





**DOCKET #:** W3443

**PROPOSED ZONING:**  
Special Use Permit for a parking reduction in GMA 2

**EXISTING ZONING:**  
PB HO

**PETITIONER:**  
Camel City Commercial LLC  
(Remedy Coffee House and Bar)

 Property included in zoning request.

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

**SCALE:** 1" represents 200'

**STAFF:** Hunter

**GMA:** 2

**ACRES:** 0.12

**NEAREST BLDG:** 0' north

**MAP(S):** 6825.02



**CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT**

PETITION INFORMATION			
<b>Docket #</b>	W-3443		
<b>Staff</b>	<a href="#">Samuel Hunter</a>		
<b>Petitioner(s)</b>	Camel City Commercial, LLC		
<b>Owner(s)</b>	Camel City Commercial, LLC		
<b>Subject Property</b>	PIN 6825-78-5091		
<b>Address</b>	492 West End Boulevard		
<b>Type of Request</b>	<p>Special Use Permit for a parking exemption for restaurant uses in an older nonresidential building in Growth Management Area (GMA) 2.</p> <p><b>NOTE:</b> A Special Use Permit may only be issued when the approval body, as determined by the Principal Use Table, affirms all findings of fact as outlined in Section 3.2.13D.5 (Board of Adjustment) or Section 3.2.13E.6 (Elected Body) of the UDO.</p>		
GENERAL SITE INFORMATION			
<b>Location</b>	Southeastern portion of the intersection of Reynolda Road and West End Boulevard		
<b>Jurisdiction</b>	Winston-Salem		
<b>Ward(s)</b>	Northwest		
<b>Site Acreage</b>	± .11 acre		
<b>Current Land Use</b>	The subject property is currently occupied by a two-story mixed-use building with residential units on the upper level.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>
	6,371		Central
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	19 spaces	2 spaces	N/A (located to the rear and accessed from an adjacent alley)
<b>Building Height</b>	<b>Maximum</b>		<b>Existing</b>
	60 feet		Two stories
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	Unlimited		100 percent
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Section 4.6.6: PB Pedestrian Business District</li> <li>• Section 6.1.2: Off-street Parking Requirements</li> <li>• Section 9.4.3E: Parking for Nonresidential Structures Built Prior to March 7, 1988 (W)</li> <li>• Section 3.2.13E: Special Use Permits Authorized by the Elected Body</li> </ul>		
<b>Complies with Section 3.2.11</b>	<b>(A) Legacy policies:</b>		Yes
	<b>(B) Environmental Ord.</b>		N/A

	<b>(C) Subdivision Regulations</b>	N/A
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	To the extent feasible, the proposed site plan complies with applicable sections of the UDO.	

ADDITIONAL NOTES :

- 19) THE DEVELOPMENT NAME IS :  
"THE REMEDY" COFFEEHOUSE AND BAR
- 20) THE DATE OF RESUBMITAL IS 3/2/2020.
- 22) CONTACT INFORMATION FOR THE OWNER/APPLICANT IS:  
BURGESS JENKINS, PARTNER  
REMEDY HOLDINGS, LLC  
2025 SUSSEX LANE  
WINSTON-SALEM, NC 27104  
(310) 962-5480  
BJENKINS34@HOTMAIL.COM
- 22) PURPOSE STATEMENT:  
PURPOSE STATEMENT: This request is for a special use permit from the elected body for a reduction in the number of on-site parking spaces for the use "Restaurant Without Drive Through" in GMA2.
- 23) TWO PARKING SPACES ARE AVAILABLE ON-SITE.
- 24) THERE IS NO PHASING IN THIS PROJECT.
- 25) PROPOSED SIGN LOCATION AFFIXED TO BUILDING WALL AT PRIOR OCCUPANT'S SIGN LOCATION (SEE DWG.) #25

PARKING REQUIREMENT :

DESCRIPTION	SQUARE FOOTAGE (GROSS)	PARKING SPACES	
		REQUIRED	PROVIDED
FIRST FLOOR RESTAURANT WITHOUT DRIVE THROUGH SERVICE BUSINESS ***	3,371 SQ. FT. TOTAL 1,750 SQ. FT.	$1750/100=18-35%**=11$	0
SECOND FLOOR *** TWO 2-BD.RM. APARTMENTS	1,621 SQ. FT.	$1621/300=6-35%**=4$	2
TOTAL BUILDING	6,371 SQ. FT.	19	2

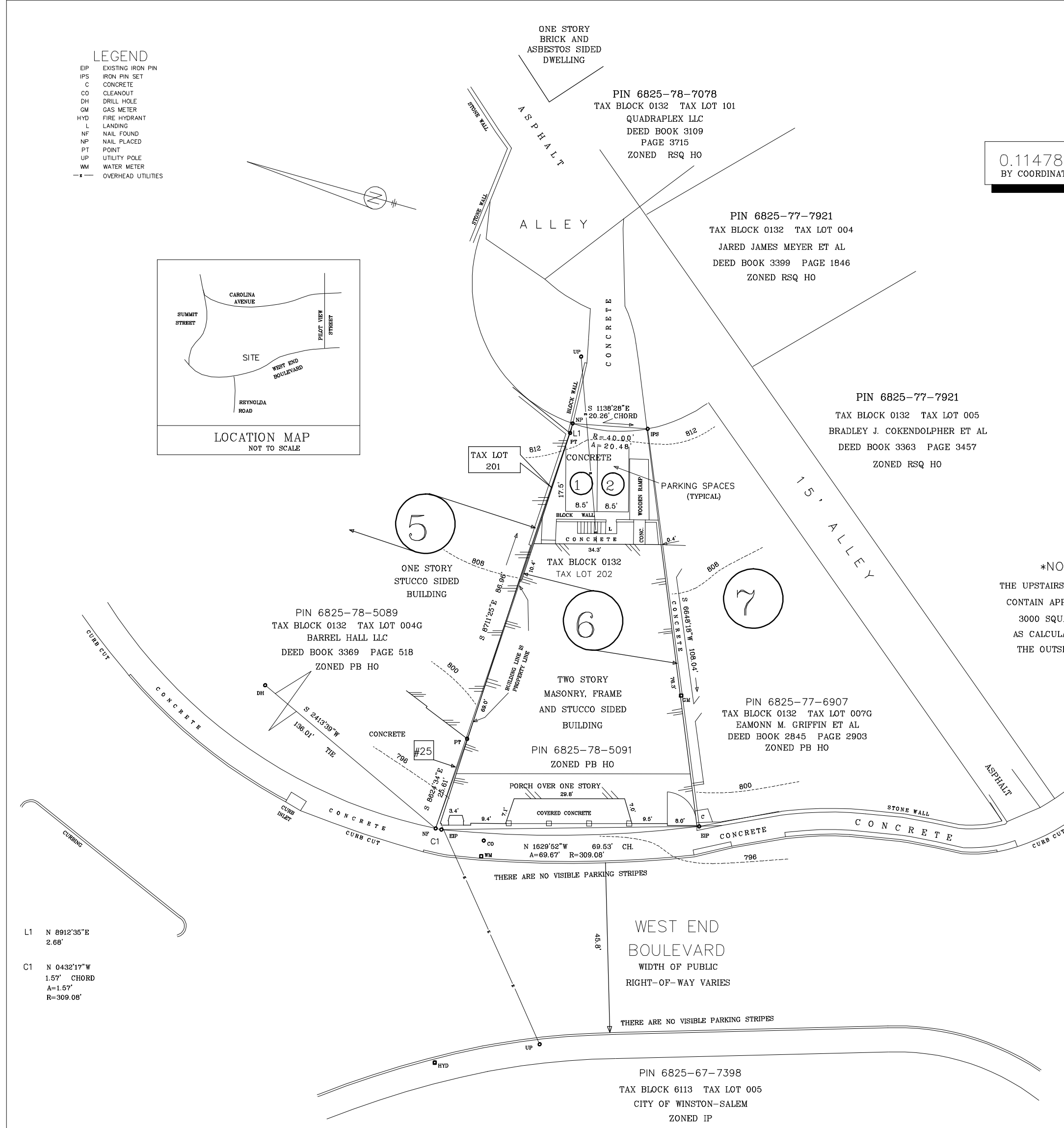
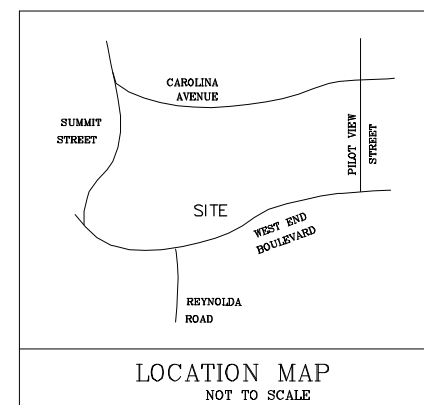
\* 1,750 SQ. FT. IS THE SUBJECT REQUEST.  
\*\* 35% REDUCTION PER UDO 6.1.5M(2)(d)  
\*\*\* NOT PART OF THE SUBJECT REQUEST

NOTES :

- 1) BUILDING COVERAGE TO LAND = 78%
- 2) PAVED SURFACE COVERAGE TO LAND = 22%
- 3) THERE IS NO OPEN SPACE TO LAND
- 4) THERE IS 100% IMPERVIOUS SURFACE
- 5) THERE ARE NO MOTOR VEHICLE SURFACE AREA
- 6) THERE ARE UTILITY OR DRAINAGE EASEMENTS.
- 7) THERE ARE NO SOLID WASTE FACILITIES.
- 8) THERE ARE NO PARKING OR LOADING AREAS.
- 9) THERE ARE NO STORM DRAINAGE STRUCTURES
- 10) THERE ARE NO BUFFERYARDS OR STREETYARDS.
- 11) THERE ARE NO TREES.
- 12) THERE IS NO WATERSHED DESIGNATION.
- 13) THERE ARE NO PROPOSED STREETS OR UTILITIES.
- 14) THERE ARE NO DRAINAGE WAYS OR FLOODWAY AREAS.
- 15) THERE ARE NO WOODED AREAS.
- 16) THERE ARE NO NATURAL FEATURES TO REMAIN.
- 17) UNLESS SHOWN THERE ARE NO DRIVES WITHIN 100'
- 18) CITY WATER AND SEWER (PUBLIC) AND PNG GAS (PRVT.) SERVE THIS PROPERTY.

LEGEND

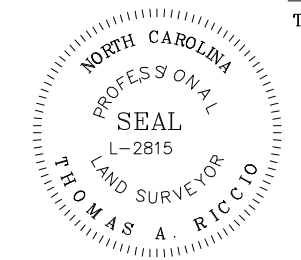
- EIP EXISTING IRON PIN
- IPS IRON PIN SET
- C CONCRETE
- CO CLEANOUT
- DH DRILL HOLE
- GM GAS METER
- HYD FIRE HYDRANT
- L LANDING
- NF NAIL FOUND
- NP NAIL PLACED
- PT POINT
- UP UTILITY POLE
- WM WATER METER
- OVERHEAD UTILITIES



0.11478 ACRE  
BY COORDINATE COMPUTATION

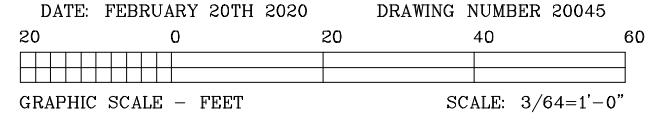
L. THOMAS A. RICCIO, RLS, CERTIFY THAT THIS PLAT WAS PREPARED BY ME FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT UNLESS NOTED THERE ARE NO VISIBLE ENCROACHMENTS OR INFRINGEMENTS.

WITNESS MY HAND AND ORIGINAL SEAL  
*Thomas A. Riccio*  
THOMAS A. RICCIO L-2815



\*NOTE:  
THE UPSTAIRS APARTMENTS CONTAIN APPROXIMATELY 3000 SQUARE FEET AS CALCULATED FROM THE OUTSIDE WALLS

SURVEY PREPARED FOR  
CAMEL CITY COMMERCIAL, LLC  
SHOWING MOST OF LOT 6 OF THE PLAT ENTITLED  
THE J. L. GRAHAM PROPERTY  
PLAT BOOK 2 PAGE 97  
PIN 6825-78-5091  
AND BEING TAX LOT 202 OF TAX BLOCK 0132  
492 WEST END BOULEVARD  
WINSTON TOWNSHIP • FORSYTH COUNTY • NORTH CAROLINA  
DATE: FEBRUARY 20TH 2020 DRAWING NUMBER 20045



SURVEY PREPARED BY  
THOMAS A. RICCIO AND ASSOCIATES  
440 WEST END BOULEVARD  
WINSTON-SALEM, NORTH CAROLINA 27101  
336-773-0211

\*NOTE:  
UPDATED MARCH 2ND 2020  
TO ADDRESS COMMENTS

PRELIMINARY :  
NOT FOR CONSTRUCTION

David E. Gall, Architect, P.A.  
938 West Fifth Street  
Winston-Salem, NC 27101  
Telephone (336) 773-1213  
Facsimile (336) 773-1298  
E-Mail Address davidg@darvedgall.com  
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Revisions

The Remedy Coffeehouse and Bar for Remedy Holdings, LLC  
492 West End Boulevard  
Winston-Salem, North Carolina

Project No.  
2020-01

Date  
3/2/2020

Sheet  
1  
Of