



**Charlotte Office**  
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November 22, 2021

Mr. Gary Roberts, Jr.  
Project Planner  
Winston-Salem/Forsyth County  
City-County Planning Board  
100 E. First Street, Suite 225  
Winston-Salem, NC 27102

**Re: Circle K – Kernersville, NC (Union Cross Rd. & Sedge Garden Rd.)**

Dear Mr. Roberts,

For the above referenced project, Neighborhood outreach letters were sent to property owners and current residents within 500' of the subject site. A total of 25 letters were sent on November 3, 2021. The letters included a description of amendment to our approved plan, a map of the property location, and contact information for a Bowman Consulting representative and Council Member, Annette Scippio, if any neighbors had questions or concerns. As of November 22, 2021, no neighbors have any questions or concerns regarding the rezoning.

Sincerely,

**BOWMAN CONSULTING NC PC**

A handwritten signature in blue ink, appearing to read "P. Doster".

Peter Doster, PE  
Branch Manager



**Circle K Stores Inc.**  
1100 Situs Court, Suite 100  
Raleigh, NC 27606

November 2, 2021

### **Neighborhood Rezoning Notice**

Dear Property Owner,

You are receiving this notice for a proposed Circle K convenience store located at the corner of Union Cross Rd. (SR-2643) and Sedge Garden Rd. (SR-2632) at 1400 Union Cross Rd, Kernersville, NC.

On May 17, 2021, Circle K Stores Inc. was approved for a Rezoning Special Use Permit (W-3464) by changing the zoning designation from LB & RS9 (Residential/Retail) to GB-S (General Business-Special Use) to allow for the use of the convenience store with gasoline sales. However, during the design phase of our project, a plan adjustment had to be made regarding the stormwater detention facility, going from underground storm detention to above-ground storm detention. Attached is an Illustrative Site Plan of the proposed change. Please note that as the City of Winston-Salem reviews the plan, changes to the site plan may be made.

Usually, the petitioner would hold a neighborhood drop-in meeting. However, due to COVID-19 restrictions, holding a meeting is not feasible at this time. If you have any questions or concerns regarding the proposed stormwater management design change, don't hesitate to contact the petitioner's representative, Peter Doster, with Bowman Consulting at (980) 446-3335 or [pdoster@bowmanconsulting.com](mailto:pdoster@bowmanconsulting.com). You may also contact Council Member, Annette Scippio, at (336) 771-5175 or [annettes@cityofws.org](mailto:annettes@cityofws.org).

Circle K is committed to delivering fast and friendly service for all parts of our business. Therefore, to provide good communication with residential areas close to our site, we encourage neighbors to attend the Planning Board Public Meeting on December 9, 2021, at 4:30 PM with the City of Winston-Salem Planning Board. All interested persons are invited to participate in the above-described hearing and will have an opportunity to speak.

Thank you,

A handwritten signature in black ink that reads "Andy Priolo". The signature is written in a cursive, flowing style.

Andy Priolo  
Real Estate Development Manager

Neighborhood Rezoning Notice

Location Map

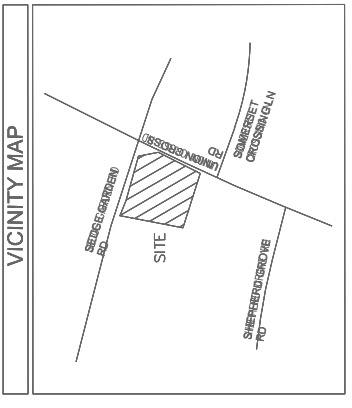


**Circle K Stores Inc.**  
1100 Situs Court, Suite 100  
Raleigh, NC 27606



CHANGE TO PREVIOUS PLAN: STORMWATER MANAGEMENT WAS MODIFIED FROM BELOW GROUND DETENTION IN THE FRONT OF THE SITE TO A WET POND IN THE BACK OF SITE  
PURPOSE OF SITE PLAN AMENDMENT: TO MOVE THE STORMWATER MANAGEMENT TO A WET POND IN BACK OF THE SITE.

CONCEPTUAL EXHIBIT  
NOT FOR CONSTRUCTION



**SITE DATA TABLE**  
SITE NAME: CIRCLE K - KERNERSVILLE, NC  
ADDRESS: 1400 UNION CROSS RD - KERNERSVILLE - NC

**PARCEL INFORMATION:**  

PARCEL NO.	OWNER	ACERAGE	ZONING
6875-41-4968	Donald A. Joyce	0.42	LB
6875-41-3896	Donald A. Joyce	0.50	LB
6875-41-2797	Rachel Joyce Maxcy	0.36	RS9
6875-41-2962	Donald A. Joyce	1.33	RS9
6875-42-1075	Donald A. Joyce	0.63	RS9

**JURISDICTION:**  
WINSTON-SALEM  
GB-S (GENERAL BUSINESS-SPECIAL USE)  
**WATERSHED:**  
NOT LOCATED IN A WATER SUPPLY WATERSHED  
**PARCEL SIZE:**  
#3.22 ACRES

**PARKING:**  
REQUIRED:  
1 SPACE FOR EVERY 225 SF FLOOR AREA = 24 SPACES

**PROPOSED SITE:**  
CK STANDARD (10'X20') = 25  
CK ADA SPACE (8'X20') = 2  
CK TOTAL SPACES = 25

**SETBACKS:**  

BUILDING	ROW (UNION CROSS RD)	ADJACENT PROPERTY SIDE (UNION CROSS RD)	SIDE (RESIDENTIAL)
10'	XX'	XX'	20'
10'	XX'	XX'	40'
10'	XX'	XX'	20'

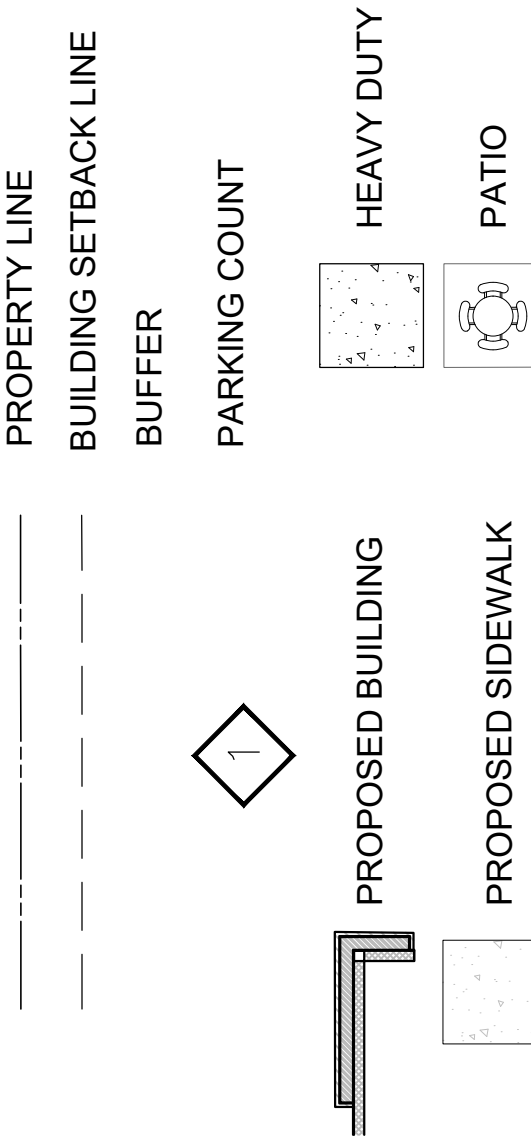
**CONCEPTUAL PLAN NOTES:**  
CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.

BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.  
THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUCTED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

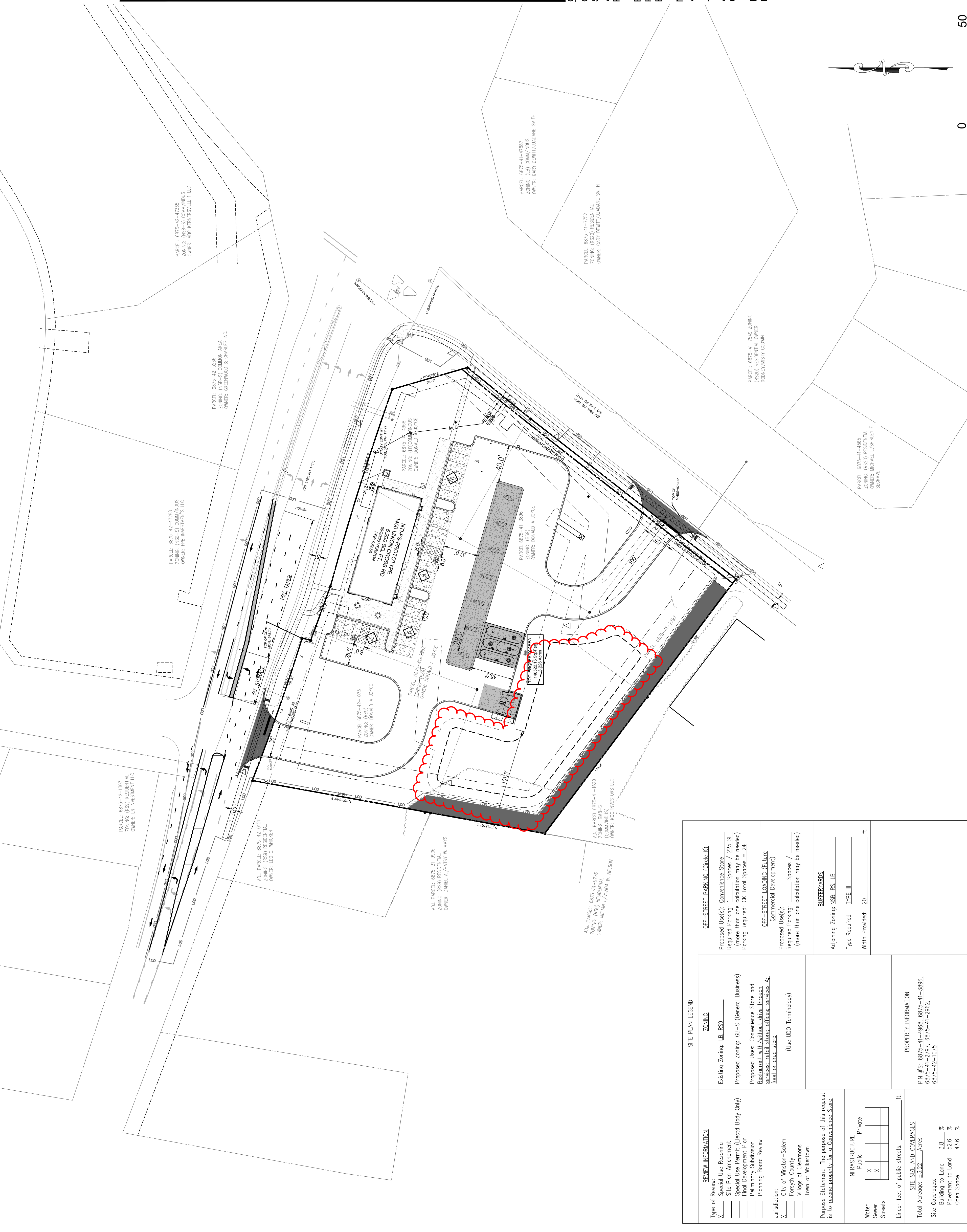
PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.

**PROPOSED LEGEND**



CONCEPTUAL EXHIBIT ZONING

OWNER: CIRCLE K  
CONTACT: ANDY PRIOLO  
PHONE: 919-774-6700  
EMAIL: apriolo@circlek.com



SITE PLAN LEGEND	
<b>REVIEW INFORMATION</b> Type of Review: <input type="checkbox"/> Preliminary Use Review <input type="checkbox"/> Final 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	<b>OFF-STREET PARKING (Circle K)</b> Proposed Use(s): Convenience Store Required Parking: 1 Space / 225 SF (more than one calculation may be needed) Parking Required: CK: Total Spaces = 24
<b>APPROVALS</b> <input type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown	<b>OFF-STREET LOADING (Future Commercial Development)</b> Proposed Use(s): <input type="checkbox"/> Office / Restaurant with <input type="checkbox"/> Drive-through Required Parking: <input type="checkbox"/> Spaces / <input type="checkbox"/> ft. (more than one calculation may be needed)
<b>INFRASTRUCTURE</b> Public: <input type="checkbox"/> Water: <input type="checkbox"/> Sewer: <input type="checkbox"/> Streets: <input type="checkbox"/>	<b>ADJACENT ZONING</b> Adjoining Zoning: USB, RS, LB Type Required: TYPE III Width Provided: 20 ft.
Linear feet of public streets: _____ ft. Total Acreage: 3.22 Acres Site Coverage: Building to Land: 1.8 % Pavement to Land: 4.6 % Open Space: 5.6 % Building Square Footage: 5,202 (C=Store) Building Height: 23 ft.	<b>PROPERTY INFORMATION</b> PM #'s: 6875-41-4968, 6875-41-3896, 6875-41-2797, 6875-41-2962, 6875-42-1075

<p>CONCEPTUAL DESIGN</p> <p>KERNERSVILLE (UNION CROSS RD), NC</p> <p>GAS STATION</p> <p>NW CORNER OF UNION CROSS RD AND SEDGE GARDEN RD</p> <p>Bowman Consulting Group, Ltd. Peter Doster - Engineer postler@bowmanconsulting.com 4350 Main Street Suite 219 Hartsburg, NC 28075 Phone: (704)412-7424 www.bowmanconsulting.com</p>		<p>CIRCLE K STORES INC.</p>
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Certificate of Authorization License No. 4523

# Bowman CONSULTING

DW	DW	PD
DSGN	DRAWN	CHKD
SCALE 1" = 50'		
VERSION 1.0		