

W-3629 4736 S. Main Street Neighborhood Outreach Report

On August 14, 2024, twenty-three (23) neighborhood outreach letters were sent to property owners within 500 feet of the subject site and beyond. The letters provided a summary of the rezoning requests. Contact information for Luke Dickey with Stimmel Associates as representative of the petitioner was provided. As of September 3, 2024 Stimmel Associates has not received any emails or phone calls regarding the proposed rezoning request.

Please refer to attached copy of the outreach letter provided to the neighbors.

Respectfully submitted,



Luke Dickey, PLA
Vice President
Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

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

August 14th 2024

Neighborhood Outreach Letter

Dear Neighbor,

You are receiving this letter because your property is within 500-feet of a proposed rezoning for a future commercial development located at 4732 S. Main Street. The site is approximately 2.66 acres and zoned Residential Single-Family – 9,000 SF Lots (RS-9). The requested zoning is Highway Business – Special Use Limited (HB-L). A site plan is not part of the rezoning request.

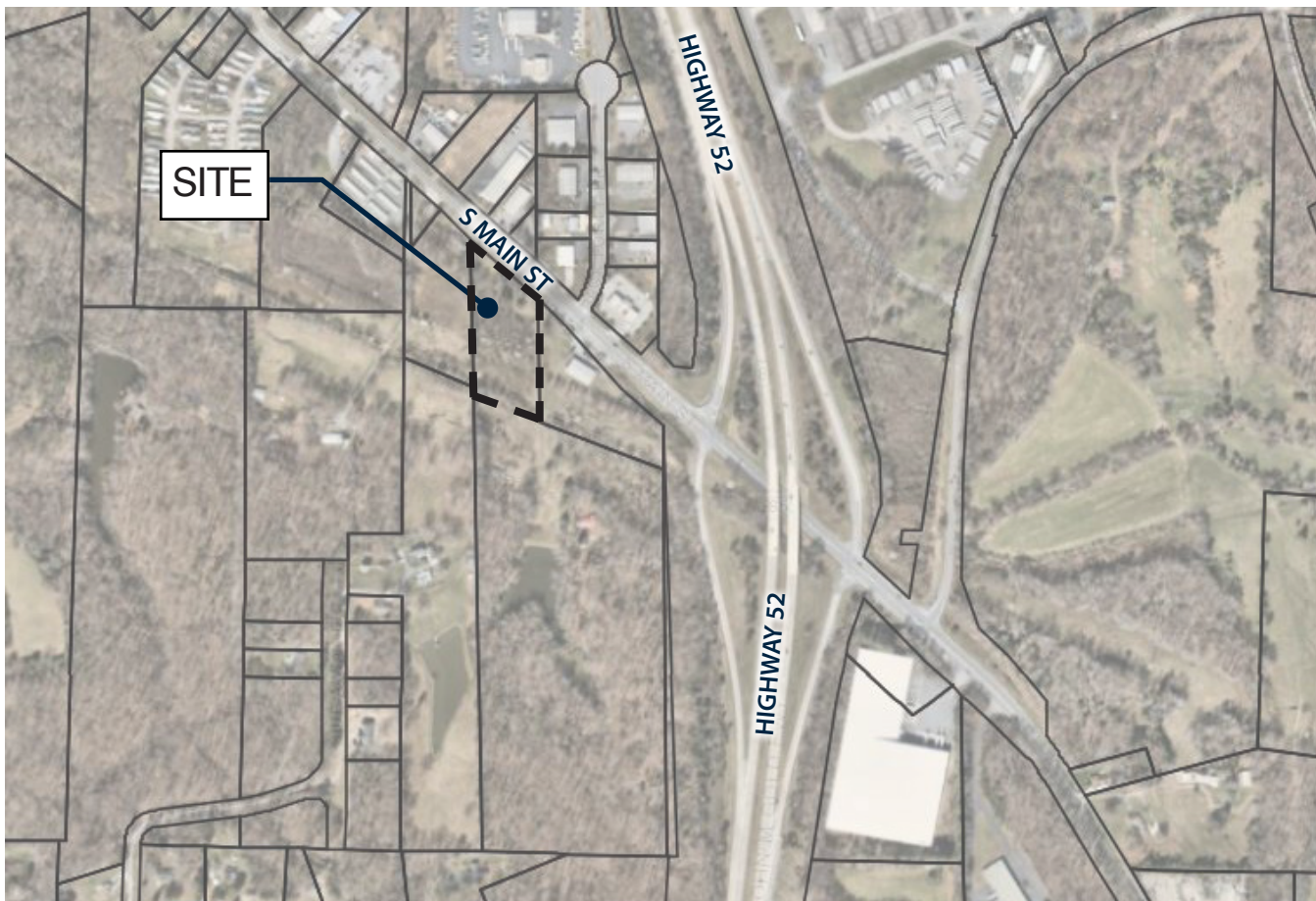
The South Suburban Area Plan approved in 2017 recommends Commercial uses for the site.

Please refer to the attached location map of the site to be rezoned and list of proposed uses.

The proposed rezoning will be reviewed by the Winston-Salem/Forsyth County Planning Board who provides a recommendation for approval or denial. The Winston-Salem City Council is the final approval authority.

If you have any questions or would like to discuss the proposed rezoning, please email **outreach@stimmelpa.com**. Please include Main Street in the subject line. Or you can call Luke Dickey (agent of petitioner) with Stimmel Associates at (336) 723-1067.

You may also reach out to Council Member James Taylor, Jr. (jamestjr@cityofws.org) or the Southeast Ward Community Assistance Liaison, Yolanda G. Taylor (yolandat@cityofws.org) with any concerns.





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August 14th, 2024

PROPOSED USE LIST

Animal Shelter, Public	Offices
Arts and Crafts Studio	Outdoor Display Retail
Banking and Financial Services	Police or Fire Station
Building Contractors, General	Recreation Facility, Public
Building Materials Supply	Recreation Services, Indoor
Car Wash	Recreation Services, Outdoor
Child Care, Drop-In	Restaurant (with drive-through service)
Club or Lodge	Restaurant (without drive-through service)
Convenience Store	Retail Store
Food or Drug Store	School, Vocational or Professional Services, A
Fuel Dealer	Services, B
Funeral Home	Signs, Off-Premises
Furniture and Home Furnishings Store	Special Events Center
Government Offices, Neighborhood Organization, or Post Office	Storage Services, Retail
Hotel or Motel	Testing and Research Lab
Institutional Vocational Training Facility	Theater, Indoor
Kennel, Indoor	Transmission Tower
Library, Public	Urban Agriculture
Micro-Brewery or Micro-Distillery	Utilities
Motor Vehicle, Body or Paint Shop	Veterinary Services
Motor Vehicle, Rental and Leasing	Warehousing
Motor Vehicle, Repair and Maintenance	Adult Day Care Center
Motor Vehicle, Storage Yard	Child Care, Sick Children
Motorcycle Dealer	Child Day Care Center
Museum or Art Gallery	
Nursery, Lawn and Garden Supply Store, Retail	

Quintana Miguel Angel Leon
4545 S Main St
Winston-Salem NC 27127

Warren Holdings Llc
3716 Fraternity Church Rd
Winston-Salem NC 27127

Sweet Holy Spirit Fam Worsh Ca
111 Back Forty Dr
Winston-Salem NC 27127

Cheryl D Owens
4879 Follansbee Rd
Winston-Salem NC 27127

Larry Jenkins
104 S Ashlyn Dr
Clayton NC 27527

Penske Truck Leasing CO LP
2675 Morgantown Rd
Reading PA 19607

South Main Properties LLC
8 Kendall Dr
Chapel Hill NC 27517

Rams Holding LLC
2090 Anderson Hwy
Powhatan VA 23139

Mark Holmes
4710 S Main St
Winston-Salem NC 27127

James S Money
292 Beech Retreat DR
Lexington NC 27292

James L Gay
149 Bancroft Ct
Clemmons NC 27012

Simon D Shaw
1720 Peabody Forest Trl
Colfax NC 27235

Dease Plumbing LLC
107 Back Forty Dr
Winston-Salem NC 27127

AC Properties of Forsyth LLC
1008 S Hawthorne Rd
Winston-Salem NC 27103

Alvarado Edinson Manuel Delgado
4722 S Main St
Winston-Salem NC 27127

Susan H Johnson
114 Back Forty Dr
Winston Salem NC 27127

Herbert Wayne Dillard
1466 S Friendship Rd
Germanton NC 27019

LLC Cradeen Properties
4303 Cabarrus Ct
Greensboro NC 27407

Kenneth Foynell Wagner
4105 Briar Creek Rd
Clemmons NC 27012

Sink Properties Llc
5065 Ridge Rd
Lexington NC 27295

Cychris LLC
4695 S Main St
Winston-Salem NC 27127

Page Roger
PO BOX 15047
Winston Salem NC 27113

MCI Land LLC
607 Oak Bend Lane
Lewisville NC 27023