



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING

601 N Trade Street, Suite 200  
Winston-Salem, NC 27101  
www.stimmelpa.com 336.723.1067

07/17/2020

Dear Neighbor,

You are receiving this letter because your property is located near a proposed rezoning request for 1167 W. Clemmons Road. Please refer to the site map below showing the location of the site.

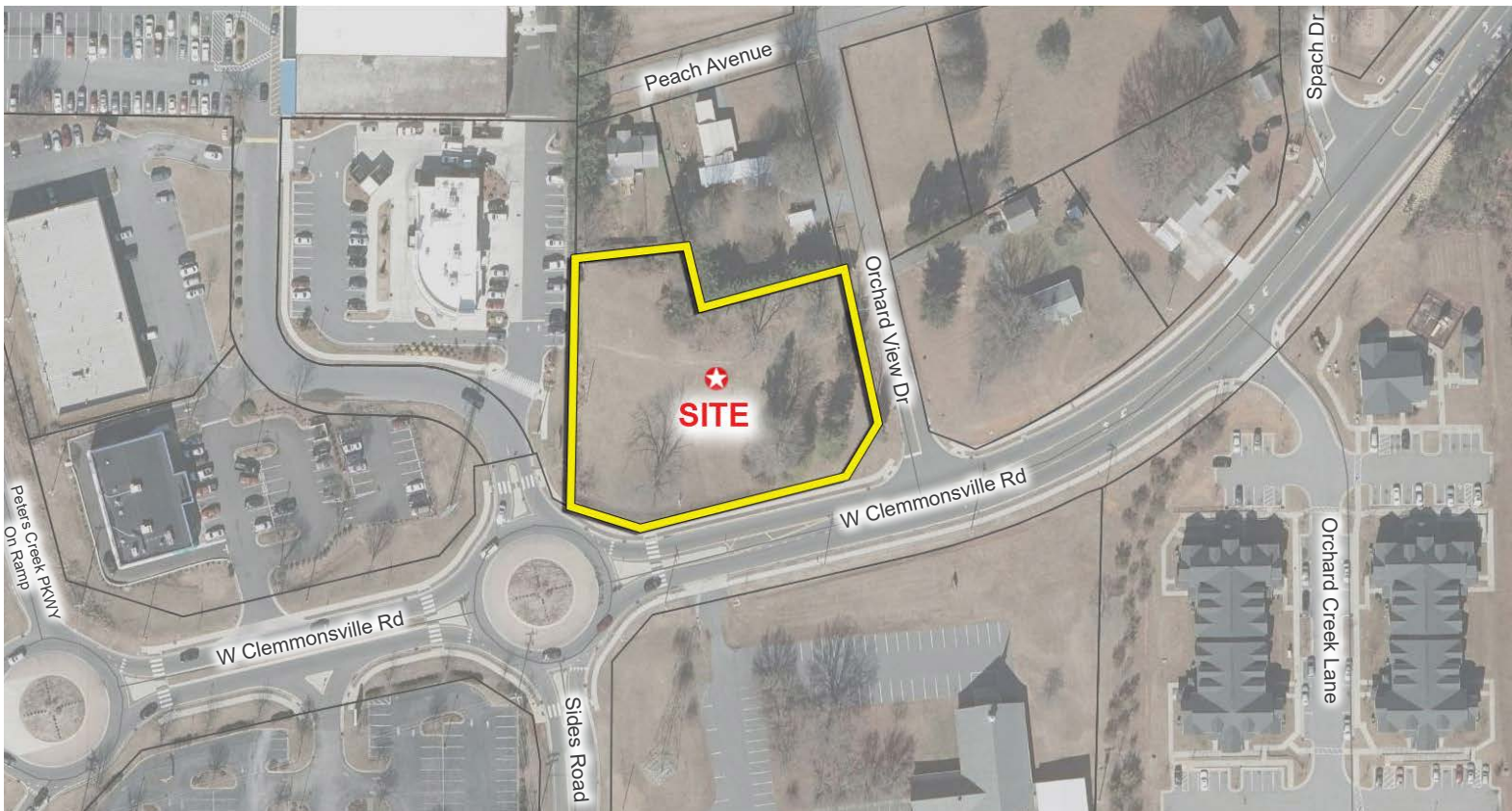
The Dairi-O Restaurant is proposing to expand their outdoor dining and to provide additional parking for the restaurant. The expanded parking is proposed to be located on the subject site. The existing zoning of the site is Highway Business – Special Use (HB-S) with a site plan that allows for a 15,000 SF office and parking. To allow parking on the property for the restaurant, the use of restaurant must be added to the zoning along with a new site plan. The zoning request shall remain HB-S.

A site plan is required per the rezoning request and a Illustrative Site Plan of the proposed parking expansion is attached for reference. Please note that some minor modifications may be made to the plan to address comments from the City of Winston-Salem through the plan review process.

A landscape buffer will be provided along the adjacent residential properties. A landscaped street yard shall be provided along Orchard View Drive and Clemmons Road. Stormwater management for water quality and quantity will be provided per the requirements of the City of Winston-Salem.

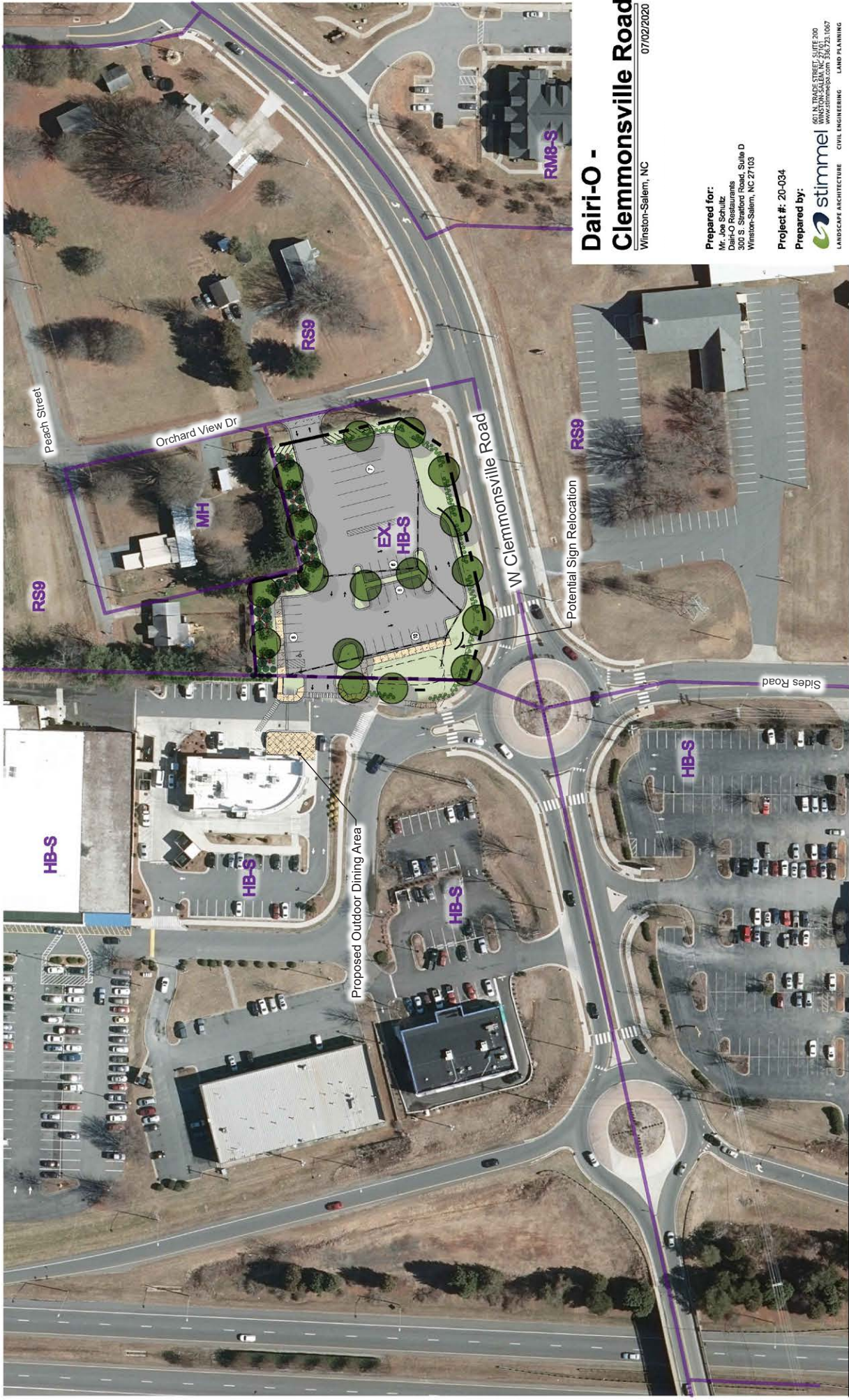
Normally, the petitioner would hold a neighborhood drop-in meeting. However, due to the COVID-19 restrictions, holding a meeting is not currently feasible. If you have any questions or concerns regarding the proposed rezoning, please contact the petitioner's representative, Luke Dickey with Stimmel Associates.

Luke can be reached (336) 723-1067.





# Illustrative Site Plan



**Dairi-O - Clemmons Road**  
 Winston-Salem, NC 07/02/2020

Prepared for:  
 Mr. Joe Schultz  
 Dairi-O Restaurants  
 300 S. Stratford Road, Suite D  
 Winston-Salem, NC 27103

Project #: 20-034

Prepared by:  
**stimmel**  
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING  
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THIS IS A PRELIMINARY SITE PLAN BASED ON INCOMPLETE INFORMATION AND THEREFORE MAY NOT REFLECT FINAL SITE LAYOUT. NO SITE RESEARCH HAS BEEN CONDUCTED. CONDITIONS MAY CHANGE SIGNIFICANTLY.