

DOCKET #: W2582

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
MU-S

PETITIONER:
Jerom Holdings PLLC
for property owned by
Same

SCALE: 1" represents 500'

STAFF: King

GMA: 3

ACRES: 1.31

NEAREST BLDG: 200' southeast

MAP(S): 606838

F

DRAFT ZONING STAFF REPORT

DOCKET # W-2582
STAFF: [Aaron King](#)

Petitioner(s): Jeron Holdings, PLLC
Ownership: Same

REQUEST

Final Development Plan for a Medical or Surgical Office in a MU-S TWO-PHASE zoning district

Acreage: ± 1.31

LOCATION:

Street: Southeast side of Winterhaven Lane, west of Hillcrest Center Drive
Jurisdiction: City of Winston-Salem

WITHDRAWAL REQUEST

The petitioner has requested a withdrawal of this request.

STAFF RECOMMENDATION

Withdrawal Request: APPROVAL

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved withdrawal of the Final Development Plan.

SECOND: Jerry Clark

VOTE:

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

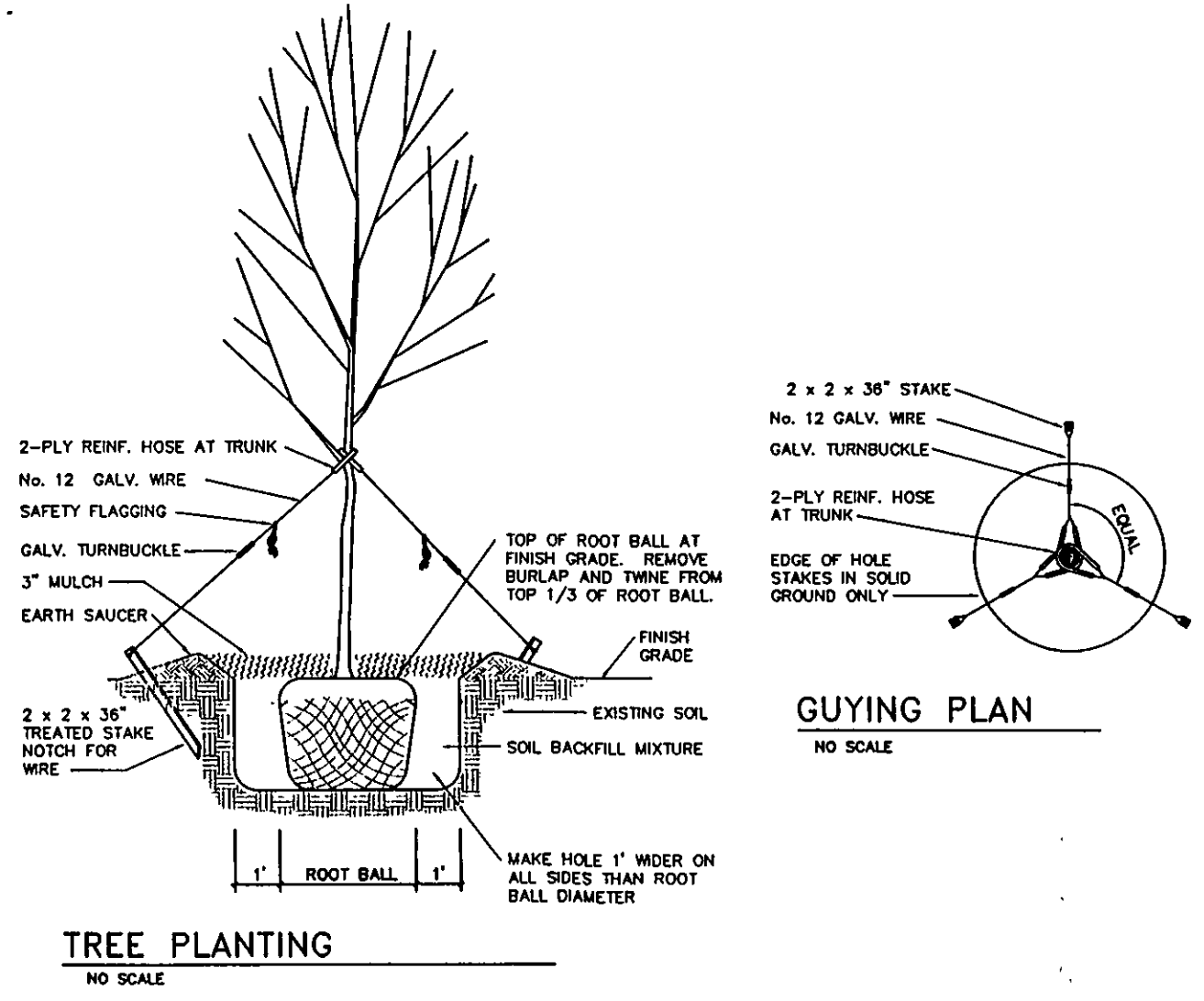
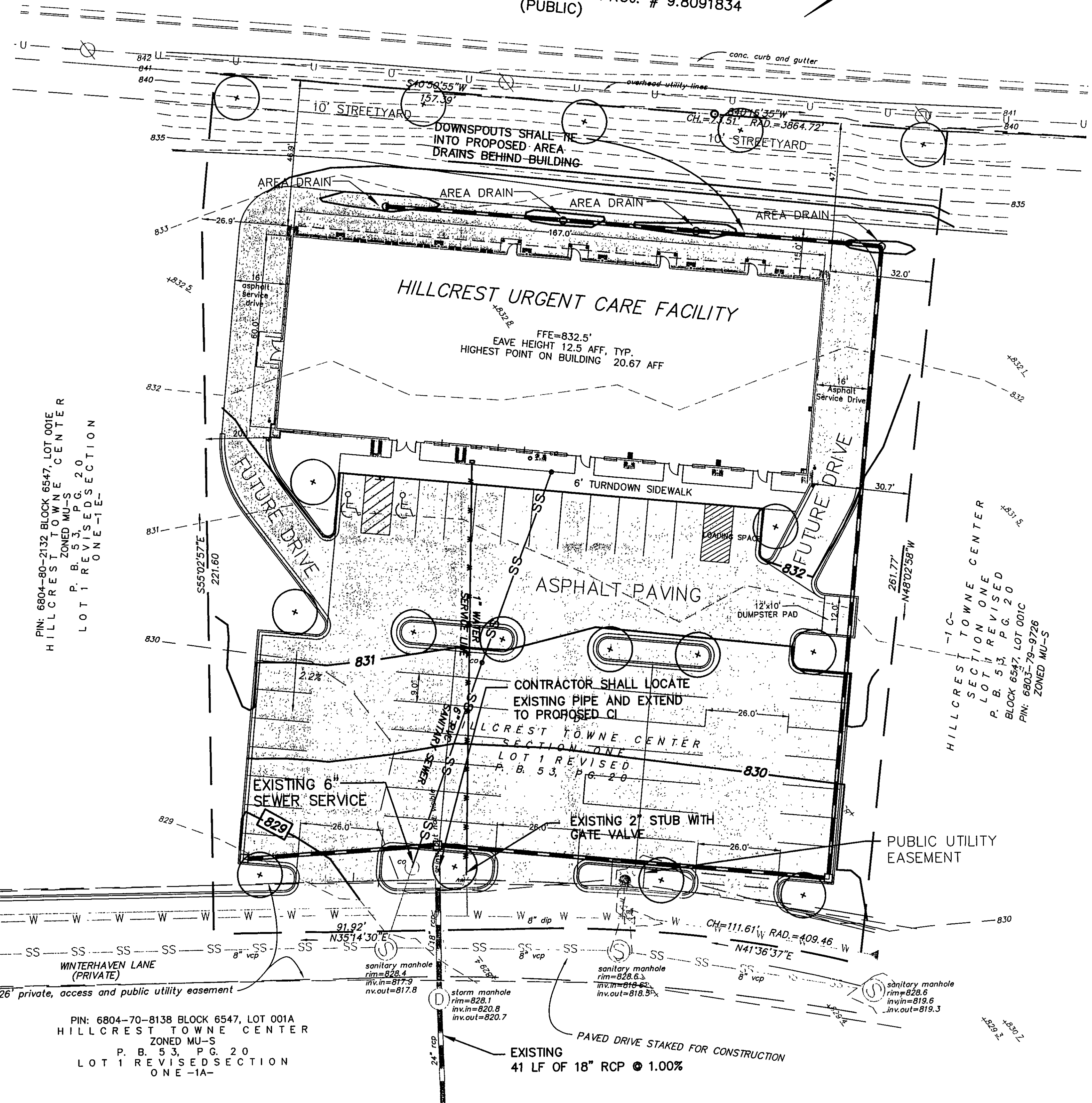
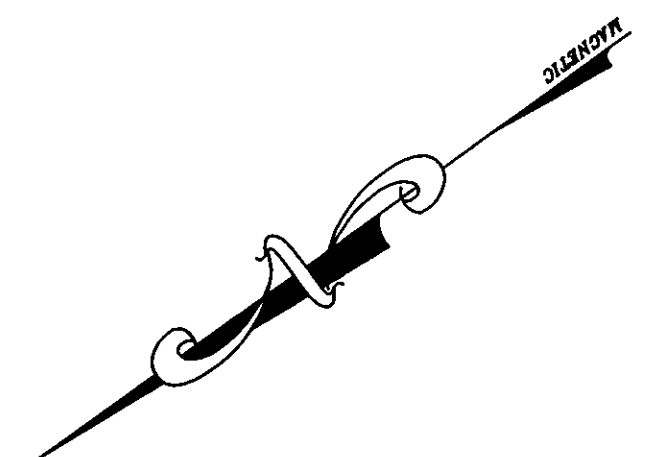
AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

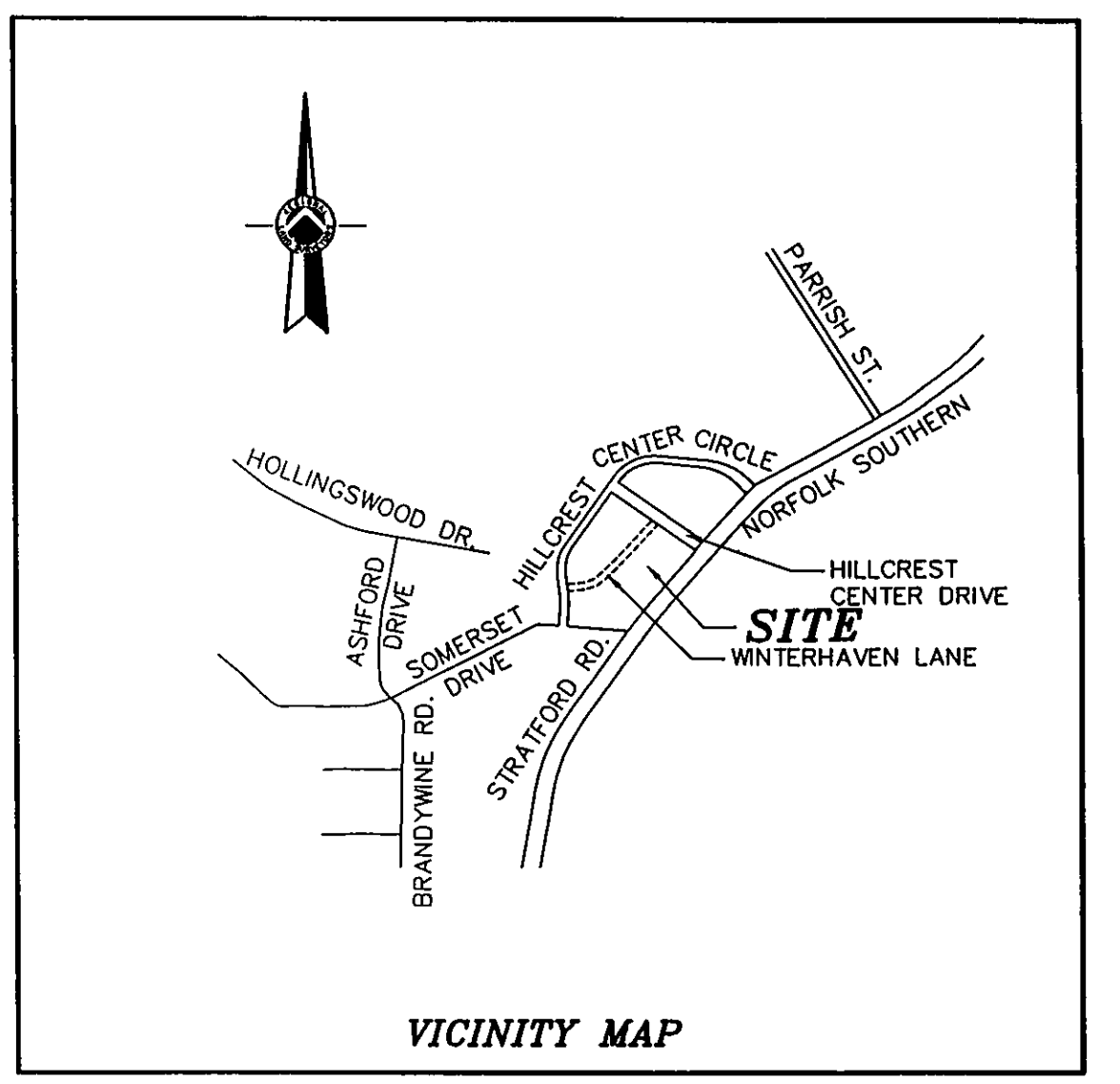
BLOCK 3931, LOT 106
PIN: 6803-89-5613

STRATFORD ROAD - US 158
R/W VARIES - REF: STATE PROJ. # 9.8091834
(PUBLIC)



PLANT LIST							
ABBR.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE-CAL.	HEIGHT	SPREAD	COMMENTS
TREES							
WO	5	Willow Oak	Quercus phellos	2" min.	10.0'	-	B&B, central leader
RM	13	Red Maple	Acer Rubrum 'Red Sunset'	2" min.	10.0'	-	B&B, central leader
SHRUBS							
DBH	47	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	-	18"	18" min.	Container

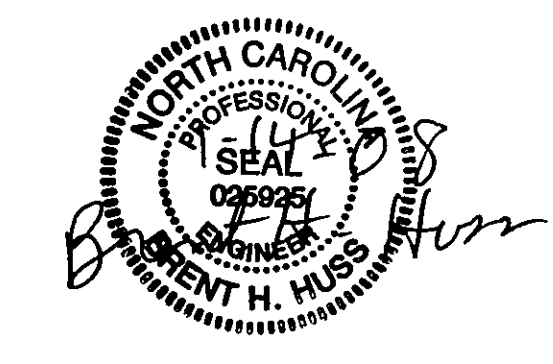
SETBACKS:
FRONT SETBACK: 0
REAR SETBACK: 0
INTERIOR SIDE SETBACK: 0
STREET SETBACK: 0



- LEGEND**
- EXISTING FIRE HYDRANT
 - PROPOSED CURB INLET
 - PROPOSED CLEAN OUT
 - PROPOSED WATER METER
 - EXISTING WATER
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB.
 - SITE AND ADJACENT PROPERTIES ARE WITHIN WINSTON-SALEM CITY LIMITS.
 - NO SIDE OR REAR SETBACKS.
 - NO BUFFER YARD REQUIREMENTS.

OWNER:
JASON BOAZE
JERON HOLDINGS, PLLC
1309 LEES CHAPEL RD.
GREENSBORO, NC 27455
FAX: 336-286-5583
PHONE: 336-286-5505
EMAIL: k99gunner@yahoo.com
jasonboaze@hotmail.com



REVIEW INFORMATION		ZONING		OFF-STREET PARKING (if applicable)	
Type of Review:	<input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review	Existing Zoning: MU-S	Proposed Zoning: MU-S	Proposed Use(s): MEDICAL SURGICAL OFFICE	Proposed Use(s) MEDICAL SURGICAL OFFICE Required Parking: 43 Spaces / 250 sq. ft. gross area (more than one calculation may be needed) Parking Provided: 43 SPACES REQUIRED 57 SPACES PROVIDED
Jurisdiction:	<input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown	Proposed Uses: MEDICAL SURGICAL OFFICE	(Use UDO Terminology)	Off-Street Loading (if applicable)	Loading/Unloading Spaces Required: N/A Loading/Unloading Spaces Provided: N/A Size: N/A ft. x N/A ft.
Purpose Statement:	The purpose of this request is to FOR FINAL DEVELOPMENT PLAN APPROVAL FOR AN URGENT CARE FACILITY RE: ORIGINAL HILLCREST DOCKET #W2582	Density Calculations	# of Units or Lots: N/A	Bufferyards	Adjoining Zoning: MU-S Type Required: N/A Width Provided: 0 ft.
Infrastructure	Public: <input checked="" type="checkbox"/> Private: <input type="checkbox"/>	Density: N/A Units/Lots per Acre	(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)	Property Information	Pin # 6804-80-0118 Tax Block(s) 6547 Lot(s) 001D
Site Size and Coverages	Total Acreage: 1.31 Acres Site Coverages: Building to Land: 22 % Pavement to Land: 47 % Open Space: 31 %	Linear feet of public streets: N/A ft.			
	Building Square Footage: 10,457 sf. Building Height: 21 ft.				

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

HILLCREST URGENT CARE
SITE PLAN

