

Neighborhood Outreach Summary
Sandpiper Place Townhomes
June 4, 2025
Zoning Docket W-3650

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.

A summary of the neighborhood response and communication is provided below:

- No email communications were received by the developer or engineer.
- No phone communications were received by the developer or engineer.

Attachments:

Copy of Letter

Map of adjoining property owners

Mailing list for adjoining property owner



Post Office Box 38848
Greensboro, North Carolina 27438
Phone: (336) 370-6134

May 15, 2025

SUBJECT: Special Use Zoning Petition
Willard Road

Neighbor:

We have filed a special-use rezoning petition with the Winston-Salem/Forsyth County Planning Department for the properties identified in the Forsyth County Tax Office as PIN's 6844-72-7591.000 and 6844-72-8121.000. The property location is depicted on the attached map and contains approximately 8.9 acres. We are requesting that the property be rezoned from RS 9 to RM 8-S. The proposed rezoning would allow for development of 57 townhome units.

The rezoning request will be heard by the Winston-Salem/Forsyth County Planning Board at their monthly meeting on June 12, 2025, at 4:30 pm. A link to the City/County Planning Department website is below. At this site under the "June" 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>

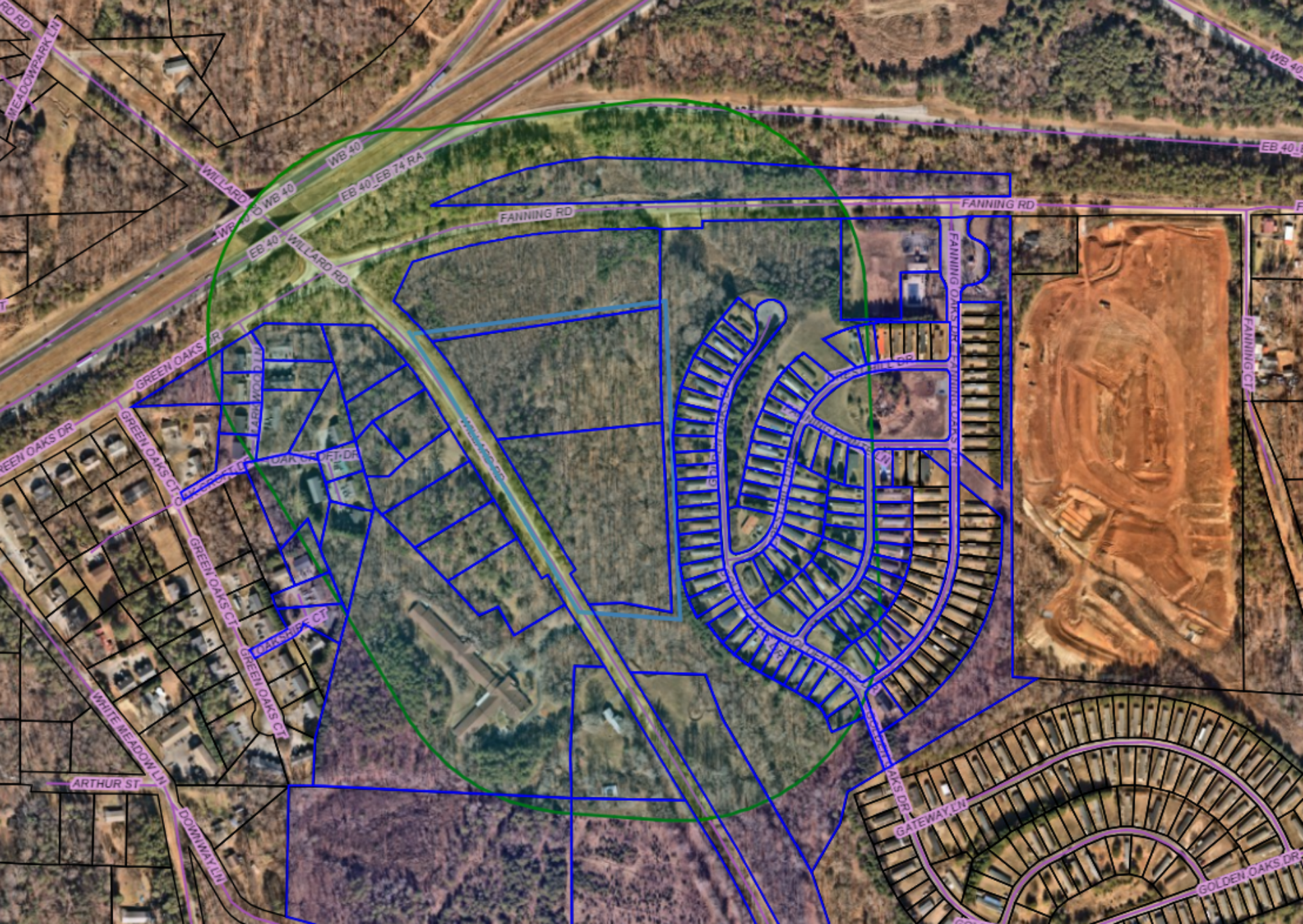
We would appreciate hearing any concerns or interest you have about our re-zoning request. We would like an opportunity to explain our proposed plans for the development of this property. We are hopeful that we can answer any questions you may have and earn your support for the proposed request.

Please reach out to me at the email address below. Or you may contact our project engineer at the information 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.

Preston Communities
John Cranford
john@PrestonCommunities.com

Project Engineer:
Allied Design, Inc.
Steve Causey, PE
scausey@allied-engsurv.com



7850 Autumn Oaks Llc
3000 Town CTR STE 540
Southfield MI 48075

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Southfield MI 48075

LIVNE ASSETS LLC
4545 NORWOOD LN
PLYMOUTH MN 55442

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Southfield MI 48075

Hinsdale Jeffrey B
2424 Tannery Trl
Winston Salem NC 27106

A&C Properties Of Forsyth LLC
1008 S Hawthorne RD
Winston-Salem NC 27103

IDOL GWENDOLYN J
2613 SANDY RIDGE RD
COLFAX NC 27235

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ENDEAVOR PROPERTIES LLC
1836 SPRINGFIELD FARM CT
CLEMMONS NC 27012

Nc4 Magcreek Llc
2560 Willard RD
Winston-Salem NC 27107

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RODRIGUEZ DEVON
2570 WILLARD RD
WINSTON SALEM NC 27107

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KUSHNIR AND GUN HOLDINGS LLC
5540 CENTERVIEW DR STE 204
RALEIGH NC 27606

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3000 Town CTR STE 540
Southfield MI 48075

Cuadra Miguel A
5216 Old Walkertown Rd
Winston Salem NC 27105

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GBUNBLEE EMMANUEL W
2406 MARKWOOD LN
WINSTON-SALEM NC 27107

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CREATIVE DESIGN AND CONSTRUCTION INC
PO BOX 306
TOBACCOVILLE NC 27050

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AJW HOLDINGS LLC 2404 MARKWOOD LN SOUTHEAST WINSTON-SALEM NC 27107	PINC ASSET HOLDINGS LLC 30 N GOULD STREET STE 22241 SHERIDAN WY 82801	IDOL GWENDOLYN J 2613 SANDY RIDGE RD COLFAX NC 27235

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VECCHIONE CHRISTOPHER JOHN
2705 WILLARD RD
WINSTON SALEM NC 27107

ALDANA ALICIA
4313 HAVERTY DR
RALEIGH NC 27610