

April 5, 2022

Dan Rankin, Project Planner
Winston-Salem / Forsyth County Planning and Development Services
100 East First, Suite 225
Winston-Salem, North Carolina 27101

RE: Chipotle – Peters Creek Parkway
Project Number: W-3519
Project ID: 718410
Summary of Neighborhood Outreach Efforts
McAdams Project Number: 2021110663

Mr. Rankin:

As required for our client's rezoning, we have conducted public outreach. We mailed out a letter to all property owners within 500' (list attached). The letter (attached) contained information about the rezoning process, a project overview and included an attached site plan for reference. The letter listed a phone number and email address for comments and questions. The letter also had a link to a zoom meeting held on Monday April 4, 2022 from 6:00-7:00 pm. There were no attendees at the zoom meeting and no phone calls were received. One resident contacted me via email to note their support of the rezoning (email attached). In addition, the local city council representative has been notified of our project and our public outreach efforts.

Please let me know if you have any questions about our public outreach for this project. We look forward to going through this process with you.

Sincerely,
MCADAMS



Caleb Robinson, RLA, GGP, LEED GA
Project Manager, National Brands

March 24, 2022

NOTICE OF SPECIAL USE REZONING HB-S TO GB-S: CASE W-3519 (CHIPOTLE- PETER’S CREEK PARKWAY)

Dear adjacent Property Owner:

A notice of Special Use Rezoning to amend the zoning map of Winston-Salem has been filed by McAdams for property owned by Calco, Inc. to change the zoning classification of the property from HB-S (Highway Business) to the new zoning classification of GB-S (General Business). If you are receiving this letter, then records indicate that you own property within 500’ of to the parcel to be rezoned.

The property is located at 1051 Southpark Blvd., Winston-Salem, NC 27127 and consists of PIN # 6823-77-9900.

The principal activity allowed in the proposed new zoning classifications is a restaurant with drive through. A new Chipotle restaurant with drive through is proposed to be built on a portion of this parcel. (See attached.)

The City-County Planning Board will hold a public hearing on this petition on April 14, 2022 at 4:30 pm at the Bryce Stuart Municipal Building, 5th Floor Public Meeting Room, 100 E First Street, Winston-Salem, NC 27101. The City Council votes on any City-County Planning Board recommendation for rezoning May 2, 2022, 7:00 pm at City Hall Council Chamber, 101 North Main Street, Room 230, Winston-Salem, NC 27101.

A public notice in the form of a rezoning sign will be posted on the site at least fifteen (15) days before the public hearing by the City-County Planning Board. A legal advertisement will appear in the Winston-Salem Journal at least ten (10) days prior to the same public hearing.

As the petitioner for the rezoning, we are hosting a virtual public meeting prior to the City-County Planning Board meeting to answer any questions or concerns about the proposed rezoning. The virtual meeting is on **Monday, April 4, 2022 at 6 pm via zoom. Meeting details are on the reverse side of this notice.**

You may also contact me at (919) 361-5000 or email at robinson@mcadamsco.com through April 5, 2022, to discuss any comments or concerns.

Sincerely,

MCADAMS



Caleb Robinson, RLA, GGP, LEED GA
Project Manager, National Brands

RE: Virtual Neighborhood Meeting – Zoom Instructions

Topic: NOTICE OF SPECIAL USE REZONING HB-S TO GB-S: CASE W-3519 (CHIPOTLE- PETER'S CREEK PARKWAY)

Time: Apr 4, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://mcadamsco.zoom.us/j/89533493206?pwd=WjJ5ZHMrY2t4Z1ZCamR6bStmV2tGQT09>

Meeting ID: 895 3349 3206

Passcode: 146695

One tap mobile

+16468769923,,89533493206# US (New York)

+13017158592,,89533493206# US (Washington DC)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 895 3349 3206

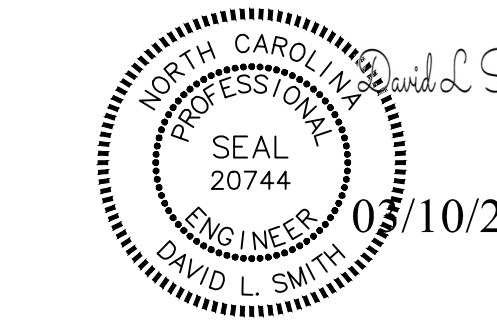
Find your local number: <https://mcadamsco.zoom.us/u/kemlOmGios>

Sincerely,

MCADAMS

CLIENT
R&M DEVELOPMENT SERVICES, LLC
940 AQUAVIEW DRIVE
KERNERSVILLE, NC 27284
Mike LaRue
PHONE: 336.317.0401
mlarue@laruedevelopment.com

CHIPOTLE - PETERS CREEK PARKWAY FORM 1 SITE PLAN
1051 SOUTHPARK BLVD.
WINSTON SALEM, NC 27127



REVISIONS

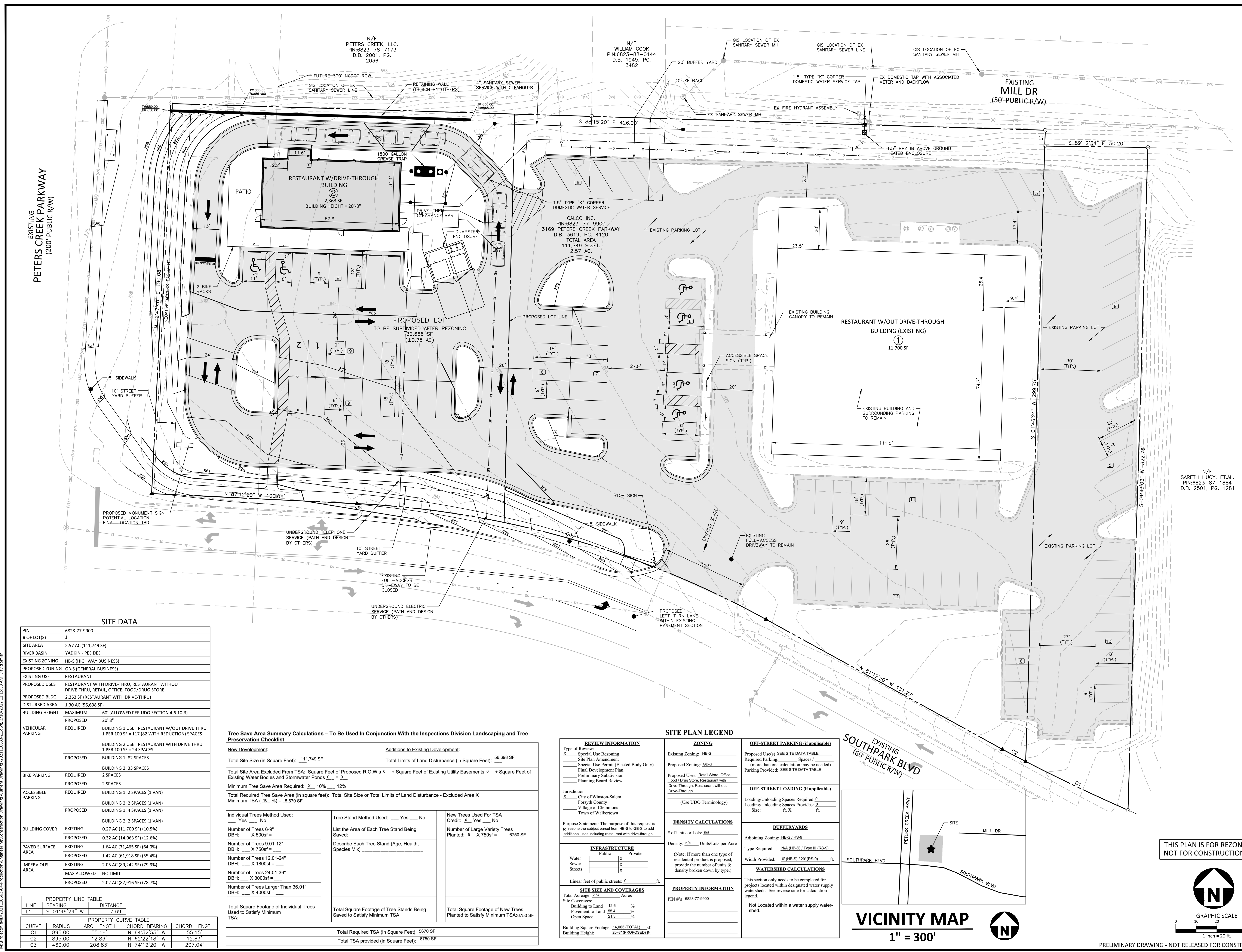
NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO.	2021110663
FILENAME	2021110633-Z1
CHECKED BY	DLS
DRAWN BY	CJR
SCALE	1" = 20'
DATE	03.04.2022

SHEET

SITE PLAN
Z-1



SITE DATA

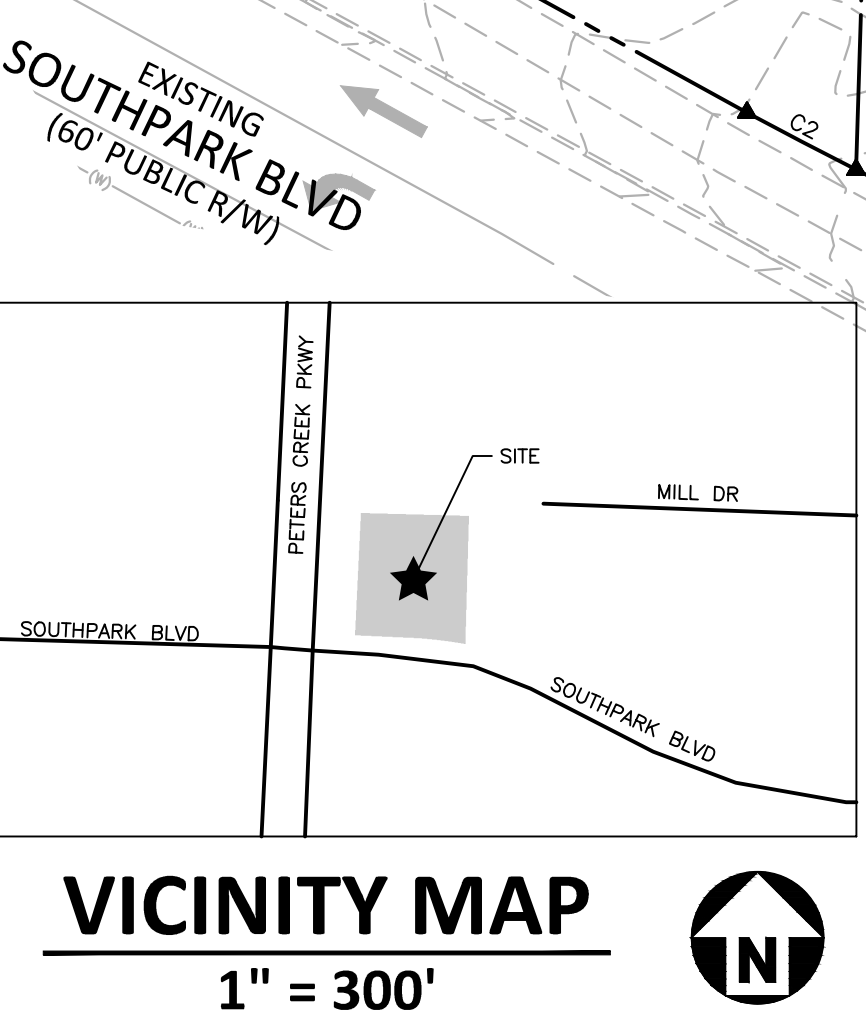
PIN	6823-77-9900
# OF LOTS	1
SITE AREA	2.57 AC (111,749 SF)
RIVER BASIN	YADKIN - PEE DEE
EXISTING ZONING	HB-S (HIGHWAY BUSINESS)
PROPOSED ZONING	GB-S (GENERAL BUSINESS)
EXISTING USE	RESTAURANT
PROPOSED USES	RESTAURANT WITH DRIVE-THRU, RESTAURANT WITHOUT DRIVE-THRU, RETAIL, OFFICE, FOOD/DRUG STORE
PROPOSED BLDG	2,363 SF (RESTAURANT WITH DRIVE-THRU)
DISTURBED AREA	1.30 AC (56,698 SF)
BUILDING HEIGHT	MAXIMUM 60' (ALLOWED PER UDO SECTION 4.6.10.B) PROPOSED 20' 8"
VEHICULAR PARKING	REQUIRED BUILDING 1 USE: RESTAURANT W/OUT DRIVE THRU 1 PER 100 SF = 117 (82 WITH REDUCTION) SPACES BUILDING 2 USE: RESTAURANT WITH DRIVE THRU 1 PER 100 SF = 24 SPACES PROPOSED BUILDING 1: 82 SPACES BUILDING 2: 33 SPACES
BIKE PARKING	REQUIRED 2 SPACES PROPOSED 2 SPACES
ACCESSIBLE PARKING	REQUIRED BUILDING 1: 2 SPACES (1 VAN) BUILDING 2: 2 SPACES (1 VAN) PROPOSED BUILDING 1: 4 SPACES (1 VAN) BUILDING 2: 2 SPACES (1 VAN)
BUILDING COVER	EXISTING 0.27 AC (11,700 SF) (10.5%) PROPOSED 0.32 AC (14,063 SF) (12.6%)
PAVED SURFACE AREA	EXISTING 1.64 AC (71,465 SF) (64.0%) PROPOSED 1.42 AC (61,918 SF) (55.4%)
IMPERVIOUS AREA	EXISTING 2.05 AC (89,242 SF) (79.9%) MAX ALLOWED NO LIMIT PROPOSED 2.02 AC (87,916 SF) (78.7%)

Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

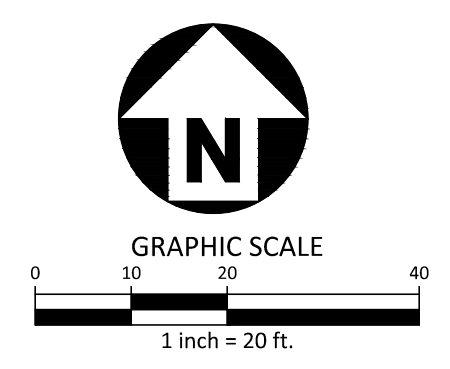
New Development: Total Site Size (in Square Feet): 111,749 SF	Additions to Existing Development: Total Limits of Land Disturbance (in Square Feet): 56,698 SF
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s @ 0' + Square Feet of Existing Utility Easements @ 0' + Square Feet of Existing Water Bodies and Stormwater Ponds @ 0' = 0'	Minimum Tree Save Area Required: X 10% = 12%
Minimum Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10% / %) = 5,670 SF	Individual Trees Method Used: Yes No
Number of Trees 6-9" DBH: X 500sf =	Tree Stand Method Used: Yes No
Number of Trees 9.01-12" DBH: X 750sf =	List the Area of Each Tree Stand Being Saved:
Number of Trees 12.01-24" DBH: X 1800sf =	Describe Each Tree Stand (Age, Health, Species Mix)
Number of Trees 24.01-38" DBH: X 3000sf =	New Trees Used For TSA Credit: X Yes No
Number of Trees Larger Than 38.01" DBH: X 4000sf =	Number of Large Variety Trees Planted: 9 X 750sf = 6750 SF
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: _____	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: _____
Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 6750 SF	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 6750 SF
Total Required TSA (in Square Feet): 5670 SF	Total TSA provided (in Square Feet): 6750 SF

SITE PLAN LEGEND

REVIEW INFORMATION Type of Review: X Special Use Rezoning Site Plan Amendment Final Development Plan Preliminary Subdivision Planning Board Review	ZONING Existing Zoning: HB-S Proposed Zoning: GB-S Proposed Uses: Retail Store, Office Food / Drug Store, Restaurant with Drive-Through, Restaurant without Drive-Through (Use UDO Terminology)	OFF-STREET PARKING (if applicable) Proposed Use(s) SEE SITE DATA TABLE Required Parking: Spaces / (more than one calculation may be needed) Parking Provided: SEE SITE DATA TABLE
Jurisdiction: X City of Winston-Salem Forsyth County Village of Clemmons Town of Walkertown	DENSITY CALCULATIONS # of Units or Lots: n/a 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.)	OFF-STREET LOADING (if applicable) Loading/Unloading Spaces Required: 0 Loading/Unloading Spaces Provided: 0 Size: ft. X ft.
INFRASTRUCTURE Water: Public X Private X Sewer: X Streets: X	PROPERTY INFORMATION PIN #'s 6823-77-9900	BUFFERYARDS Adjoining Zoning: HB-S / RS-9 Type Required: N/A (HB-S) / Type III (RS-9) Width Provided: 0' (HB-S) / 20' (RS-9) ft.
SITE SIZE AND COVERAGES Total Acreage: 2.57 Acres Site Coverages: Building to Land 12.6 % Pavement to Land 55.4 % Open Space 21.3 %	WATERSHED CALCULATIONS This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend. Not Located within a water supply watershed.	



THIS PLAN IS FOR REZONING;
NOT FOR CONSTRUCTION.



Caleb Robinson

From: Dana and Joni Linderman <djlifam@yahoo.com>
Sent: Saturday, March 26, 2022 7:04 PM
To: Caleb Robinson
Subject: Rezoning Case W-3519 Chipotle Peters Creek

CAUTION: This email is NOT from McAdams. **DO NOT** click links or open attachments unless you verify the sender and content.

Caleb,

We, Dana and Joni Linderman, received your certified letter concerning the rezoning to allow a Chipotle at 1051 Southpark Blvd here in Winston-Salem. We own property within 500' of the property to be rezoned.

We are in favor of the rezoning, and putting in Chipotle with a drive through. We love Chipotle and look forward to having one close to us. If we can be of any further assistance in making this happen, please let us know.

Sincerely,

Dana and Joni Linderman

DOCKET	PIN	OWNER1	OWNER2	MAILADDR	APT	POBOX	CITY_STATE	ZIP5	COMPANY_NAME	STREETADDR	SUBJ_NEIGH
W-3519	6823-77-9900.000	CALCO INC		2900 LOWERY ST			WINSTON SALEM NC	27101		3169 PETERS CREEK PKWY	(S)
W-3519	6823-88-5151.000	1025 MILL DRIVE TRUST		5186 HIGH POINT RD TRLR 7			HIGH POINT NC	27265		1025 MILL DR	(N)
W-3519	6823-87-4737.000	AMERICAN FLAG SOUTHPARK BLVD		PO BOX 608			SMITHFIELD NC	27577		1015 SOUTHPARK BLVD	(N)
W-3519	6823-67-9964.000	BOLD W PROPERTIES LLC		5955 UNIVERSITY PKWY			WINSTON SALEM NC	27105		1275 SOUTHPARK BLVD	(N)
W-3519	6823-88-4392.000	BRAUER RUDOLF	BRAUER VIVIAN J	1020 LINGER RD			WINSTON SALEM NC	27127		1020 LINGER RD	(N)
W-3519	6823-88-3372.000	COOK WILLIAM G		1043 MILL DR			WINSTON SALEM NC	27127		0 LINGER RD	(N)
W-3519	6823-77-3446.000	CREASY BARBARA M		3538 N LAKESHORE DR			CLEMMONS NC	27012		3184 PETERS CREEK PKWY	(N)
W-3519	6823-88-2372.000	DGEEZ RENTALS LLC		PO BOX 471			WINSTON SALEM NC	27102		1040 LINGER RD	(N)
W-3519	6823-77-7671.000	FIRST UNION NATIONAL BANK NC		PO BOX 2609			CARLSBAD CA	92018		3171 PETERS CREEK PKWY	(N)
W-3519	6823-88-2523.000	GILES HARRY LEE		3527 SCOTTSDALE LN			WINSTON SALEM NC	27127		3527 SCOTTSDALE LN	(N)
W-3519	6823-87-1884.000	HUOY SARETH	NONG VERSNA	3193 PETERS CREEK PKWY STE H			WINSTON SALEM NC	27127		0 SOUTHPARK BLVD	(N)
W-3519	6823-88-6341.000	LANIER PHILLIP CARROL	LANIER KAREN	1010 LINGER RD			WINSTON SALEM NC	27127		1010 LINGER RD	(N)
W-3519	6823-88-4152.000	LINDERMAN DANA DEAN	LINDERMAN JONI KAY	1031 MILL DR			WINSTON SALEM NC	27127		1031 MILL DR	(N)
W-3519	6823-78-7379.000	MOCK SOUTHPARK LLC		3980 RIVER RIDGE RD			PFAFFTOWN NC	27040		3131 PETERS CREEK PKWY	(N)
W-3519	6823-78-9332.000	MORGAN JAMES	MORGAN DELIA	1070 LINGER RD			WINSTON SALEM NC	27127		1070 LINGER RD	(N)
W-3519	6823-88-1302.000	MORRIS CHRISTOPHER T		1060 LINGER RD			WINSTON SALEM NC	27127		1060 LINGER RD	(N)
W-3519	6823-78-7173.000	PETERS CREEK LLC		165 MADISON AVE STE 301			MEMPHIS TN	38103		3151 PETERS CREEK PKWY	(N)
W-3519	6823-87-5303.000	PETERS CREEK PROPERTIES INC		5955 UNIVERSITY PKWY			WINSTON SALEM NC	27105		1020 SOUTHPARK BLVD	(N)
W-3519	6823-87-0567.000	PIEDMONT FEDERAL SAVINGS BANK		PO BOX 215			WINSTON SALEM NC	27102		1040 SOUTHPARK BLVD	(N)
W-3519	6823-77-3853.000	QUALITY OIL COMPANY LLC		1540 SILAS CREEK PKWY			WINSTON SALEM NC	27127		0 PETERS CREEK PKWY	(N)
W-3519	6823-77-3944.000	QUALITY OIL COMPANY LLC		PO BOX 2736			WINSTON SALEM NC	27102		3180 PETERS CREEK PKWY	(N)
W-3519	6823-88-3162.000	SHIRLEY SCOTT B		6120 NARROW WAY LN			WINSTON SALEM NC	27105		1035 MILL DR	(N)
W-3519	6823-77-8021.000	SOUTH PARK SHOPPING CENTER LLC		2727 LBJ FREEWAY SUITE 806			DALLAS TX	75234		3187 PETERS CREEK PKWY	(N)
W-3519	6823-77-3659.000	TORNIG NC LLC		720 E PALISADE AVE, STE 103			ENGLEWOOD CLIFFS NJ	07632		3182 PETERS CREEK PKWY	(N)
W-3519	6823-88-6141.000	WESTMORELAND JOHN JASON		1019 MILL DR			WINSTON SALEM NC	27127		1019 MILL DR	(N)
W-3519	6823-78-9572.000	WINFORD LATRINA D		3524 SCOTTSDALE LN			WINSTON SALEM NC	27127		3524 SCOTTSDALE LN	(N)
W-3519	6823-88-2153.000	YONTZ DANNY C	YONTZ DONNA	1039 MILL DR			WINSTON SALEM NC	27127		1039 MILL DR	(N)