

[EXTERNAL] Special Use District Rezone of 3617 Hemlock Drive to Allow Flag Lot

From Vernon Baumrind <vbaumrind@gmail.com>

Date Sun 3/29/2026 10:40 AM

To Bryan D. Wilson <bryandw@cityofws.org>

Cc Ellie Levina <elliele@cityofws.org>; Lizka Bradley <lizkab@cityofws.org>

 4 attachments (11 MB)

E-mail Communication to Council Member Burke.pdf; Neighborhood Letters RE Rezone of 3617 Hemlock Drive.pdf; Addressed, Stamped Envelop Mailings to Neighbors.pdf; \$1,000.00 Paid Receipt for Rezone Application.pdf;

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RE: Project #2037284

Forsythe County Tax Parcel #6837-40-6902.00

Bryan,

On March 28, 2026 I mailed 47 letters to the property owners you listed for me as owners of property in the immediate neighborhood of the subject property informing them of the proposed rezoning and special use request for a subdivision into two lots, one of which is proposed as a flag lot. In these letters, I specifically requested that the neighboring property owners contact me if they have any questions or concerns to express. I attached copies of the plat of the subdivided property for their review and comment. Of course, there hasn't yet been adequate time for responses to the mailing. I stand ready to respond to any concerns that may be expressed. And, I will, of course, provide you any responses either by mail or verbal that I receive before the Planning Board meeting on April 9, 2026.

Attached to this e-mail is my communication to Mrs. Burke, Northeast Ward Council Member as required, the list of neighboring property owners contacted, copies of stuffed, sealed, stamped and mailed envelopes containing these letters to the neighbors, and a copy of payment information on February 28th of my \$1,000 payment made on this Rezoning account.

Please advise if there is anything else I should do before the Planning Board meeting on April 9, 2026. Should I be physically present for that meeting on April 9th?

Thank you.

Vernon Baumrind
BVJ Properties, LLC
8508 Park Road #133
Charlotte, NC 28210
704-643-6300

VBaumrind@gmail.com

BVJ Properties, LLC
8508 Park Road # 133
Charlotte, NC 28210

March 28, 2026

RE: Special Use District Rezone of 3617 Hemlock Drive to Allow Flag Lot As Per Attached Survey Plot Plan
Project # 2037284
Forsythe County Tax Parcel # 6837-40-6902.00)

To: Boulos Investments, LLC
1200 National Drive
Winston-Salem, NC 27103

Dear Neighboring Property Owner,

BVJ Properties, LLC owns the neighboring vacant residential lot located at 3617 Hemlock Drive in Winston-Salem and is currently applying with the City for a subdivision of the lot into two lots; one of which will front the required 65 feet on Hemlock Drive and the second, a designed flag lot fronting a required minimum 25 feet on Hemlock Drive. The subdivision of this lot is illustrated on the attached site plan that accompanies our application for the specified use for two separate residential lots.

The purpose of this communication is to bring to your attention, as a neighboring owner within 500 feet of the subject property, this pending special use rezone request as described above and to invite your varying opinion and attendance at a public hearing of this application/request, if you have an interest or have any concerns to express. This public meeting will be held at 4:30 p.m. on April 9, 2026 in the Bryce Stuart Municipal Building at 100 East First Street, Winston-Salem. If you have any questions or concerns about the proposed subdivision of this lot or the plot plan submitted for approval in advance of this meeting on April 9th, you can call Planning Staff (Land Use Administration) at 336-747-7069.

If you wish to speak to me personally about this application, or have any questions or concerns, you may reach me at 704-643-6300.

Thank you.



Vernon Baumrind
BVJ Properties, LLC
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Charlotte, NC 28210
Tel: 704-643-6300
Email: VBaumrind@gmail.com