  
P: 336.723.1067  
F: 336.723.1069  
ssmith@stimmelpa.com



**Stimmel**  
Stimmel Associates, PA  
Landscape Architecture  
Civil Engineering  
Land Planning

601 N. Trade Street Suite 209  
Winston Salem, NC 27101-2916  
P: 336.723.1067 F: 336.723.1069

SEALS

PROJECT:

**BOB KING KIA**  
PETERS CREEK PARKWAY  
WINSTON-SALEM, NC

CLIENT:

BOB KING KIA  
1725 LINK ROAD  
WINSTON-SALEM, NC 27265  
(336)724-3886

DRAWN: SAS, CRR  
DATE: 08-08-08  
REVISIONS: 08-28-08

JOB NO: 08-136  
SHEET TITLE:

**SPECIAL-USE  
REZONING  
PLAN**

SCALE: 1"=30'  
SHEET NO.:

**RZ-1**

© STIMMEL ASSOCIATES, P.A.

ZONING FILE COPY