

March 29, 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 March 26, 2021. The letters included a description of the rezoning request, a map of the property location, and contact information for a Bowman Consulting representative and Council Member, Annette Scipio, if any neighbors had questions or concerns. As of March 29, 2021, no neighbors have any questions or concerns regarding the rezoning.

Sincerely,

BOWMAN CONSULTING NC PC



Peter Doster, PE
Branch Manager



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

March 25, 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

As the owner of property within 500 feet of the property shown on the attached location map, please be advised that the property is subject to an application to change 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. Attached is an Illustrative Site Plan of the proposed redevelopment. 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 or in the foreseeable future. If you have any questions or concerns regarding the proposed rezoning, please contact the petitioner's representative, Peter Doster, with Bowman Consulting at (980) 446-3335 or pdoster@bowmanconsulting.com. You may also contact Council Member, Annette Scippio, at (336) 771-5175 or annettes@cityofws.org.

Circle K is committed to delivering fast and friendly service; this goes for all parts of our business. Therefore, to provide good communication with residential areas close to pending rezoning requests, we encourage neighbors to attend the Planning Board Public Meeting to be held on April 8th, 2021, at 4:30 PM with the City of Winston-Salem Planning Board. All interested persons are invited to attend 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

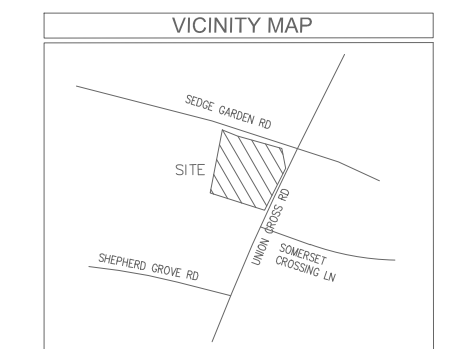
Neighborhood Rezoning Notice

Proposed Location Map



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

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
6875-41-3898	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			
EXISTING ZONING: LB & RS9 (RESIDENTIAL/RETAIL)			
PROPOSED ZONING: GB-S TWO PHASE (GENERAL BUSINESS-SPECIAL USE)			
WATERSHED: NOT LOCATED IN A WATER SUPPLY WATERSHED			
PARCEL SIZE:			
CK PARCEL	±3.22 ACRES		
OUTPARCEL	±0.92 ACRES		
PARKING:			
REQUIRED:	1 SPACE FOR EVERY 225 SF FLOOR AREA = 24 SPACES		
PROPOSED FIRST PHASE:	28		
	CK STANDARD (10'X20')	= 26	
	CK ADA SPACE (8'X20')	= 2	
	CK TOTAL SPACES	= 28	
SETBACKS:			
	BUILDING	BUFFER	
ROW (UNION CROSS RD)	XX'	10'	
ROW (SEGE GARDEN RD)	XX'	10' (CORNER LOT)	
ADJACENT PROPERTY:			
SIDE (UNION CROSS RD)	40'	10'	
SIDE (RESIDENTIAL)	40'	10"	

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 CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.		
PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.		

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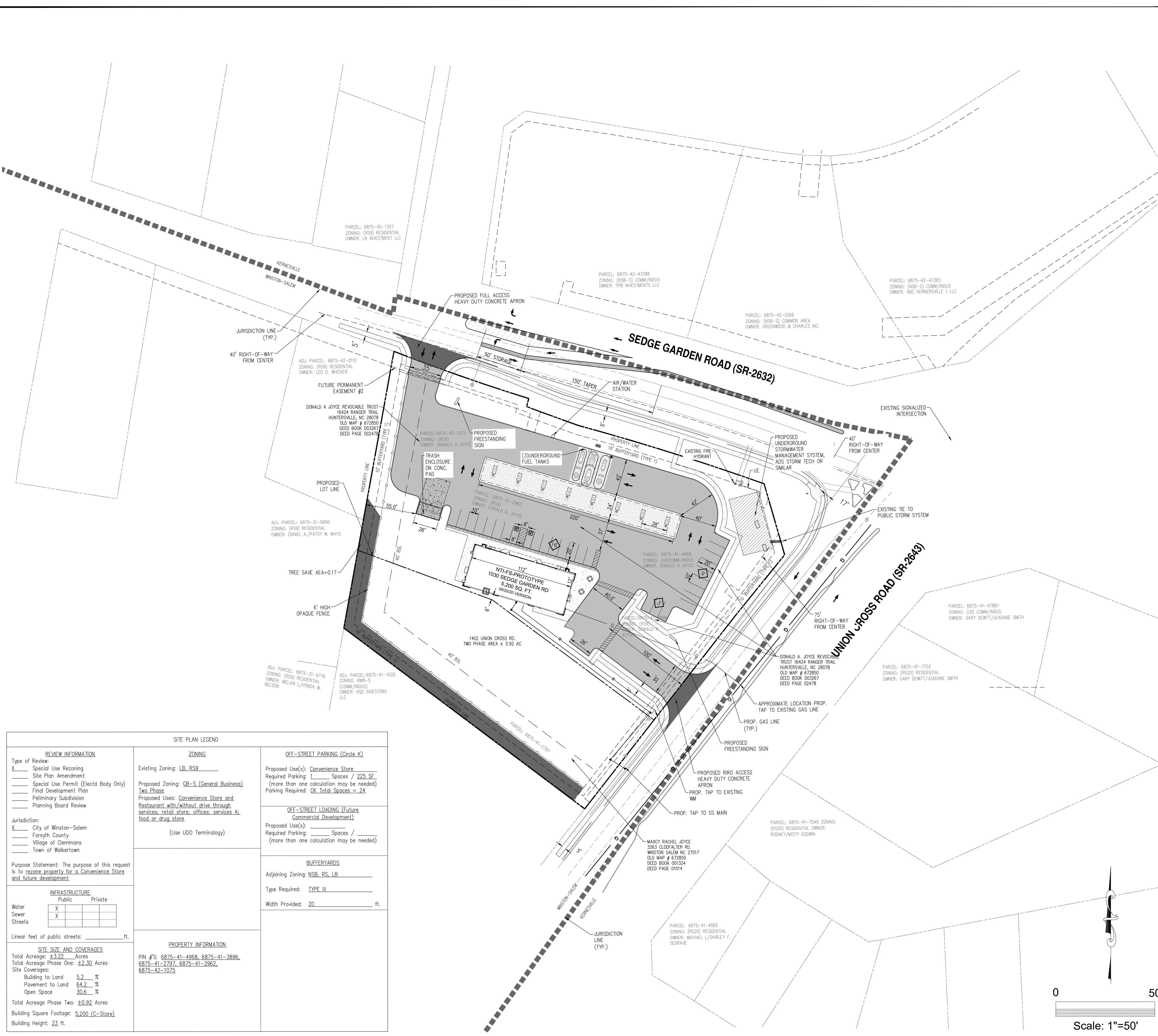
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PROPOSED LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	BUFFER
	PARKING COUNT
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	HEAVY DUTY CONCRETE
	PATIO

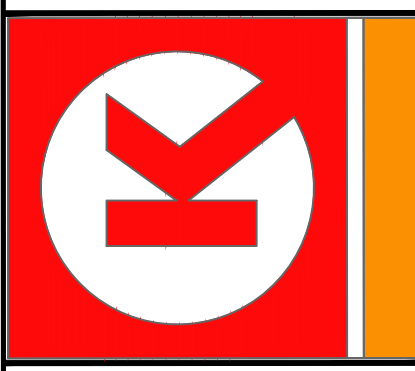
CONCEPTUAL EXHIBIT ZONING

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



SITE PLAN LEGEND		
REVIEW INFORMATION Type of Review: X Special Use Rezoning Site Plan Amendment Special Use Permit (Elect Body Only) Final Development Plan Preliminary Subdivision Planning Board Review Jurisdiction: X City of Winston-Salem Forsyth County Village of Clemmons Town of Walkertown Purpose Statement: The purpose of this request is to rezone property for a Convenience Store and future development.	ZONING Existing Zoning: LB, RS9 Proposed Zoning: GB-S (General Business) Two-Phase Proposed Uses: Convenience Store and Restaurant with/without drive-through services; retail store; offices; services A; food or drug store. (Use UDO Terminology)	OFF-STREET PARKING (Circle K) Proposed Use(s): Convenience Store Required Parking: 1 Spaces / 225 SF (more than one calculation may be needed) Parking Required: CK Total Spaces = 24 OFF-STREET LOADING (Future Commercial Development) Proposed Use(s): Required Parking: Spaces / (more than one calculation may be needed)
INFRASTRUCTURE Public Private Water X Sewer X Streets Linear feet of public streets: _____ ft.	PROPERTY INFORMATION PIN #'S: 6875-41-4968, 6875-41-3898, 6875-41-2797, 6875-41-2962, 6875-42-1075	BUFFERYARDS Adjoining Zoning: NSB, RS, LB Type Required: TYPE III Width Provided: 20 _____ ft.
SITE SIZE AND COVERAGES Total Acreage: ±3.22 Acres Total Acreage Phase One: ±2.30 Acres Site Coverages: Building to Land 5.2 % Pavement to Land 64.2 % Open Space 30.6 % Total Acreage Phase Two: ±0.92 Acres Building Square Footage: 5,200 (C-Store) Building Height: 23 ft.		

CIRCLE K
STORES INC.



Bowman Consulting Group, Ltd.
Peter Deater - Engineer
pdeater@bowmanconsulting.com
4350 Main Street
Suite 219
Harrisburg, NC 28075
Phone: (704)412-7424
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CONCEPTUAL DESIGN
KERNERSVILLE (UNION CROSS RD), NC
GAS STATION
NW CORNER OF UNION CROSS RD AND
SEGE GARDEN RD

Bowman
CONSULTING
Certificate of Authorization License No. 4523

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