



DOCKET #: WA062

PROPOSED ZONING:
LB-S and SIDA

EXISTING ZONING:
RS20

PETITIONER:
David Heath

 Property included in zoning request.

 500' mail notification radius. Property not in zoning request.

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 2.02

NEAREST BLDG: 5' south

MAP(S): 6858.04



SITE PLAN LEGEND

REVIEW INFORMATION

- Type of Review:
 Special Use Zoning
 Site Plan Amendment
 Special Use Permit (Elected Body Only)
 Final Development Plan
 Preliminary Subdivision
 Planning Board Review

Jurisdiction

- City of Winston-Salem
 Forsyth County
 Village of Clemmons
 Town of Walkertown

THE PURPOSE OF THIS MAP IS TO REZONE TAX PIN 6858-83-3023 TO ALLOW FOR RELOCATION OF BUSINESSES AS NECESSITATED BY WIDENING OF NC 66

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer	X	
Streets		

Linear feet of public streets: _____

SITE SIZES AND COVERAGES

Total Acreage: 2.02 AC. +/-
 Site Coverages
 Building to Land 16 %
 Pavement to Land 34 %
 Open space 50 %

Building Square Footage: 14,200 s.f.
 Building Height 1 STORY ft.

ZONING

Existing Zoning: RS-20

Proposed Zoning: LB-S

Proposed Uses: OFFICES, RETAIL STORE,

VETERINARY SERVICES

DENSITY CALCULATIONS

of Units or Lots: _____

Density: _____ Units/Lots per Acre

PROPERTY INFORMATION

Pin #'s: 6858-83-3023

OFF-STREET PARKING (if applicable)

Proposed Use(s): _____
 Required Parking: 1 space per 300 SF
 Parking Provided: 80 (47 required)

OFF-STREET LOADING (if applicable)

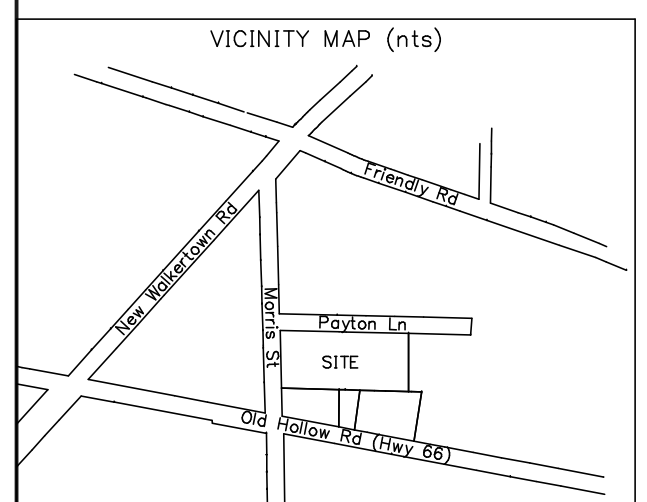
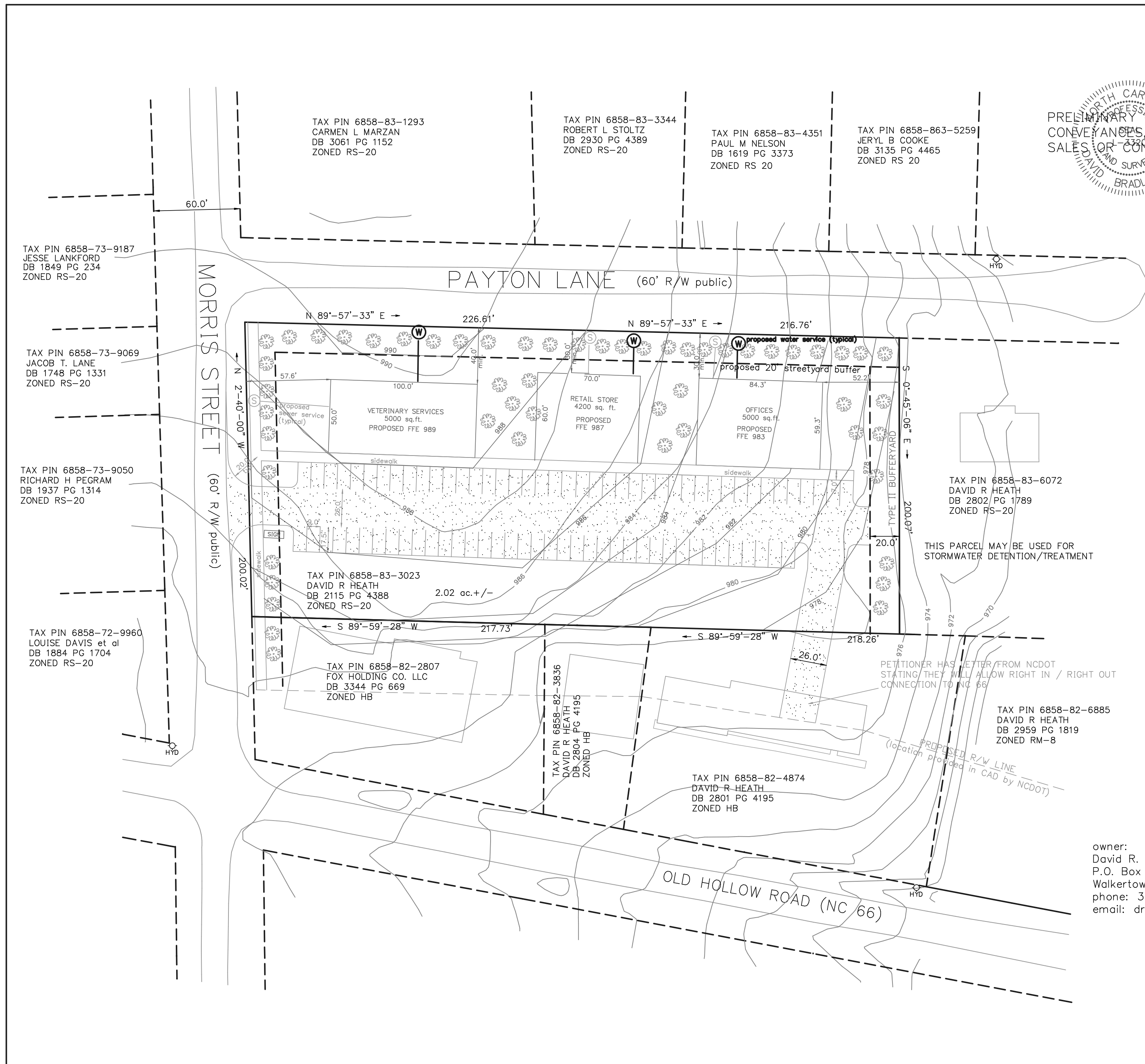
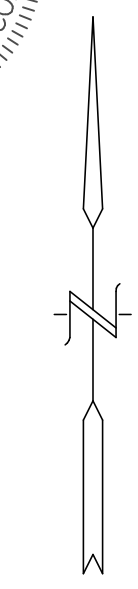
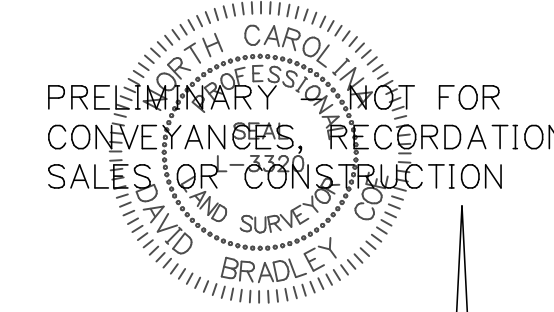
Loading/Unloading Spaces Required: _____
 Loading/Unloading Spaces Provided: _____
 Size: _____ ft. x _____ ft.

BUFFERYARDS

Adjoining Zoning: RS-20

Type Required: TYPE II

Width Provided: 20' (min)



WATERSHED CALCULATIONS (PROPERTY IS IN SALEM LAKE WATERSHED)
 TOTAL SITE SQUARE FOOTAGE : 87,991 square feet
 MAXIMUM ALLOWABLE COVERAGE : 30% (WITH STORMWATER CONTROL) = 26,397 square feet
 PROPOSED BUILT UPON AREA : 49% (42,634 square feet)
 SIDA WILL BE REQUIRED
 EROSION CONTROL PLAN AND STORMWATER MANAGEMENT PLAN WILL BE REQUIRED

owner:
 David R. Heath
 P.O. Box 545
 Walkertown, NC 27051
 phone: 336 978-7058
 email: drhdds1@gmail.com



MAP FOR David R. Heath		
1" = 50'	AREA BY COORDINATES	SURVEY BY:
25 NOV 2019	PRECISION 1 : 10,000 +	DRAFTED BY:
Forsyth County Tax PIN 6858-83-3023		
COE FORESTRY & SURVEYING P.O. BOX 36 WALLBURG, NC 27373	F-01411 email: coeфор@gmail.com (336) 769-4673	JOB # 18088