WITHDRAWAL REPORT

DOCKET: W-3459
STAFF: Gary Roberts, Jr. AICP

Petitioner(s): Donald A. Joyce Revocable Trust and Michael A. Joyce
Ownership: Same

REQUEST

From: LB and RS9
To: GB-S
Acreage: ± 3.22 acres

LOCATION:

Street: Southwest corner of Union Cross Road and Sedge Garden Road
Jurisdiction: Winston-Salem

AUTOMATIC WITHDRAWAL:

Because this request was received prior to 5pm on Monday, January 11, 2021, this case is automatically withdrawn.
DOCKET #: W-3459

PROPOSED ZONING:
GB-S

EXISTING ZONING:
RS9 and LB

PETITIONER:
Donald A. Joyce Revocable Trust and Michael A. Joyce (Circle K)

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 3.22

NEAREST BLDG: 0' east

MAP(S): 6875.03

Property included in zoning request.

500' mail notification radius. Property not in zoning request.
## SITE DATA TABLE

| SITE NAME: | CIRCLE K - KERNERSVILLE, NC |
| ADDRESS: | 1400 UNION CROSS RD - KERNERSVILLE - NC |

### PARCEL INFORMATION:

<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>OWNER</th>
<th>ACERAGE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>6875-41-4968</td>
<td>Donald A Joyce</td>
<td>0.42</td>
<td>LB</td>
</tr>
<tr>
<td>6875-41-3896</td>
<td>Donald A Joyce</td>
<td>0.50</td>
<td>LB</td>
</tr>
<tr>
<td>6875-41-2797</td>
<td>Rachel Joyce Maxcy</td>
<td>0.36</td>
<td>RS9</td>
</tr>
<tr>
<td>6875-41-2962</td>
<td>Donald A Joyce</td>
<td>1.33</td>
<td>RS9</td>
</tr>
<tr>
<td>6875-42-1075</td>
<td>Donald A Joyce</td>
<td>0.63</td>
<td>RS9</td>
</tr>
</tbody>
</table>

### JURISDICTION: WINSTON-SALEM

### ZONING DESIGNATION: LB & RS9 (RESIDENTIAL/RETAIL)

### RE-ZONING DESIGNATION: GB-S (GENERAL BUSINESS-SPECIAL)

### WATERSHED: LOWER ABBOTS CREEK AREA

### PARCEL SIZE: ±3.22 ACRES

| CK PARCEL | ±2.16 ACRES |
| OUTPARCEL | ±1.06 ACRES |

### PARKING:

#### REQUIRED:

- 1 SPACE FOR EVERY 225 SF FLOOR AREA = 24 SPACES

#### PROPOSED:

- 29 CK STANDARD (10’X20’) = 27
- 2 CK ADA SPACE (8’X20’) = 2
- CK TOTAL SPACES = 29

- 19 OUTPARCEL STANDARD (10’X20’) = 17
- 2 OUTPARCEL ADA SPACE (8’X20’) = 2
- OUTPARCEL TOTAL SPACES = 19

### SETBACKS:

- BUILDING BUFFER
  - ROW (UNION CROSS RD) = 20’
  - ROW (SEDGE GARDEN RD) = 20’
- CORNER LOT = 10’

### ADJACENT PROPERTY:

- SIDE (UNION CROSS RD) = 40’
- SIDE (RESIDENTIAL) = 10’

### SITE PROPOSED:

- 1.0 ACRES

### PROPOSED SIDEWALK:

- 1.0

### PROPOSED PATIO:

- 1.0

### PROPOSED BUILDING:

- HEAVY DUTY CONCRETE

### PROPOSED SIDEWALK:

- CONCRETE

### PATIO:

- CONCRETE

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

### 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 HEREIN.

### THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUCTED IN ANY WAY TO BE USED FOR CONSTRUCTION PURPOSES.

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### CONCEPTUAL EXHIBIT NOT FOR CONSTRUCTION
**SITE DATA TABLE**

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

**PARCEL INFORMATION:**
- 6875-41-4968  
  **OWNER:** Donald A Joyce  
  **ACRES:** 0.42  
  **ZONING:** LB
- 6875-41-3896  
  **OWNER:** Donald A Joyce  
  **ACRES:** 0.50  
  **ZONING:** LB
- 6875-41-2797  
  **OWNER:** Rachel Joyce Maxcy  
  **ACRES:** 0.36  
  **ZONING:** RS9
- 6875-41-2962  
  **OWNER:** Donald A Joyce  
  **ACRES:** 1.33  
  **ZONING:** RS9
- 6875-42-1075  
  **OWNER:** Donald A Joyce  
  **ACRES:** 0.65  
  **ZONING:** RS9

**JURISDICTION:** WINSTON-SALEM

**ZONING DESIGNATION:** LB & RS9 (RESIDENTIAL/RETAIL)

**RE-ZONING DESIGNATION:** GB-S (GENERAL BUSINESS-SPECIAL)

**PARCEL SIZE:**
- CK PARCEL: ±3.22 ACRES
- OUTPARCEL: ±2.16 ACRES
- SIDE (RESIDENTIAL): ±1.06 ACRES

**PARKING:**
- **REQUIRED:** 1 SPACE FOR EVERY 225 SF FLOOR AREA = 24 SPACES
- **PROPOSED:**
  - CK STANDARD (10'X20') = 27
  - CK ADA SPACE (8'X20') = 2
  - CK TOTAL SPACES = 29
- **PROPOSED:**
  - OUTPARCEL STANDARD (10'X20') = 17
  - OUTPARCEL ADA SPACE (8'X20') = 2
  - OUTPARCEL TOTAL SPACES = 19

**SETBACKS:**
- **BUILDING BUFFER:**
  - ROW (UNION CROSS RD): XX' 20'
  - ROW (SEDGE GARDEN RD): XX' 20'
  - (CORNER LOT)
- **ADJACENT PROPERTY:**
  - SIDE (UNION CROSS RD): 40' 10''
  - SIDE (RESIDENTIAL): 40' 10''

**CONCEPTUAL PLAN NOTES:**
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