

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 within 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.

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 in *UDO ClearCode*) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

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
5909 Brookberry Farm Rd
Lewisville Nc 27023

Ginkgo Brookford Llc
200 S College St Ste 200
Charlotte Nc 28202

Ginkgo Gardens Cc Llc
200 S College St Ste 200
Charlotte Nc 28202

Ginkgo Glendare Llc
200 S College St Ste 200
Charlotte Nc 28202

Green Salix Real Estate Llc
2806 Reynolda Rd #115
Winston-Salem Nc 27106

Kh Office Llc
1301 E Millbrook Rd Ste D 106
Raleigh Nc 27609

Lane Dental Properties Llc
Pobox 2230
Angier Nc 27501

Manning Silas A
109 Araminta Dr
Winston Salem Nc 27104

Martinat Martha Y
120 Sherwood Forest Rd
Winston Salem Nc 27104

Minton Dana Foster
1705 Hawkcrest Ln
Winston Salem Nc 27127

Southern Bell Tel & Tel
2053 Southern Bell Ct
Atlanta Ga 30375

Stewart Roy Eugene
107 Araminta Dr
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
127 Piccadilly Dr
Winston Salem Nc 27104

Current Resident
4115 Old Vineyard Rd Apt 6
Winston-Salem, Nc 27104

Current Resident
724 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
621 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
924 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
624 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
133 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
111 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
832 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
721 Brookford Place Ct
Winston-Salem, Nc 27104

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921 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
4115 Old Vineyard Rd Apt 3
Winston-Salem, Nc 27104

Current Resident
181 Garden Path Apt 8
Winston-Salem, Nc 27104

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181 Garden Path Apt 5
Winston-Salem, Nc 27104

Current Resident
161 Garden Path Apt 3
Winston-Salem, Nc 27104

Current Resident
141 Garden Path Apt 5
Winston-Salem, Nc 27104

Current Resident
180 Glendare Dr Apt 12
Winston-Salem, Nc 27104

Current Resident
141 Garden Path Apt 10
Winston-Salem, Nc 27104

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181 Glendare Dr Apt 12
Winston-Salem, Nc 27104

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181 Glendare Dr Apt 10
Winston-Salem, Nc 27104

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181 Glendare Dr Apt 19
Winston-Salem, Nc 27104

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141 Garden Path Apt 4
Winston-Salem, Nc 27104

Current Resident
191 Dalewood Dr Apt 3
Winston-Salem, Nc 27104

Current Resident
191 Dalewood Dr Apt 9
Winston-Salem, Nc 27104

Current Resident
151 Garden Path Apt 9
Winston-Salem, Nc 27104

Current Resident
131 Garden Path Apt 4
Winston-Salem, Nc 27104

Current Resident
712 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
180 Glendare Dr Apt 19
Winston-Salem, Nc 27104

Current Resident
101 Dalewood Dr Apt 8
Winston-Salem, Nc 27104

Current Resident
714 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
180 Glendare Dr Apt 25
Winston-Salem, Nc 27104

Current Resident
191 Dalewood Dr Apt 7
Winston-Salem, Nc 27104

Current Resident
181 Glendare Dr Apt 8
Winston-Salem, Nc 27104

Current Resident
131 Garden Path Apt 1
Winston-Salem, Nc 27104

Current Resident
731 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
191 Dalewood Dr Apt 5
Winston-Salem, Nc 27104

Current Resident
131 Garden Path Apt 7
Winston-Salem, Nc 27104

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171 Garden Path Apt 9
Winston-Salem, Nc 27104

Current Resident
131 Garden Path Apt 2
Winston-Salem, Nc 27104

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4115 Old Vineyard Rd Apt 5
Winston-Salem, Nc 27104

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181 Glendare Dr Apt 1
Winston-Salem, Nc 27104

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171 Garden Path Apt 2
Winston-Salem, Nc 27104

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171 Garden Path Apt 3
Winston-Salem, Nc 27104

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711 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
723 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
123 Brookford Place Ct
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611 Brookford Place Ct
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733 Brookford Place Ct
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171 Garden Path Apt 8
Winston-Salem, Nc 27104

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623 Brookford Place Ct
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180 Glendare Dr Apt 17
Winston-Salem, Nc 27104

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141 Garden Path Apt 8
Winston-Salem, Nc 27104

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180 Glendare Dr Apt 10
Winston-Salem, Nc 27104

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814 Brookford Place Ct
Winston-Salem, Nc 27104

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161 Garden Path Apt 6
Winston-Salem, Nc 27104

Current Resident
911 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
822 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
181 Glendare Dr Apt 13
Winston-Salem, Nc 27104

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191 Dalewood Dr Apt 8
Winston-Salem, Nc 27104

Current Resident
633 Brookford Place Ct
Winston-Salem, Nc 27104

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124 Brookford Place Ct
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101 Dalewood Dr Apt 6
Winston-Salem, Nc 27104

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821 Brookford Place Ct
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111 Dalewood Dr Apt 7
Winston-Salem, Nc 27104

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612 Brookford Place Ct
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180 Glendare Dr Apt 4
Winston-Salem, Nc 27104

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634 Brookford Place Ct
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181 Glendare Dr Apt 4
Winston-Salem, Nc 27104

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101 Dalewood Dr Apt 1
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914 Brookford Place Ct
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151 Garden Path Apt 3
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151 Garden Path Apt 6
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101 Dalewood Dr Apt 4
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181 Glendare Dr Apt 11
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141 Garden Path Apt 6
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122 Brookford Place Ct
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171 Garden Path Apt 4
Winston-Salem, Nc 27104

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180 Glendare Dr Apt 13
Winston-Salem, Nc 27104

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113 Brookford Place Ct
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114 Brookford Place Ct
Winston-Salem, Nc 27104

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833 Brookford Place Ct
Winston-Salem, Nc 27104

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181 Glendare Dr Apt 20
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181 Glendare Dr Apt 7
Winston-Salem, Nc 27104

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713 Brookford Place Ct
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171 Garden Path Apt 7
Winston-Salem, Nc 27104

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732 Brookford Place Ct
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812 Brookford Place Ct
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180 Glendare Dr Apt 23
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121 Brookford Place Ct
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Winston-Salem, Nc 27104

Current Resident
180 Glendare Dr Apt 7
Winston-Salem, Nc 27104

Current Resident
112 Brookford Place Ct
Winston-Salem, Nc 27104

Current Resident
131 Garden Path Apt 5
Winston-Salem, Nc 27104

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161 Garden Path Apt 4
Winston-Salem, Nc 27104

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191 Dalewood Dr Apt 4
Winston-Salem, Nc 27104

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Winston-Salem, Nc 27104

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181 Garden Path Apt 1
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131 Garden Path Apt 3
Winston-Salem, Nc 27104

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Winston-Salem, Nc 27104

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Winston-Salem, Nc 27104

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Winston-Salem, Nc 27104

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180 Glendare Dr Apt 16
Winston-Salem, Nc 27104

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813 Brookford Place Ct
Winston-Salem, Nc 27104

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180 Glendare Dr Apt 15
Winston-Salem, Nc 27104

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Winston-Salem, Nc 27104

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Winston-Salem, Nc 27104

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Winston-Salem, Nc 27104

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151 Garden Path Apt 4
Winston-Salem, Nc 27104

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180 Glendare Dr Apt 24
Winston-Salem, Nc 27104

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Winston-Salem, Nc 27104

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Winston-Salem, Nc 27104

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111 Dalewood Dr
Winston-Salem, Nc 27104

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101 Dalewood Dr
Winston-Salem, Nc 27104

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191 Dalewood Dr
Winston-Salem, Nc 27104