

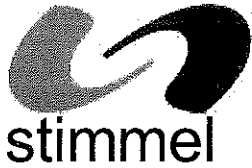
**3300 Reynolda Road W-3375
Neighborhood Outreach Report**

On June 11, 2018, letters (see attached) providing an overview of the proposed rezoning were sent to 27 properties within 500 feet of the subject site. The letter requested that if anyone had questions regarding the proposed rezoning, that they contact Stimmel Associates by June 29, 2018. One neighbor located directly across Reynolda Road contacted Stimmel Associates and expressed concerns that adding more permitted uses to the property would have the potential to increase traffic on Reynolda Road which is her only access to her home. It was shared with the neighbor that the additional uses, if developed on the site, would have comparable traffic generation to the current approved uses of retail, restaurant without drive-through, and recreation, indoor. No other neighbors contacted Stimmel Associates.

Respectfully submitted,



Luke Dickey
Partner/Senior Project Manager
Stimmel Associates, P.A.



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Rezoning Notice for 3300 Reynolda Road

Regarding: The property owner proposes to add additional permitted uses for the property as outlined below. The underlying Limited Business zoning will remain the same. To add the additional permitted uses, the request is to rezone from LB-S to LB-L. The current draft of the West Suburban Area Plan calls for the development of new commercial, office and multifamily uses with a suburban form on the subject property.

The overall goal is to increase the property's marketability and redevelopment opportunities.

The current approved uses are: Office; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store.

In working with Winston-Salem Planning staff, the requested additional use are Arts and Crafts Studio; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Funeral Home (no crematorium); Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Services, A; Urban Agriculture; Veterinary Services; Child Care, Sick Children; Child Day Care Center.

If you have any questions in regards to the proposed zoning request, please contact Bill Petree or Luke Dickey with Stimmel Associates at (336) 723-1067 by Friday, June 29, 2018.

