

Neighborhood Outreach Summary
Densmore Street Townhomes
September 30, 2025
Zoning Docket W-3665

A letter was mailed out to the adjoining property owners located within 500' of the subject parcel. A copy of the letter, a map illustrating the subject parcels and a copy of the mailing list are included with this summary.

Copies of the email communications received about the project are attached.

Attachments:

Copy of Outreach Notification Letter

Map of adjoining property owners

Mailing list for adjoining property owner

From: [Bryan Parker](#)
To: scausey.allied-engsurv.com
Subject: Fwd: Questions about rezoning on Stratford rd
Date: Tuesday, September 30, 2025 8:49:18 AM

I had a phone conversation with her. She owns the lot at the corner of Densmore and Stratford Rd. adjacent to ours. She was thinking we were part of the other project on up Stratford Rd. for 107 townhomes. She was just trying to figure out what is going on.

----- Forwarded message -----

From: **Nancy Banasik** <n.pkitch@gmail.com>
Date: Fri, Sep 19, 2025 at 2:10 PM
Subject: Re: Questions about rezoning on Stratford rd
To: Bryan Parker <bryan@midsouthirrigation.com>

Thanks for the response. Yes, please call me tomorrow.

On Fri, Sep 19, 2025, 12:10 PM Bryan Parker <bryan@midsouthirrigation.com> wrote:

Hi Ms. Banasik

I apologize for being hard to reach. We have been in Montana and Wyoming for the last 10 days for a wedding and some hiking/sightseeing. We are flying back today and I will call you tomorrow if that's ok. I'll be glad to answer any questions you have about our project.

Thank you for your interest.

Bryan Parker

On Fri, Sep 19, 2025 at 9:41 AM Nancy Banasik <n.pkitch@gmail.com> wrote:

I would like to know more about the rezoning planned at Densmore and Stratford Rd. I own an adjoining lot.

I've left several messages already. Is there someone else I should speak with?

Nancy Banasik

336-416-4491

From: [Bryan Parker](#)
To: scausey_allied-engsurv.com
Subject: Fwd: Densmore Site Pllan
Date: Tuesday, September 30, 2025 8:45:40 AM

----- Forwarded message -----

From: **Christine Sheppard** <cricket.sheppard@gmail.com>
Date: Tue, Sep 23, 2025 at 9:53 PM
Subject: Re: Densmore Site Pllan
To: Bryan Parker <bryan@midsouthirrigation.com>

Thank you for answering my questions.

On Tue, Sep 23, 2025 at 4:11 PM Bryan Parker <bryan@midsouthirrigation.com> wrote:

Hey Christine. Thanks for reaching out. Currently there isn't any plan to widen Densmore. However there is a garage with each home and the driveway for each home is 30' long. This should provide parking for at least one vehicle besides the one in the garage and possibly two if the vehicles are small. I don't foresee any need for daily on-street parking along Densmore. There could be a time when we would need to close at least one lane of Densmore for water and sewer installation, but it would not be for an extended period of time.

Hope this helps and if you have any other questions, please reach back out.

Thanks,

Bryan Parker

On Mon, Sep 22, 2025 at 7:57 PM Christine Sheppard <cricket.sheppard@gmail.com> wrote:

I live at 101 Gamble Drive. After reviewing the site plan for the proposed townhouses, I have two questions:

Will Densmore be widened? Right now it is barely wide enough to accommodate vehicles coming from opposite directions.

Will Densmore need to be closed from time to time during site preparation, such as water and sewer lines?

I look forward to your reply. Thank you.

Christine Sheppard

From: [Bryan Parker](#)
To: scausey_allied-engsurv.com
Subject: Fwd: Property on Densmore St
Date: Tuesday, September 30, 2025 8:45:04 AM

There will be another one after this.

----- Forwarded message -----

From: Bryan Parker <bryan@midsouthirrigation.com>
Date: Tue, Sep 23, 2025 at 4:44 PM
Subject: Re: Property on Densmore St
To: Victoria Blevins <vicblev@gmail.com>

Hey Victoria. Thanks for reaching out. Sorry about taking a few days to get back to you. We were out west for a wedding and some sightseeing afterwards. There is a garage for one car with each home and the driveway for each home is 30' long. This should provide parking for at least one vehicle besides the one in the garage and possibly two if the vehicles are small. There shouldn't be any daily on-street parking along Densmore. I attached a drawing of the front of the twin home for your reference.

Hope this helps and if you have any other questions, please reach back out.

Thanks,

Bryan Parker

On Mon, Sep 22, 2025 at 7:54 AM Victoria Blevins <vicblev@gmail.com> wrote:

Hello.

Just circling back to see if you received my email below about my concerns with the property on Densmore Street.

Victoria

Begin forwarded message:

From: Victoria Blevins <vicblev@gmail.com>
Date: September 15, 2025 at 3:14:27 PM EDT
To: bryan@midsouthirrigation.com
Subject: Property on Densmore St

Hi Bryan.

My name is Victoria Blevins and I live at 118 Densmore St. I have seen the plans for the property across the street, and I have one main concern. The driveways are only one car length wide. My concern is cars parking along the street that is already VERY narrow and hard for two cars to pass at the same

time. Is there a way to make more parking for two+ cars to fit width wise in their driveway? Something similar to what I and the rest of my neighbors currently have? I have lived on Densmore for 5 years, and my neighbors and I have all agreed to the rule of no street parking due to the width of the road. My neighbor to the left, Harnell, has an autistic child, and we all worry about his safety by/near the road, and how that will increase the concern if cars are parked there due to the lack of visibility. Many of us also have dogs and other neighbors walk our road often, and people drive insanely fast on my street increasing the risk of someone getting hit. If you've noticed, no one on Brandywine (other than the group home) parks on the road due to the width of it, and their large driveways. Please let me know your thoughts about this, and anything that can be done to avoid street parking would be appreciated.

Thank you for your time.

Victoria Blevins

***Parker Real Estate and Development, LLC
Post Office Box 297
Lewisville, North Carolina 27023
(336) 462-0383
bryan@midsouthirrigation.com***

September 2, 2025

SUBJECT: Neighborhood Outreach

Proposed Re-Zoning for Property Located at 115 Densmore Street, Winston-Salem

Dear Neighbor:

We are filing a rezoning petition with the Forsyth County Planning Department for the property located at **115 Densmore Street**. The property is currently zoned Residential Single-Family residential (RS-9). We are requesting approval of a special use rezoning to Residential Multi-Family, 5 units per acre, (RM-5-S).

The rezoning request will be heard by the Winston-Salem/Forsyth County Planning Board at their monthly meeting on October 9, 2025, at 4:30 pm. A link to the City/County Planning Department website is below. At this site, under the "October" menu, you will be able to find a copy of our site plan and more details and information about the case.

<https://www.cityofws.org/3580/2025-Planning-Board-Items>

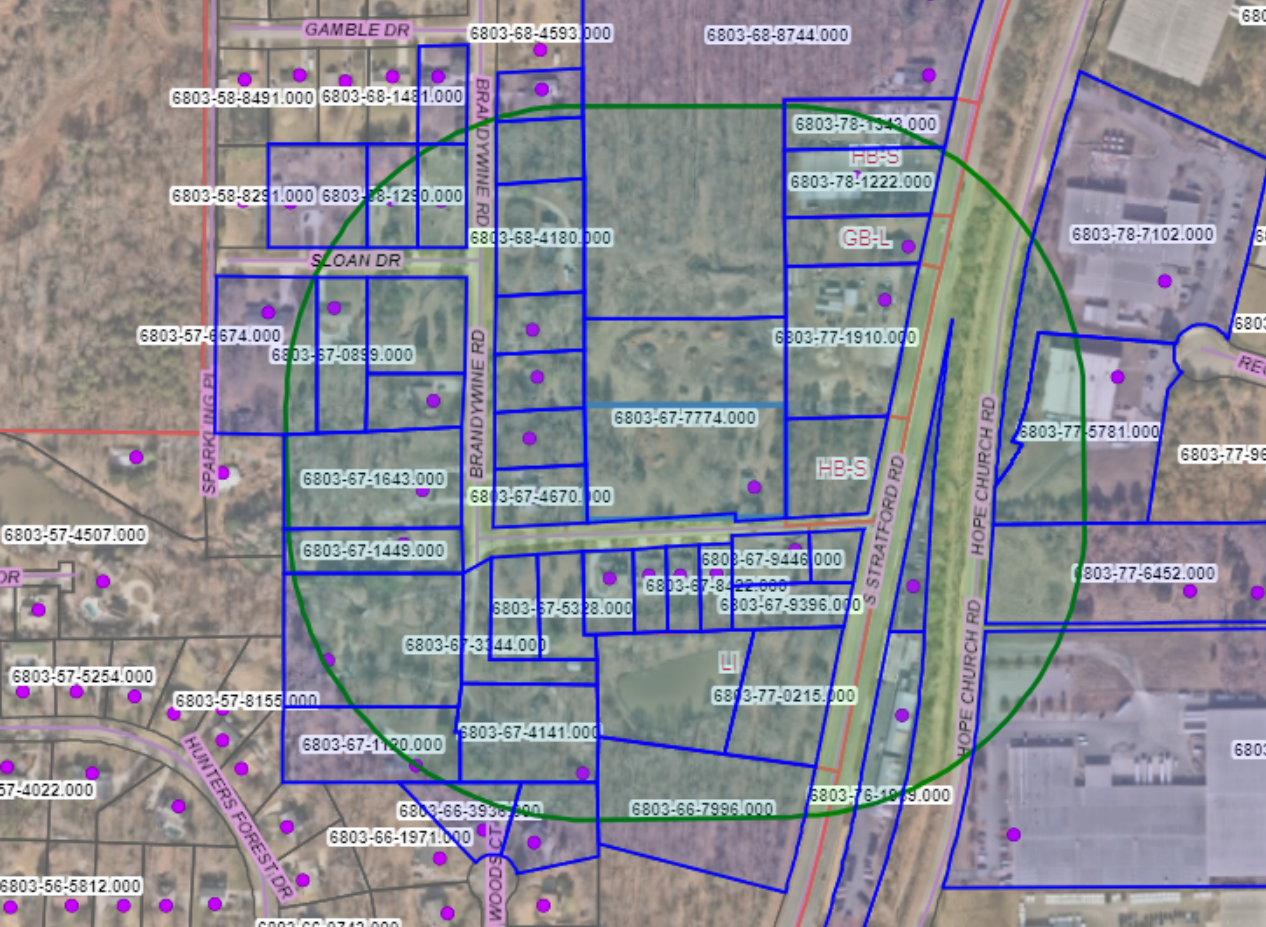
We would appreciate hearing any concerns or interest you have about our re-zoning request. We would like an opportunity to explain our proposed plans for the development of this property. We are hopeful that we can answer any questions you may have and earn your support for the proposed request.

Please reach out to me at the email address below. If you would like to schedule a time to meet, please let us know.

Thank you for your interest and support of our project.

Parker Real Estate and Development, LLC
Bryan Parker
bryan@midsouthirrigation.com

(336) 462-0383



GLOBAL PARTNERS DEVELOPMENT LLC
120 REGENT DR
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ANDERS LOIS J
135 SLOAN DR
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BLESS AH INC
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Corriher Raymond Lester
2610 BRANDYWINE RD
WINSTON SALEM NC 27103

SHAW JEFFREY TODD
140 SLOAN DR
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BUDD HOPE LLC
POBOX 25124
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Winston Salem NC 27103

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130 DENSMORE ST
WINSTON-SALEM NC 27103

SULLIVAN JIMMY R
2594 BRANDYWINE RD
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SEGUERRA HARNELL
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Hine Andrew L
2575 Brandywine Rd
Winston Salem NC 27103

Turick Albert J
2587 Brandywine Rd
Winston Salem NC 27103

WALLIS BRETT T
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HOGG DAVID LEE
100 SLOAN DR
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Corriher Raymond Lester
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WINSTON SALEM NC 27103

GROSS JAMES C
112 Densmore St
Winston Salem NC 27103

North Carolina Baptis Hospital
0 Medical Center BLVD
Winston-Salem NC 27157

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WINSTON SALEM NC 27103

Cheek Hugh Franklin
145 Sloan Dr
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