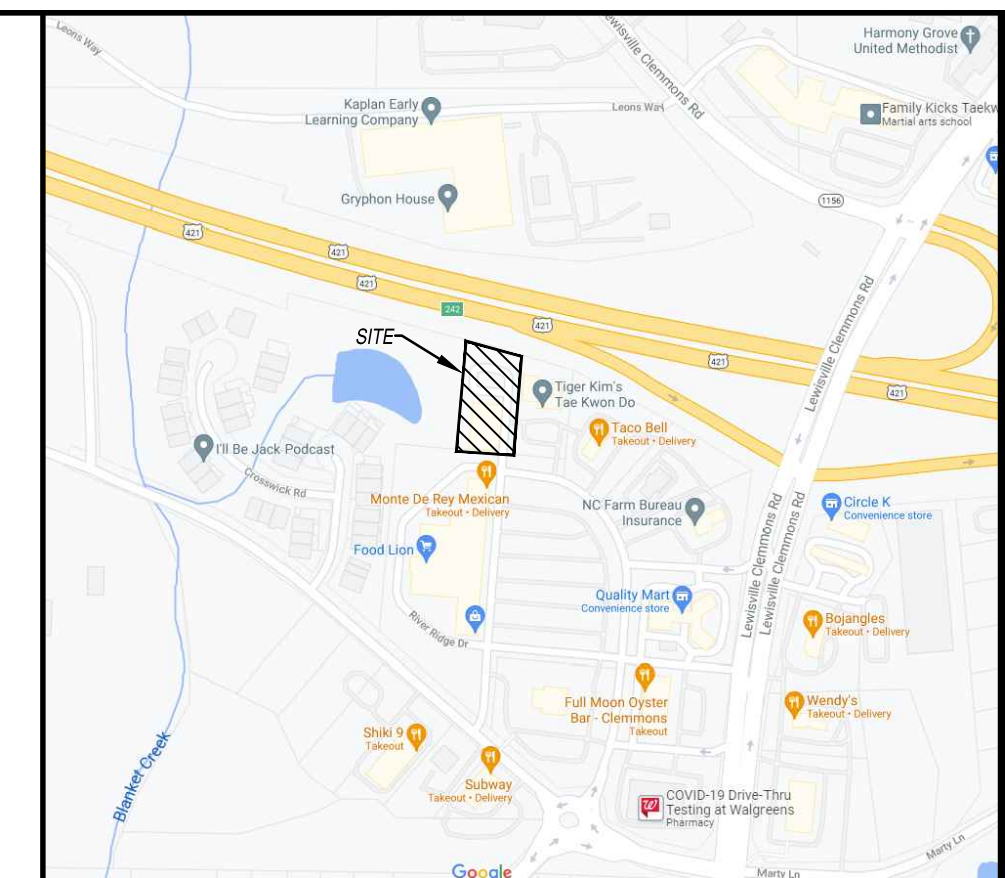


**PROPERTY INFORMATION:**  
 PARCEL ID NUMBER: 5884-89-5783  
 ZONING: PB-S  
 ACREAGE: 1.05

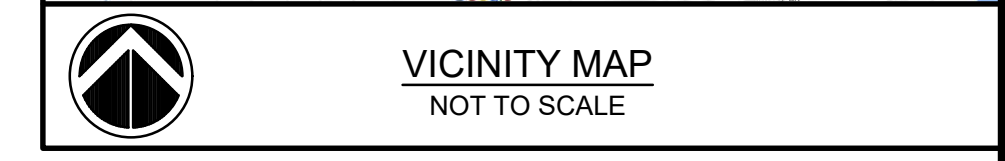
**PROPERTY OWNER:**  
 ATLAS NC I SPE LLC  
 PO BOX 167  
 WINSTON SALEM, NC 27102  
 PHONE:  
 EMAIL:

**DEVELOPER:**  
 KAKEWALK, LLC  
 171 MONTALK CT.  
 CLEMMONS, NC 27012  
 PHONE: 336-354-9080  
 EMAIL: DRAGOO@MYKOLORS.COM

**ENGINEER:**  
 ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, N.C. 27103  
 PHONE: (336) 765-2377  
 EMAIL: SCAUSEY@ALLIED-ENGSURV.COM



**Allied Design, Inc.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, NORTH CAROLINA, 27103  
 Phone: (336) 765-2377  
 Fax: (336) 760-8886  
 http://www.allied-engsurv.com



**REZONING AND PRELIMINARY SITE PLAN**  
 FOR PLANNING BOARD REVIEW ONLY

**REVIEW INFORMATION**

TYPE OF REVIEW:  
 SPECIAL USE REZONING  
 PLANNING BOARD REVIEW

JURISDICTION:  
 VILLAGE OF CLEMMONS

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO: OBTAIN A MAJOR AMENDMENT TO ADD ADDITIONAL USES TO THE PROPERTY.

**ZONING**

EXISTING ZONING: PB-S

PROPOSED ZONING: PB-S (NO CHANGE)

PROPOSED USES: RETAIL STORE, SPECIALTY OR MISCELLANEOUS, ARTS AND CRAFTS STUDIO, GENERAL MERCHANDISE STORE, NON-STORE RETAILER, OFFICES, MISCELLANEOUS, PROFESSIONAL OFFICE, SERVICES, BUSINESS A, SERVICES, BUSINESS B, AND SERVICES, PERSONAL.

CURRENT USE IS RECREATION SERVICE, INDOOR AS AS APPROVED ON ZONING DOCKET C-154.

**BUFFERYARDS**

ADJOINING ZONING: RM8-S, HB8

TYPE REQUIRED: I

WIDTH PROVIDED: 10' FT

**BUILDING SETBACKS**

FRONT: NONE

REAR: NONE

SIDE: NONE

STREET: NONE

**INFRASTRUCTURE**

	PUBLIC	PRIVATE
WATER:	<input checked="" type="checkbox"/>	
SEWER:	<input checked="" type="checkbox"/>	
STREETS:		<input checked="" type="checkbox"/>

**OFF-STREET PARKING**

PROPOSED USE(S): GENERAL MERCHANDISE STORE

REQUIRED PARKING: 1 SPACES/ 225 SF  
12,081 SF / 225 SF = 53.69

REQUIRED PARKING (SUBTOTAL): 54 SPACES

30% PB ZONING PARKING REDUCTION: (-16) SPACES

REQUIRED PARKING (TOTAL): 38 SPACES (INCL. 2 HC)

PROVIDED PARKING: 42 SPACES (INCL. 2 HC)

**SITE SIZE AND COVERAGES**

TOTAL ACREAGE:	<u>1.05</u>	ACRE(S)
SITE COVERAGES:		
BUILDING TO LAND	<u>21.5</u>	%
PAVEMENT TO LAND	<u>43.7</u>	%
OPEN SPACE	<u>34.8</u>	%
TOTAL	<u>100</u>	%

**WATERSHED INFORMATION**

SUBJECT PROPERTY IS LOCATED IN WS-IV PROTECTED WATERSHED.

OWNER INDICATES THAT A 12'x25' LOADING SPACE WILL ACCOMMODATE ANY SIZE DELIVERY VEHICLE.

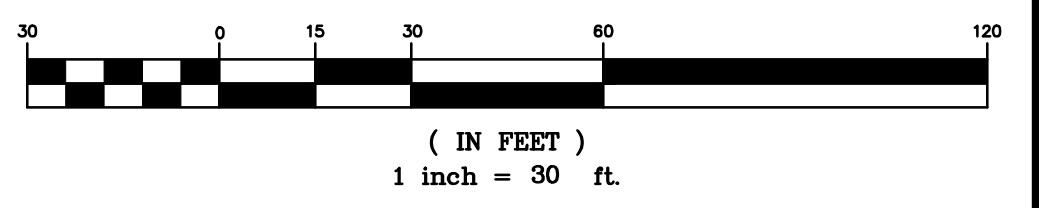
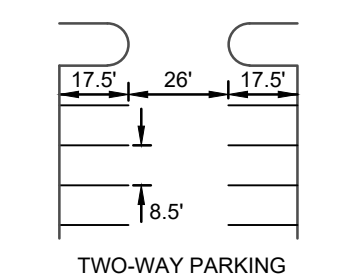
NO NEW IMPERVIOUS PROPOSED IN THIS PROJECT

NO GROUND SIGNS OR MONUMENT SIGNS ARE EXISTING. NO GROUND SIGNS OR MONUMENT SIGNS ARE PROPOSED.

**GENERAL NOTES**

- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM MISCELLANEOUS SURVEYS. EXISTING TOPOGRAPHY AND OTHER INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY MAPS.
- ALL DEVELOPMENT SHALL CONFORM WITH THE VILLAGE OF CLEMMONS UNIFIED DEVELOPMENT ORDINANCE.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.

**TYPICAL PARKING DIMENSIONS**



**KAKEWALK**  
 1415 RIVER RIDGE DRIVE  
 CLEMMONS, NC 27012

PROJECT NO.:	21-019
DRAWN BY:	HLK
CHECKED BY:	SMC
DATE:	05/27/2021

NO.	DATE	DESCRIPTION
A	05/27/2021	ISSUED FOR PRE-SUBMITTAL REVIEW
B	06/03/2021	ISSUED FOR PLANNING BOARD APPROVAL
C	07/07/2021	REVISED PER PLANNING STAFF COMMENTS

**REZONING AND PRELIMINARY SITE PLAN**

SHEET  
**C1**