DOCKET #: W3471

PROPOSED ZONING:
LB-S

EXISTING ZONING:
LB and RS9

PETITIONER:
Fredrick W Fogg, Lanier Williams Real Estate LLC, MDC NC1 LP
(Circle K - Clemmonsville Road)

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 4.98

NEAREST BLDG: 3' east

MAP(S): 6813.04

Property included in zoning request.

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

| SITE NAME: | CIRCLE K - N. CLEMMONSVILLE RD. |
| ADDRESS: | 2121 W. CLEMMONSVILLE RD, WINSTON-SALEM, NC |

PARCEL INFORMATION

<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>OWNER</th>
<th>ACERAGE</th>
<th>ZONING</th>
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<tbody>
<tr>
<td>6813-71-7485</td>
<td>MDC NC1 LP</td>
<td>2.01</td>
<td>LB</td>
</tr>
<tr>
<td>6813-71-9491</td>
<td>FREDERICK W. FOGG</td>
<td>2.60</td>
<td>RS9</td>
</tr>
<tr>
<td>6813-71-8269</td>
<td>LANIER WILLIAMS REAL ESTATE</td>
<td>0.37</td>
<td>LB</td>
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JURISDICTION: WINSTON-SALEM
EXISTING ZONING: LB & RS9 (LIMITED BUSINESS / RESIDENTIAL)
PROPOSED ZONING: LB (LIMITED BUSINESS)
WATERSHED: NOT LOCATED IN A WATER SUPPLY WATERSHED
PARCEL SIZE: ±4.98 ACRES
PARKING: 1 SPACE FOR EVERY 225 SF FLOOR AREA = 24 SPACES
PROPOSED: 25 CK STANDARD (9.5'X20') = 23 CK ADA SPACE (9.5'X20') = 2 CK TOTAL SPACES = 25

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

CONCEPTUAL PLAN NOTES:
CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL, TRULY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
BGC 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 CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
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CONCEPTUAL EXHIBIT ZONING

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