

W-3556 CRA Development – Old Vineyard Road Neighborhood Outreach Report

On January 4, 2023, 236 outreach letters were sent to property owners and neighbors within 500 feet of the subject site and beyond. These letters provided a summary of the proposed rezoning request to RM18 from RS9 and RM12. Additionally, a list of permitted uses withing the RM18 district was provided.

One neighbor located in Brookford Place Apartment Homes reached out to Stimmel Associates with a question regarding the zoning request. The neighbor wanted to know what type of buildings would be built. Stimmel Associates representative responded the request was for general use zoning so no specific unit types are proposed at this moment. Future plans would most likely be for townhome or apartment buildings.

Please refer to attached outreach letter sent to the neighbors and address list.

Respectfully submitted,

Luke Dickey, PLA Vice President

Stimmel Associates, P.A.

601 N. Trade Street, Suite 200 Winston Salem, NC 27101 P: 336.723.1067 F: 336.723.1069



LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

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

Neighborhood Outreach Letter

Regarding:

A multifamily rezoning request of approximately 6.83 acres at the South Eastern intersection of Country Club Road, Old Vineyard Road, and Dalewood Drive. The proposed is a general rezoning request from the existing Residential Single Family (RS9) and existing Residential Multifamily (RM12) zoning districts to a unified Residential Multifamily-RM18 zoning district. A general rezoning request includes all uses allowed in RM18, and does not require a site plan during the submittal process (See back of this page for permitted uses within the RM18 zoning district). The proposed rezoning request will be reviewed by the Planning Board and approved by the City Council.

If you have any additional questions or need further clarification, please contact Luke Dickey at (336) 723-1067.



For more information please contact Luke Dickey at 336-723-1067

USES ALLOWED IN THE RM18 ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Adult Day Care Home Bed and Breakfast **Boarding or Rooming House** Child Day Care, Small Home Church or Religious Institution, Neighborhood Family Group Home A Habilitation Facility A Habilitation Facility B Library, Public Nursing Care Institution Police or Fire Station Recreation Facility, Public Residential Building, Duplex Residential Building, Single Family Residential Building, Twin Home Swimming Pool, Private Transmission Tower (see use-specific standards

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

in *UDO ClearCode*) (F)

Child Day Care, Large Home
Church or Religious Institution, Community
Family Group Home B
Family Group Home C
Fraternity or Sorority
Golf Course
Life Care Community
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Adult Day Care Center Child Care, Sick Children Child Day Care Center Group Care Facility A Habilitation Facility C Park and Shuttle Lot Transmission Tower (F) Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site⁵
Parking, Off-Site, for Multifamily or
Institutional Uses
Transmission Tower (W)

⁵SUP not required if standards of Section 5.2.2A are met

Country Club Commons Condominium Owners Association Inc 210 Airport Rd Ste 200 Mount Airy Nc 27030	Awin4health Llc 4526 Country Club Rd Winston-Salem Nc 27104	Board Of Prov Eldr Un 459 S Church St Winston-Salem Nc 27101
Carolina Conf Assoc Of 7th Day Po Box 249 Kernersville Nc 27285	Club Oaks Park Office Condominium Association Inc 100 Club Oaks Ct Winston-Salem Nc 27104	Efr Properties Llc 4540 Country Club Rd Winston-Salem Nc 27104
Feilitzsch Heribert Von	Ginkgo Brookford Llc	Ginkgo Gardens Cc Llc
5909 Brookberry Farm Rd	200 S College St Ste 200	200 S College St Ste 200
Lewisville Nc 27023	Charlotte Nc 28202	Charlotte Nc 28202
Ginkgo Glendare Llc	Green Salix Real Estate Llc	Kh Office Llc
200 S College St Ste 200	2806 Reynolda Rd #115	1301 E Millbrook Rd Ste D 106
Charlotte Nc 28202	Winston-Salem Nc 27106	Raleigh Nc 27609
Lane Dental Properties Llc	Manning Silas A	Martinat Martha Y
Pobox 2230	109 Araminta Dr	120 Sherwood Forest Rd
Angier Nc 27501	Winston Salem Nc 27104	Winston Salem Nc 27104
Minton Dana Foster	Southern Bell Tel & Tel	Stewart Roy Eugene
1705 Hawkcrest Ln	2053 Southern Bell Ct	107 Araminta Dr
Winston Salem Nc 27127	Atlanta Ga 30375	Winston Salem Nc 27104
The Masonic Temple Of Winston-Salem Inc 4537 Country Club Rd Winston Salem Nc 27104	Tingen Broadwell Family Llc 2020 Amy Grace Dr Fuquay Varina Nc 27526	Von Feilitzsch Heribert 5909 Brookberry Farm Rd Lewisville Nc 27023
Wake Forest University Baptist Medical Center Medical Center Blvd Winston Salem Nc 27157	Walter Family Llc 183 Red Fox Trail Winston-Salem Nc 27103	Wc Development Company Llc Po Box 25021 Winston Salem Nc 27114
Wilson Carlton Ray	Current Resident	Current Resident
127 Piccadilly Dr	4115 Old Vineyard Rd Apt 6	724 Brookford Place Ct
Winston Salem Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
621 Brookford Place Ct	924 Brookford Place Ct	624 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104

Current Resident	Current Resident	Current Resident
133 Brookford Place Ct	111 Brookford Place Ct	832 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
721 Brookford Place Ct	921 Brookford Place Ct	4115 Old Vineyard Rd Apt 3
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Garden Path Apt 8	181 Garden Path Apt 5	161 Garden Path Apt 3
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
141 Garden Path Apt 5	180 Glendare Dr Apt 12	141 Garden Path Apt 10
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Glendare Dr Apt 12	181 Glendare Dr Apt 10	181 Glendare Dr Apt 19
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
141 Garden Path Apt 4	191 Dalewood Dr Apt 3	191 Dalewood Dr Apt 9
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
151 Garden Path Apt 9	131 Garden Path Apt 4	712 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
180 Glendare Dr Apt 19	101 Dalewood Dr Apt 8	714 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
180 Glendare Dr Apt 25	191 Dalewood Dr Apt 7	181 Glendare Dr Apt 8
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
131 Garden Path Apt 1	731 Brookford Place Ct	191 Dalewood Dr Apt 5
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104

Current Resident	Current Resident	Current Resident
131 Garden Path Apt 7	171 Garden Path Apt 9	131 Garden Path Apt 2
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
4115 Old Vineyard Rd Apt 5	181 Glendare Dr Apt 1	171 Garden Path Apt 2
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
171 Garden Path Apt 3	711 Brookford Place Ct	723 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
123 Brookford Place Ct	611 Brookford Place Ct	733 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
171 Garden Path Apt 8	623 Brookford Place Ct	180 Glendare Dr Apt 17
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
141 Garden Path Apt 8	180 Glendare Dr Apt 10	814 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
161 Garden Path Apt 6	911 Brookford Place Ct	822 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Glendare Dr Apt 13	191 Dalewood Dr Apt 8	633 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
124 Brookford Place Ct	101 Dalewood Dr Apt 6	821 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
823 Brookford Place Ct	111 Dalewood Dr Apt 7	612 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104

Current Resident	Current Resident	Current Resident
180 Glendare Dr Apt 4	634 Brookford Place Ct	631 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
171 Garden Path Apt 6	613 Brookford Place Ct	151 Garden Path Apt 2
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
824 Brookford Place Ct	191 Dalewood Dr Apt 12	151 Garden Path Apt 10
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
161 Garden Path Apt 8	4115 Old Vineyard Rd Apt 7	4115 Old Vineyard Rd Apt 2
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Glendare Dr Apt 4	923 Brookford Place Ct	191 Dalewood Dr Apt 2
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
180 Glendare Dr Apt 18	101 Dalewood Dr Apt 1	914 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
151 Garden Path Apt 5	151 Garden Path Apt 3	151 Garden Path Apt 6
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
101 Dalewood Dr Apt 4	922 Brookford Place Ct	101 Dalewood Dr Apt 5
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
171 Garden Path Apt 10	4115 Old Vineyard Rd Apt 4	181 Glendare Dr Apt 11
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
101 Dalewood Dr Apt 3	141 Garden Path Apt 6	122 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104

Current Resident	Current Resident	Current Resident
161 Garden Path Apt 10	101 Dalewood Dr Apt 7	181 Glendare Dr Apt 6
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
161 Garden Path Apt 5	4115 Old Vineyard Rd Apt 8	622 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
131 Brookford Place Ct	171 Garden Path Apt 5	111 Dalewood Dr Apt 4
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Glendare Dr Apt 5	180 Glendare Dr Apt 1	180 Glendare Dr Apt 9
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
111 Dalewood Dr Apt 1	932 Brookford Place Ct	180 Glendare Dr Apt 5
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
111 Dalewood Dr Apt 2	181 Glendare Dr Apt 16	180 Glendare Dr Apt 11
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
101 Dalewood Dr Apt 2	913 Brookford Place Ct	180 Glendare Dr Apt 6
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
131 Garden Path Apt 8	180 Glendare Dr Apt 26	171 Garden Path Apt 4
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
180 Glendare Dr Apt 14	180 Glendare Dr Apt 13	113 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
114 Brookford Place Ct	833 Brookford Place Ct	181 Glendare Dr Apt 20
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104

Current Resident	Current Resident	Current Resident
181 Glendare Dr Apt 7	713 Brookford Place Ct	180 Glendare Dr Apt 8
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
161 Garden Path Apt 1	834 Brookford Place Ct	141 Garden Path Apt 2
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
141 Garden Path Apt 3	141 Garden Path Apt 1	933 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Garden Path Apt 4	171 Garden Path Apt 7	732 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
811 Brookford Place Ct	812 Brookford Place Ct	180 Glendare Dr Apt 22
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Glendare Dr Apt 9	180 Glendare Dr Apt 21	181 Glendare Dr Apt 18
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Garden Path Apt 10	134 Brookford Place Ct	191 Dalewood Dr Apt 6
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Glendare Dr Apt 15	132 Brookford Place Ct	912 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
180 Glendare Dr Apt 20	934 Brookford Place Ct	181 Garden Path Apt 2
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
111 Dalewood Dr Apt 6	131 Garden Path Apt 9	180 Glendare Dr Apt 2
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104

Current Resident	Current Resident	Current Resident
181 Glendare Dr Apt 3	141 Garden Path Apt 7	722 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Garden Path Apt 9	151 Garden Path Apt 8	4115 Old Vineyard Rd Apt 1
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
161 Garden Path Apt 9	181 Glendare Dr Apt 14	181 Glendare Dr Apt 2
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Glendare Dr Apt 17	831 Brookford Place Ct	111 Dalewood Dr Apt 3
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
614 Brookford Place Ct	931 Brookford Place Ct	131 Garden Path Apt 6
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
181 Garden Path Apt 3	180 Glendare Dr Apt 23	171 Garden Path Apt 1
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
191 Dalewood Dr Apt 10	121 Brookford Place Ct	632 Brookford Place Ct
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
734 Brookford Place Ct	191 Dalewood Dr Apt 11	180 Glendare Dr Apt 7
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
112 Brookford Place Ct	131 Garden Path Apt 5	161 Garden Path Apt 4
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
191 Dalewood Dr Apt 4	151 Garden Path Apt 1	181 Garden Path Apt 1
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104

Current Resident	Current Resident	Current Resident
131 Garden Path Apt 3	191 Dalewood Dr Apt 1	111 Dalewood Dr Apt 8
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
180 Glendare Dr Apt 3	181 Garden Path Apt 7	180 Glendare Dr Apt 16
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
813 Brookford Place Ct	180 Glendare Dr Apt 15	141 Garden Path Apt 9
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
161 Garden Path Apt 7	181 Garden Path Apt 6	151 Garden Path Apt 4
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
180 Glendare Dr Apt 24	131 Garden Path Apt 10	111 Dalewood Dr Apt 5
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
161 Garden Path Apt 2	151 Garden Path Apt 7	151 Garden Path
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
131 Garden Path	161 Garden Path	171 Garden Path
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident	Current Resident	Current Resident
141 Garden Path	181 Garden Path	111 Dalewood Dr
Winston-Salem, Nc 27104	Winston-Salem, Nc 27104	Winston-Salem, Nc 27104
Current Resident 101 Dalewood Dr Winston-Salem, Nc 27104	Current Resident 191 Dalewood Dr Winston-Salem, Nc 27104	