



SITE DATA

Jurisdiction: Clemmons, NC

Purpose Statement: The purpose of this request is to rezone from RS15, RS20 and IP-S to GB-S.

Zoning: Existing Zoning: RS15, RS20, IP-S
Proposed Zoning: GB-S

Site Acreage: Single Phase: 14.92 Acres +/-
Phase 1: 4.18 Acres +/-
Right-Of-Way Dedication: 1.95 Acres +/-
Single Phase Total Acreage: 17.15 Acres +/-
Two Phase Acreage: 2.50 Acres +/-

Total Acreage: 19.65 Acres +/-

Building Data: Max. Building Height: 60/Unlimited
Food Store: 49,098 SF +/-
Retail 1: 12,500 SF +/-
Retail 2: 2,860 SF +/-
Retail 3 / Restaurant: 5,880 SF +/-
Retail 4 / Restaurant: 6,000 SF +/-
Restaurant: 3,150 SF +/-
Bank: 6,450 SF +/-
Total Building Size: 85,938 SF +/-

Watershed Data: Site is Located Within The Lower Yadkin River WS-IV Water Supply Watershed District

Site Coverage: Maximum Impervious Area Permitted: 70.00%

Phase 1 Development: Building To Land: 1.83 Acres +/- (10.67%)
Pavement To Land: 8.72 Acres +/- (50.85%)

Phase 2 Development: Building To Land (Retail 3): 0.13 Acres +/- (0.76%)
Pavement To Land: 0.00 Acres +/- (0.00%)

Open Space: 6.47 Acres +/- (37.73%)
Site Total: 17.15 Acres +/- (100.00%)

Total Impervious: 10.68 Acres +/- (62.27%)

Infrastructure: Water: Public
Sewer: Public
Road: Public
Total: 1,353 LF +/-

Parking Calculations: Food Store (1 Space Per 225 SF - 49,098 / 225 = 219)
Parking Required: 219 Spaces
Parking Provided: 247 Spaces +/-
Retail (1 Space Per 225 SF - 21,240 SF / 225 = 95)
Parking Required: 107 Spaces
Parking Provided: 108 Spaces +/-
Restaurant (With Drive-Through 1 Space Per 100 SF GFA - 3,150 SF / 100 = 32)
Parking Required: 32 Spaces
Parking Provided: 33 Spaces +/-
Bank (1 Space Per 225 SF GFA - 6,450 / 225 = 29)
Parking Required: 29 Spaces
Parking Provided: 39 Spaces +/-

Loading Spaces Required: 5 Spaces
Loading Spaces Provided: 6 Spaces +/-

Building Setbacks: Front: 20'
Rear: None
Side: None
Street: 20'

Bufferyards: Type Required: None

Streetyards: Type Required: 10'

PROPOSED USES

Residential Uses: Townhouse, Multifamily, Boarding or Rooming House, Combined Use, Congregate Care Facility, Family Group Home B, Family Group Home C, Fraternity or Sorority, Life Care Community

Retail and Wholesale Trade: 25C Store (except), Arts and Crafts Studio, Building Materials Supply, Convenience Store, Food or Drug Store, Furniture and Home General Merchandise, Hardware Store, Nursery, Lawn and Garden Supply Store, Retail Outdoor Display Retail, Restaurant (without drive-through service), Restaurant (with drive-through service), Retail Store, Specialty or Miscellaneous Shopping Center, Wholesale Trade A

Business and Personal Services: Banking and Financial Services, Bar and Breakfast, Funeral Home, Health Services, Miscellaneous, Hotel or Motel, Kennel, Medical or Dental Laboratory, Medical and Surgical Offices, Non-Store Retailer, Offices, Miscellaneous, Professional Office, Service, Business A, Services, Business B, Services, Personal, Storage Services, Retail, Veterinary Services

Recreational Uses: Recreation Services, Indoor, Recreation Services, Outdoor, Recreation Facility, Public Theater, Indoor

Institutional and Public Uses: Academic Medical Center, Adult Day Care Center, Child Care (Drop-in), Child Care Institution, Child Care (Sick Children), Child Day Care Center, Club or Lodge, Group Care Facility A, Group Care Facility B, Habilitation Facility C, Institutional Vocational Training Facility, Library, Public, Museum or Art Gallery, Neighborhood Organization, Nursing Care Institution, Police or Fire Station, Post Office

Transportation and Utilities: Access Easement, Private Off-Site Utilities

BEARINGS AND DISTANCES

N 02°09'42" W 10.14'
N 22°01'22" E 141.01'
S 52°45'27" E 149.09'
S 04°14'16" E 113.21'
S 06°31'20" E 62.98'
S 08°56'20" E 63.00'
A-61.88', R-1185.96', D-3.3218', B-S 12°00'20" E, C-61.87'
S 13°56'13" E 27.96'
S 16°20'00" E 63.78'
S 18°54'52" E 83.71'
S 20°38'34" E 111.09'
S 20°52'20" E 99.04'
S 20°58'11" E 119.19'
S 27°21'12" W 46.70'
N 89°40'59" W 384.99'
N 89°38'46" W 50.12'
N 89°40'20" W 167.39'
N 89°42'00" W 103.84'
N 01°45'49" E 98.67'
N 89°40'59" W 263.33'
S 04°56'09" W 117.54'
N 89°42'01" W 28.49'
N 89°41'38" W 106.10'

TREE SAVE LEGEND

New Development: Total Site Size (in square feet): 940,492 SF +/-
Total Limits of Land Disturbance (in Square Feet): 0 SF +/-
Total Site Area Excluded From TSA: 84,962 SF +/-
Square Feet of Proposed R.O.W.: 84,962 SF +/-
Square Feet of Existing Water Bodies and Stormwater Ponds: 0 SF +/-
Square Feet of Existing Utility Easements: 0 SF +/-
Total Excluded Area: 84,962 SF +/-

Minimum Tree Save Area Required: 10% X 12%
Total Required Tree Save Area (in square feet): 94,049 SF +/-
Total Site Size (in square feet): 940,492 SF +/-
Total Required Tree Save Area: 10.2% X 12% = 102,864 SF +/-

Individual Trees Method Used: Yes X No
Number of Trees 8" - 12" DBH: 0 X 2,800 SF +/-
Number of Trees 12" - 24" DBH: 0 X 1,800 SF +/-
Number of Trees 24" - 36" DBH: 0 X 2,800 SF +/-
Number of Trees Larger Than 36" DBH: 0 X 4,000 SF +/-

Tree Stand Method Used: Yes X No
List the Area of Each Tree Stand Being Saved:
Area 1: 29,725 SF +/-
Area 2: 62,904 SF +/-

New Trees Used for TSA Credit: Yes X No
Number of Large Variety Trees Planned: 15
Number of Small Variety Trees Planned: 11,250 SF

Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 82,129 SF +/-
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 11,250 SF +/-

ADJACENT OWNERS

PIN	Block Lot	Additional Lots	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	5883-86-8831.00	401700	1892-193	Bronck, John E & Ann G	100 Village Haven Drive	Clemmons, NC 27012
2	5883-86-8832.00	4236 0020M	1962-85	Carlton, Thomas D Sr & Patricia M	6950 Harper View Court	Clemmons, NC 27012
3	5883-86-3446.00	4233 129 130		Clemmons Medical Park LLC	Winston-Salem, NC 27157	PB-S
4	5883-95-8862.00	4236A003B	2522-172	Clemmons Retail LLC	1045 Burke Street	Winston-Salem, NC 27101
5	5883-07-1153.00	4233F101	1888-811	Clemmons Village First Ctr Inc	PO Box 24861	Winston-Salem, NC 27114
6	5883-95-7837.00	4236A003A	2564-3666	Clemmons Village West Building Seven Office Condominium Owners Association Inc	6201 Towncenter Drive, Apt/Unit 140	Clemmons, NC 27012
7	5883-97-4060.00	4207 090	3130-2021	DCB Clemmons LLC	PO Box 560	Wilkesboro, NC 28697
8	5883-97-7024.00	4207 571	2252-4251	First Citizens Bank & Trust Co	PO Box 27131	Raleigh, NC 27611
9	5883-96-1819.00	4401F039	1980-1595	Fox, James E & Mary E	460 Crover Pointe Drive	Clemmons, NC 27012
10	5883-96-1883.00	4401F038	2071-2912	Fuehrer, Kurt & Penny	470 Crover Pointe Drive	Clemmons, NC 27012
11	5883-95-0844.00	4236A003A	3071-1035	Gibraltar Commercial IV LLC	250 Gibraltar Road	Horsham, PA 19044
12	5883-96-0704.00	4236A003A	3225-3498	Jenkins, Elvin & Joyce	105 Village Club Lane	Clemmons, NC 27012
13	5883-96-3921.00	4401F038	3191-3998	Splight, Andrew Martin & Shannon Vaughn	465 Crover Pointe Drive	Clemmons, NC 27012
14	5883-05-3976.00	4308 0014	2772-3487	S3 Clemmons LLC	4035 Premier Drive, Apt/Unit 203	High Point, NC 27285
15	5883-96-2883.00	4401F037	3386-2105	Stevens, Jim & Lonna	475 Crover Pointe Drive	Clemmons, NC 27012
16	5883-94-4912.00	4236 204H	2344-440	Village Pointe LLC	PO Box 1719	King, NC 27021
17	5883-86-1981.00	4207 084D	1691-3921	YMCA of Greater W-S	301 N Main Street, Apt/Unit 1900	Winston-Salem, NC 27101
17	5883-86-7227.00	4207 572	2437-3978			

NOTES

Topographic & Boundary Information: Topographic information provided from Forsyth County digital GIS data. Boundary information from survey by Sgral Land Surveying dated May 15, 2015.

General notes: 1. For mixed-use buildings with retail and restaurant uses, SF shall be based on parking provided.

SCALE: 1" = 60'

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

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SEALS:
C-69
MARTIN C. PAUL
LANDSCAPE ARCHITECT
NO. 12345
STATE OF NORTH CAROLINA
427
APPROVED FOR CONSTRUCTION

PROJECT:

PEACE HAVEN VILLAGE
CLEMMONS, NC

CLIENT:
Morgan Property Group
13024 Ballantyne Corporate Place, Suite 250
Charlotte, NC 28277

DRAWN: BR
DATE: 08-27-15

REVISIONS:

JOB. NO.: 14-210
SHEET TITLE:

PEACE HAVEN VILLAGE

DEVELOPER:
Morgan Property Group
13024 Ballantyne Corporate Place, Suite 250
Charlotte, NC 28277

OWNERS/PETITIONERS:
5883-96-7628.00, 5883-96-8722.00, 5883-96-8553.00, 5883-96-7447.00
Ralph & Peggy Bolt
2320 Lewisville Clemmons Rd
Clemmons, NC 27012

5883-96-7364.00, 5883-96-0035.00, 5883-96-8035.00, 5883-96-9159.00
J W Gammans
2320 Lewisville Clemmons Rd
Clemmons, NC 27012

5883-96-7290.00, 5883-96-9159.00
Davis L Taylor
2340 Lewisville Clemmons Rd
Clemmons, NC 27012

5883-96-2360.00
YMCA of Greater W-S Inc
301 N Main St, Apt/Unit 1900
Winston-Salem, NC 27101

PREPARED BY:
stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

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REZONING PLAN

RZN-1

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