

## CONTINUANCE REPORT

**DOCKET:** W-3458

**STAFF:** [Gary Roberts, Jr. AICP](#)

Petitioner(s): P&P of Asheboro, LLC

Ownership: Same

### **REQUEST**

From: RS9

To: RM5-S

Acreage: ± 4.39 acres

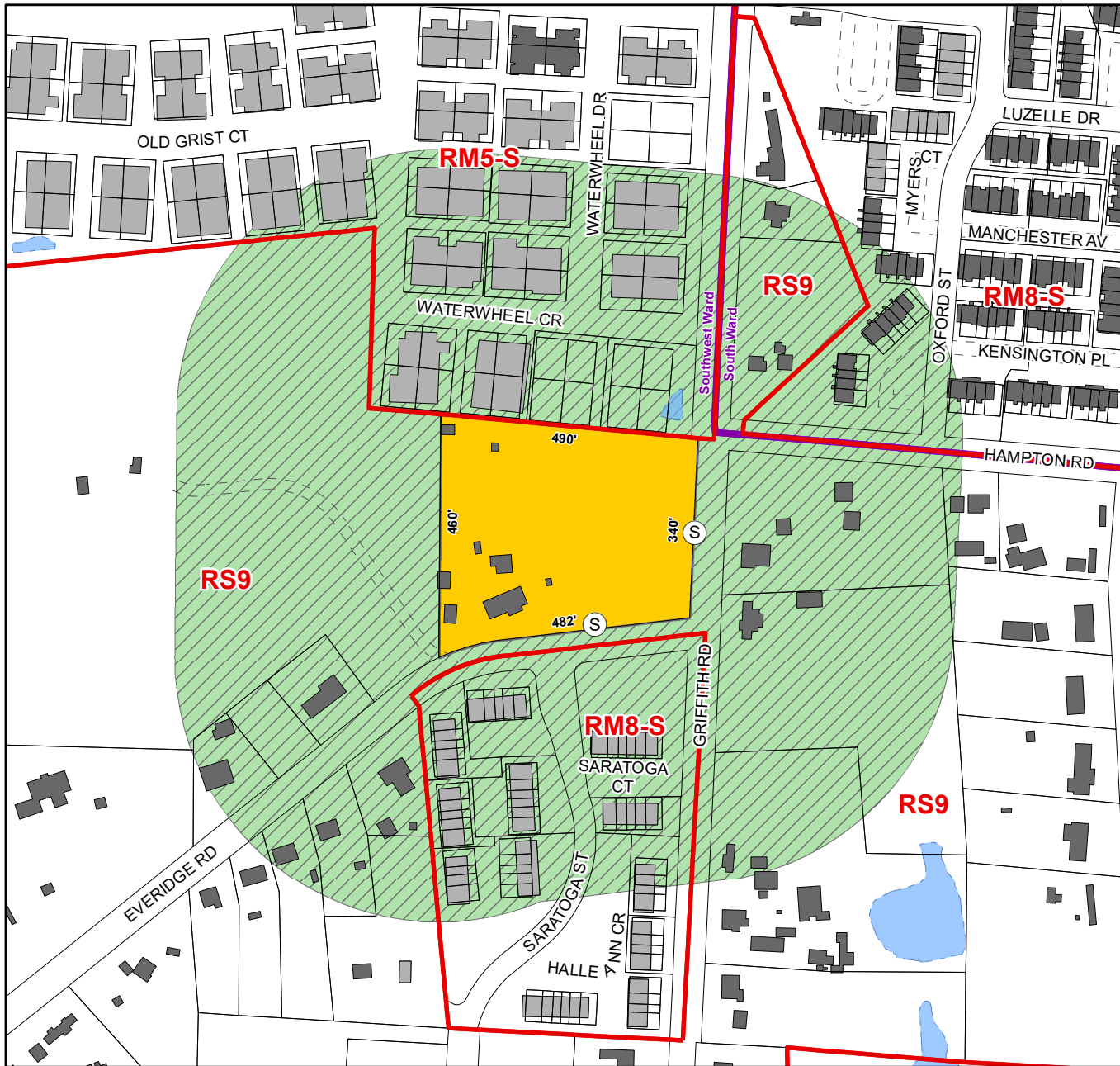
### **LOCATION:**

Street: Northwest corner of Griffith Road and Everidge Road

Jurisdiction: Winston-Salem

### **AUTOMATIC CONTINUANCE:**

Because this request was received prior to 5pm on Monday, January 11, 2021, this case is automatically continued to the February 11, 2021 Planning Board meeting.





**DOCKET #:** W-3458

**PROPOSED ZONING:**  
RM5-S

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
P&P of Asheboro LLC  
(HanesView)

 Property included in zoning request.

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

**SCALE:** 1" represents 300'

**STAFF:** Roberts

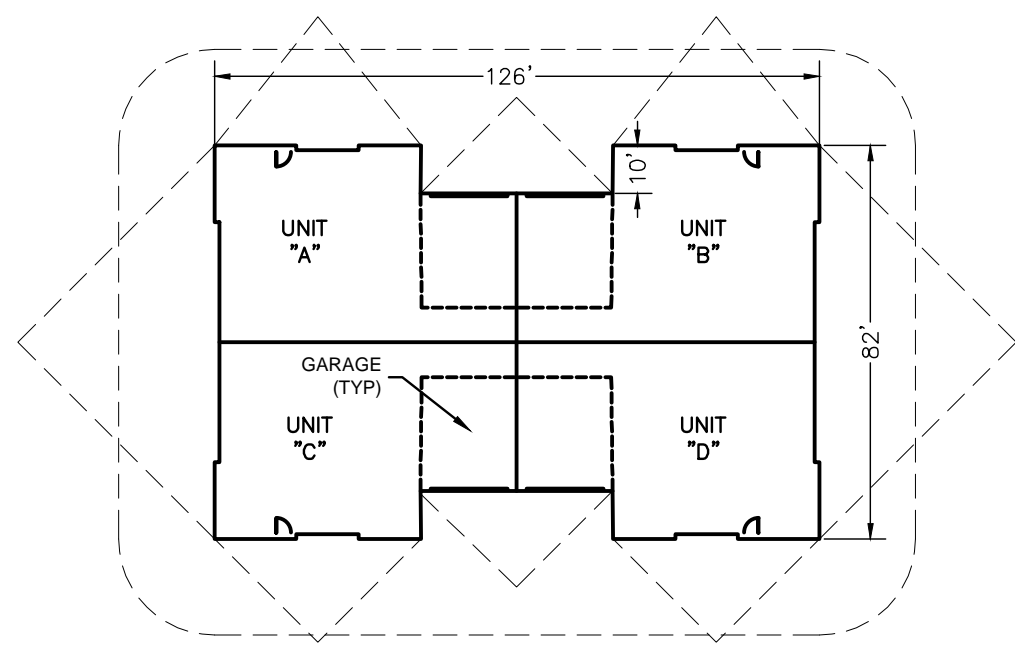
**GMA:** 3

**ACRES:** 4.39

**NEAREST BLDG:** 16' north

**MAP(S):** 6813.01

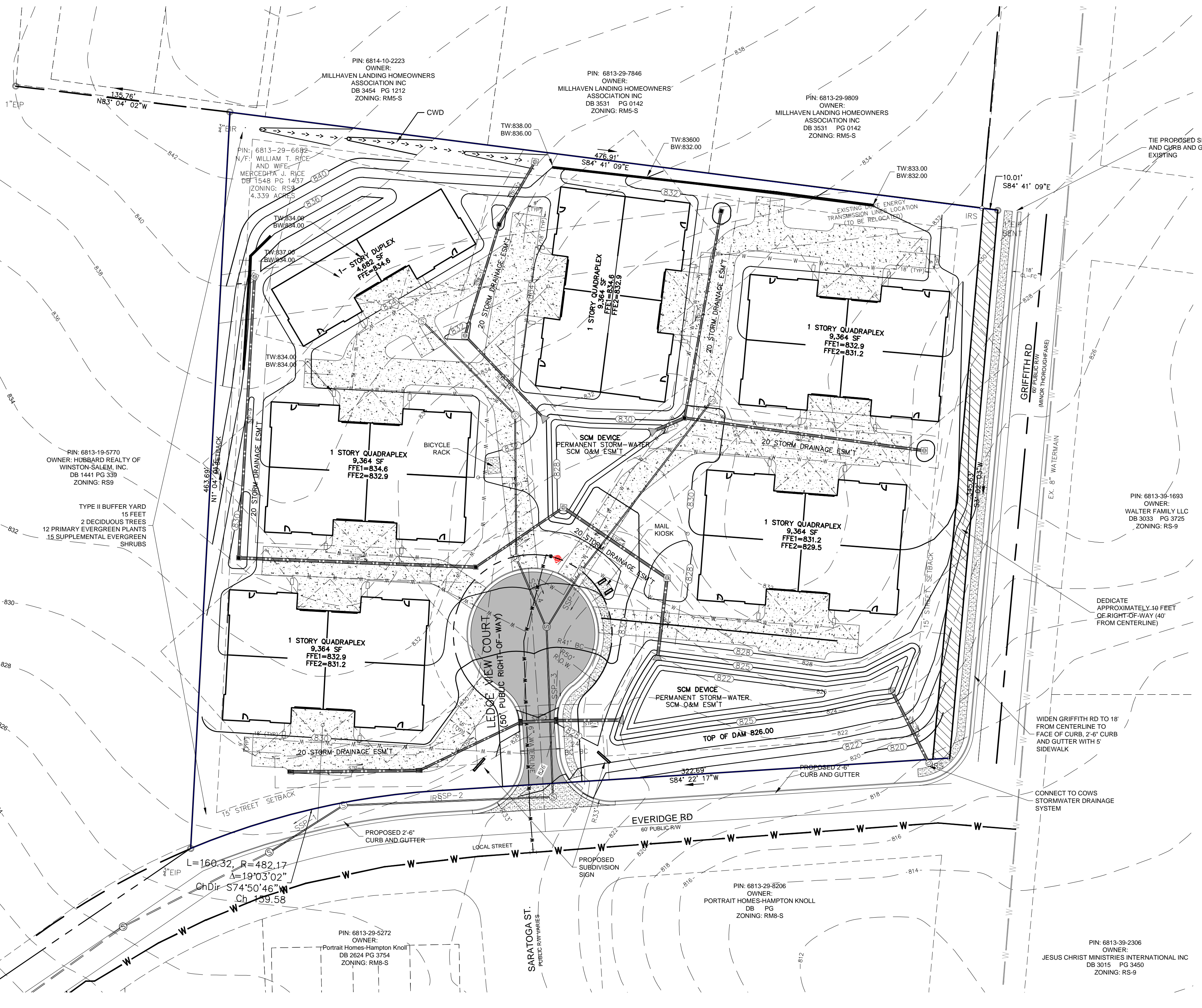




**BUILDING DIMENSIONS**  
BUILDING HEIGHT - ' (TOP OF ROOF)

ADDRESS NOTE:  
# AND APARTMENT UNITS:  
4 - FIRST FLOOR UNITS  
W/ GARAGE

THESE SINGLE STORY UNITS ARE OFFSET VERTICALLY ALONG THE LONGITUDINAL LINE BY 1.7', THUS WHY THERE ARE TWO FFEs SHOWN FOR EACH BUILDING OTHER THAN THE DUPLEX.



TOWNSHIP: MUNICIPALITY: WINSTON SALEM  
COUNTY: FORSYTH  
STATE: NORTH CAROLINA  
OWNER:

DEED BOOK #, PAGE  
PIN: 6813-29-6682

SETBACKS:  
RM-5 (QUADS)  
FRONT: 15'  
REAR: 15'  
ONE SIDE/COMBINED SIDE: 7'/15'  
STREET: 15'  
BUILDING SEPARATION:  
15' SIDE-SIDE  
15' SIDE-REAR  
30' REAR-REAR

**TREE SAVE AREA SUMMARY CALCULATIONS:**

**NEW DEVELOPMENT:**

TOTAL SITE SIZE: 4.39± AC = 191,228 SF  
TOTAL SITE AREA EXCLUDED FROM TSA:  
PROPOSED R.O.W.S 13,636 SF + EX. UTILITY EASEMENTS 0± SF + EX. WATER BODIES & STORMWATER PONDS 6,731± SF = 22,367± SF

MINIMUM TREE SAVE AREA REQUIRED: X10% .12%  
TOTAL REQUIRED TREE SAVE AREA (IN SQ. FT.):  
TOTAL SITE - EXCLUDED AREA x MIN. TSA(10%)  
191,228± SF - 22,367± SF = 168,861 SF x 10% = 16,886± SF

TREE STAND METHOD USED:  YES  NO

LIST THE AREA OF EACH TREE STAND BEING SAVED: TO BE DETERMINED

TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA:

DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIN): MIX OF DECIDUOUS & EVERGREEN, VARIOUS DIAMETERS AND HEIGHTS AS WELL AS AGE.

NEW TREES METHOD USED:  YES  NO

AREA CREDIT PER TREE: 750 SF

TREES REQUIRED: 22.51 = 23 TREES  
TREES PROVIDED: 23 TREES

TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA:  
TOTAL REQUIRED TSA: 16,886± SF  
TOTAL TSA PROVIDED: 17,250± SF

**UNIT TYPE**

QUADRAPLEX: 3 BDR - 20 UNITS  
DUPLEX: 3 BDR - 2 UNITS  
TOTAL: 22 3 BDR UNITS

**REVIEW INFORMATION**

TYPE OF REVIEW:  
 SPECIAL USE REZONING  
 SITE PLAN  
 SPECIAL USE PERMIT  
 FINAL DEVELOPMENT PLAN  
 PRELIMINARY SUBDIVISION  
 PLANNING BOARD REVIEW

JURISDICTION:  
 CITY OF WINSTON-SALEM  
 FORSYTH COUNTY  
 VILLAGE OF CLEMMONS  
 TOWN OF WALKERTOWN

PURPOSE STATEMENT:  
THE PURPOSE OF THIS REQUEST IS FOR SPECIAL USE REZONING OF A MULTI-FAMILY DEVELOPMENT OF 22 UNITS FOR APPROVAL.

**PROPERTY INFORMATION**

PIN #'S  
6813-29-6682  
DB 1548, PG 1437

ADDRESSES:  
476 EVERIDGE RD

**ZONING**

EXISTING ZONING: RS-9  
PROPOSED ZONING: RM-5S  
EXISTING GMA: GMA 3

TYPE OF REVIEW: REZONING, SPECIAL USE

PROPOSED USE: RESIDENTIAL BUILDING, SINGLE FAMILY RESIDENTIAL BUILDING, DUPLEX RESIDENTIAL BUILDING, TWIN HOME RESIDENTIAL BUILDING, TOWNHOUSE RESIDENTIAL BUILDING, MULTI-FAMILY

**WATERSHED DESIGNATION:**  
NOT LOCATED IN A WATER SUPPLY WATERSHED

**OFF STREET PARKING**

PROPOSED USE: MULTIFAMILY 3 BDR

PARKING CALCULATION: 2 SPACES/D.U.

REQUIRED PARKING: (2x22) = 44 SPACES

PARKING PROVIDED: 44 (GARAGE) SPACES  
20 ADDITIONAL VISITOR  
64 TOTAL SPACES

BICYCLE PARKING REQUIRED: 2/UNIT = 44 SPACES  
BICYCLE PARKING PROVIDED: (2x22) = 44 SPACES  
\*DUPLEX EXEMPT FROM BICYCLE SPACES

**SITE SIZE AND COVERAGES**

TOTAL ACREAGE: 4.39 AC

SITE COVERAGES:  
BUILDING TO LAND 26.9 %  
PAVEMENT TO LAND 21.9 % (INCLUDES SIDEWALK)  
OPEN SPACE 51.2 % (100%)  
TOTAL 100%

BUILDING SQUARE FOOTAGE: 9,364  
BUILDING HEIGHT: 30 FT.

**INFRASTRUCTURE**

WATER: 193 LF PUBLIC, 1,606 LF PRIVATE\*  
SEWER: 378 LF PUBLIC, 308 LF PRIVATE  
STREETS: 152 LF PUBLIC, 1,317 LF PRIVATE STREET/DRIVEWAYS  
\*PRIVATE WATERLINE IS 3" OR LESS IN DIAMETER

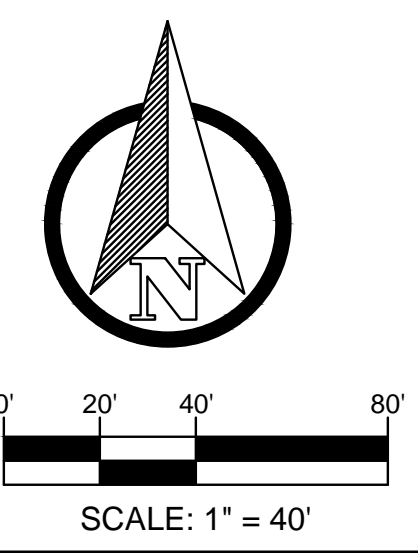
**BUFFER YARDS**

ADJOINING ZONING: RM-8  
TYPE REQUIRED: NONE  
WIDTH PROVIDED: N/A

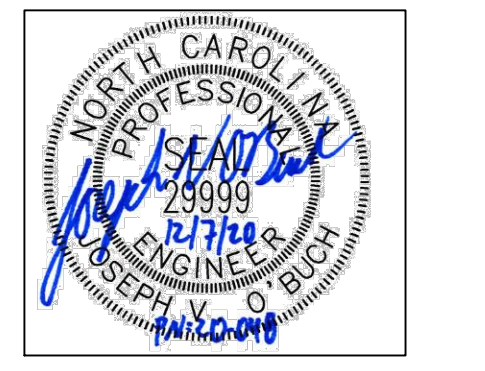
- LEGEND**
- ◆ FINISHED FLOOR ELEVATION
  - ⊕ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ SIGN
  - BOLLARD
  - ⊕ TRANSFORMER
  - ⊕ LIGHT POLE
  - ⊕ POWER METER
  - ⊕ GAS METER
  - ⊕ GRATE INLET
  - ⊕ YARD INLET
  - ⊕ STORM DRAIN MANHOLE
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ SANITARY SEWER CLEAN OUT

- LINE TYPE LEGEND**
- UP — UP — EX. UNDERGROUND POWER LINE
  - G — EX. UNDERGROUND GAS LINE
  - W — W — EXISTING WATERLINE
  - UC — UC — EX. UNDERGROUND COMMUNICATIONS LINE
  - SS — SS — EX. SANITARY SEWER
  - E — E — EX. OVERHEAD POWER
  - X — X — EX. FENCELINE

- PROPOSED LEGEND**
- W — W — PRIVATE WATER SERVICE
  - G — G — 6" PUBLIC WATER
  - S — S — PRIVATE SEWER SERVICE
  - W — W — W/ CLEAN OUT
  - S — S — 8" PUBLIC SEWER SSP-1 THRU SSP-5
  - PROP. SEWER PIPES UNLABELED ARE 6" PRIVATE SEWER
- ASPHALT PAVING
- CONCRETE



**GREEN MOUNTAIN ENGINEERING, PLLC**  
7A WENDY CT  
GREENSBORO, NC 27409  
Tel: 336.294.9394  
CERTIFICATE #P-0826  
www.greenmountainengineers.com  
joe@greenmountainengineers.com



**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

OWNER: P&P OF ASHEBORO, LLC  
Attention: PAREM PATEL  
242 LAKECREST RD  
ASHEBORO, NC 27203  
Phone: (919) 840-8343  
param.n.patel@gmail.com

APPLICANT/DEVELOPER: MYCROFT CONSTRUCTION, INC  
Attention: RON PATEL  
1200 SE MAYNARD RD, STE 103  
CARY, NC 27511  
Phone: (919) 840-8343  
ron@mycroftconstruction.com

**HANES VIEW (multi-family development)**

MUNICIPALITY: WINSTON SALEM  
TOWNSHIP: SOUTH FORK TWP.

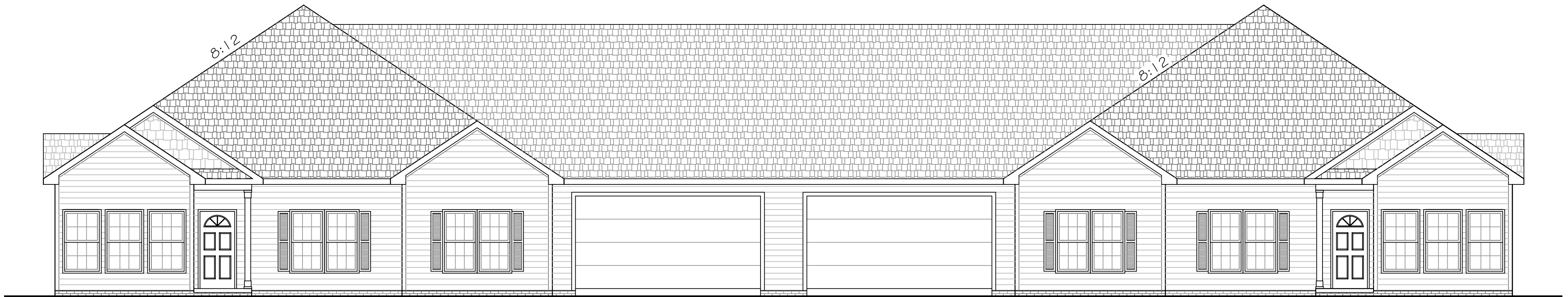
STATE: NORTH CAROLINA  
COUNTY: FORSYTH

SITE AREA: 4.39± AC  
PARCEL ID: 6813-29-6682  
DESIGNED BY: GME  
CHECKED BY: GME  
DATE: 2020-11-30  
PROJECT: 20-048  
REVISIONS:



SHEET TITLE:  
**REZONING SITE PLAN**

SCALE: 1" = 40'  
SHEET NO.: **C-1.00**



FRONT



SIDE

Note:  
Plans could change/alter due  
to code or site conditions

Preliminary Not For Construction

HANES VIEW TOWNHOMES	
Scale: Not to Scale	Job #: E-6683
Date: 11-24-20	
Summey Engineering & Associates, PLLC	
Elevations	Sheet 1 of 2