DOCKET #: W-3547  
(continued from 10/13/2022)

PROPOSED ZONING: 
NB-S

EXISTING ZONING: 
RS9

PETITIONER:  
Ai Guo Chen, Qiao Jin Jiang, and Mei Zhen Chen (4179 Baux Mountain Road)

SCALE: 1" represents 200'

STAFF: Allred

GMA: 3

ACRES: 0.31

NEAREST BLDG: 39' south

MAP(S): 6838.04
CONTINUANCE REPORT

DOCKET: W-3547
STAFF: Marc Allred

Petitioner(s): Ai Guo Chen, Qiao Jin Jiang, and Mei Zhen Chen
Ownership: Same

REQUEST

From: RS9
To: NB-S
Acreage: ± 0.312

LOCATION:
Street: East side of Baux Mountain Road, south of Darien Boulevard.
Jurisdiction: Winston-Salem

AUTOMATIC CONTINUANCE:

This case is automatically continued from the November 10, 2022, Planning Board meeting to the December 8, 2022, Planning Board meeting.
SITE PLAN

SP-1

SITE PLAN NOTES:
1. THE SITE PLAN IS PREPARED FOR THE PURPOSE OF REZONING ONLY.
2. ALL CONDITIONS SHOWN ARE EXISTING CONDITIONS. NO NEW CONSTRUCTION OR IMPROVEMENTS TO THE LANDSCAPING IS TO BE PERFORMED AS REQUIRED TO MEET BUFFER YARD REQUIREMENTS.
3. ALL GRADING IS EXISTING AND NO NEW GRADING IS TO BE PERFORMED.
4. INFORMATION GATHERED AND USED TO PREPARE THIS EXISTING SITE PLAN WAS FROM THE FORSYTH COUNTY GIS SYSTEM AND FIELD MEASUREMENTS.
5. OWNER SHALL SELECT EXACT PLANTS, TREES, AND SHRUBS FROM APPROVED LIST PROVIDED IN THE WINSTON-SALEM/FORSYTH COUNTY UNIFIED DEVELOPMENT ORDINANCE AND AS APPROVED BY LOCAL INSPECTORS.
6. ALL STRUCTURES ARE EXISTING, THERE ARE NO PROPOSED CHANGES TO ANY STRUCTURES.

PARKING REQUIREMENTS FOR CONVENIENCE STORE:
REQUIRED: 1/225SF = 13
PROVIDED: 9 (INCLUDING 2 ADA)

APPENDIX B FIRE FLOW CALCULATION:
FIRE FLOW: 1,500 GALLONS PER MINUTE
FLOW DURATION: 2 HOURS

SITE PLAN REVIEW:
1. The proposed use of this property is for a convenience store.
2. The site plan includes necessary site improvements and parking requirements.
3. The site plan complies with the zoning regulations and setback requirements.
4. The site plan meets the required fire safety requirements.

SITE PLAN LEGEND:
- Lot Boundaries
- Building
- Parking Area
- Access Road
- Water Supply Line
- Sewer Line
- Utility Line
- Easement
- Tree Location
- Property Line

SITE PLAN SCALE: 1" = 40'-0"

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