

## **W-3631 Bobo's Deli – Pfafftown Center Neighborhood Outreach Report**

On August 13, 2024, fifty-nine (59) neighborhood meeting invite letters were sent to property owners within 500 feet of the subject site and beyond. The letters provided a summary of the rezoning request and a copy of the site plan. Along with the location of the meeting, with date and time was provided. Contact information for Luke Dickey with Stimmel Associates as representative of the petitioner was also provided for any neighbor that would not be able to attend the meeting.

The meeting was held on Tuesday, August 27 at 6pm in the large meeting room at the Reynolda Manor Branch Library located at 2839 Fairlawn Drive. The meeting was facilitated by Luke Dickey with Stimmel Associates and a representative of Bobo's Deli was also in attendance. Two (2) neighbors attended the meeting. Primary concerns focused on the following items:

- 1) Traffic Impact. Transou Road and Yadkinville Road are subject to high traffic volumes particularly when school is in session. What are the impacts?

**Response:** A traffic impact analysis was not required by WSDOT or NCDOT for this site due to the size of the restaurant and all drive connections were internal to the existing shopping center. The restaurant would utilize the existing shopping center drive off Transou Road and would also have access back to Yadkinville Road through the shopping center. The restaurant would be open for lunch and dinner, so the primary impact would be during the PM peak hour (4pm-6pm). Given the location, the restaurant traffic generation would consist of a large number of pass-by trips.

- 2) One neighbor mentioned concerns with exiting from Mickle Road onto Transou Road.
- 3) One neighbor mentioned concerns regarding student drivers and their lack of attention while driving. Concern would be increased chances for accidents with students traveling to the restaurant for lunch and after school.
- 4) Additional traffic concerns were mentioned for the traffic generation added once the Hanes Lake residential development is fully built.
- 5) One neighbor would like to see the existing log house relocated as opposed to demolished.



Additional correspondence via email took place with one of the attending neighbors after the neighborhood meeting. A copy of the most recent site plan was provided. Additionally, the neighbor requested information on potential traffic generation of the restaurant. Stimmel Associates reached out to a traffic engineer if they would be able to provide an estimated traffic generation. This information will be shared with the neighbor once available.

Please refer to attached copy of outreach invite letter and site plan provided to the neighbors.

Respectfully submitted,

Luke Dickey, PLA  
Vice President  
Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
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August 13th 2024

## Neighborhood Outreach Letter

Dear Neighbor,

You are receiving this letter because your property is within 500-feet of a proposed rezoning and are invited to a neighborhood meeting regarding the rezoning request.

**Date:** Tuesday, August 27  
**Time:** 6pm to 7pm  
**Location:** Reynolda Manor Branch Library  
Large Meeting Room  
2839 Fairlawn Drive  
Winston-Salem, NC 27106

Bobo's Deli and Grill is proposing to open their second restaurant location within the Pfafftown Center located at the corner of Yadkinville Road and Transou Road. Their first restaurant is located at 3478 Robinhood Road. The current site is approximately 0.85 acres and zoned Limited Business (LB) which does not permit a restaurant with drive-through use. The requested zoning is General Business – Special Use (GB-S), which includes a site plan as part of the zoning request.

The West Suburban Area Plan approved in 2018 identifies the site as part of the Yadkinville Road / Transou Road Activity Center and recommends Commercial uses.

Please refer to the attached location map of the site to be rezoned and proposed site plan.

The proposed rezoning will be reviewed by the Winston-Salem/Forsyth County Planning Board who provides a recommendation for approval or denial. The Winston-Salem City Council is the final approval authority.

If you have any questions or would like to discuss the proposed rezoning, please email [outreach@stimmelpa.com](mailto:outreach@stimmelpa.com). Please include Bobo's in the subject line. Or you can call Luke Dickey (agent of petitioner) with Stimmel Associates at (336) 723-1067.





Pendergrass Randall S  
PO BOX 327  
Pfafftown NC 27040

Redd Suzanne  
4798 Pfaff Ln  
Pfafftown NC 27040

Pfafftown Christian Church  
3935 Yadkinville RD  
Winston-Salem NC 27106

Savera Investments LLP  
1685 H St Unit 205  
Blaine WA 98230

Chilson Tim  
3405 Dixiana Ln  
Pfafftown NC 27040

Pfafftown Center Inc  
PO Box 129  
Pfafftown NC 27040

White Deborah A  
PO BOX 218  
Pfafftown NC 27040

Jacobs Mary R  
3268 Transou Rd  
Pfafftown NC 27040

O'Brien Southern Trenching Inc  
PO BOX 849  
Rural Hall NC 27045

Ammons Lena P  
3409 Dixiana Ln  
Winston-Salem NC 27040

Sipe Brett  
3332 Transou Rd  
Pfafftown NC 27040

Holcomb Brent B  
4701 Mickle RD  
Pfafftown NC 27040

Stimpson Karl Builders Inc  
PO BOX 26  
Pfafftown NC 27040

Avent Benjamin R  
3401 Dixiana Ln  
Pfafftown NC 27040

Kiger John A  
4738 Pinehill DR  
Pfafftown NC 27040

C & M Corporate Properties Inc  
4794 Pfaff LN  
Pfafftown NC 27040

Brown Albert E  
3441 Dixiana LN  
Pfafftown NC 27040

Pfaff Thomas M  
3601 Manoa Rd  
Pfafftown NC 27040

Grandview Inc  
PO BOX 129  
Pfafftown NC 27040

Moury Daniel N  
3400 Dixiana Ln  
Pfafftown NC 27040

Sherry L Anderson  
Revocable Living Trust  
232 Essic Rd  
Mocksville NC 27028

Baummer David S  
3420 Dixiana Ln  
Pfafftown NC 27040

Bryden Partners Llc  
3323 Piney Mountain Rd  
Walnut Cove NC 27052

Blankenship Catherine Pfaff  
4790 Pfaff Ln  
Pfafftown NC 27040

Holland Stephen L  
5898 Marty Ln  
Clemmons NC 27012

Amended And Restated Tracy  
Lee O'Brien Revocable Trust  
4794 Pfaff Ln  
Pfafftown NC 27040

O'Brien Southern Trenching Inc  
PO BOX 849  
Rural Hall NC 27045

Blankenship Christopher  
4790 Pfaff Ln  
Pfafftown NC 27040

Camnol Renovations Llc  
3690 Ruby Rd  
Winston Salem NC 27106

Nail Walter Eugene  
2500 Huntington Woods Dr  
Winston Salem NC 27103

Bason Ricky C  
4635 Pinehill Dr  
Pfafftown NC 27040

WPWS Vi Rentals Llc  
2806 Reynolda Rd 172  
Winston Salem NC 27106

Oswin Llc  
5721 Moss Ridge Ct  
Clemmons NC 27012

Darcy Steven A  
4640 Pinehill Dr  
Pfafftown NC 27040

Marginal Way Llc  
Po Box 506  
Pfafftown NC 27040

Williams Lisa Ann  
2850 Spicewood Dr  
Winston Salem NC 27106

Cunningham Billy  
2862 Spicewood Dr  
Winston Salem NC 27106

Potter James Michael  
3460 Dixiana LN  
Pfafftown NC 27040

Dunne Susan F  
3421 Dixiana Ln  
Pfafftown NC 27040

Moser Lee  
4680 Pinehill Dr  
Pfafftown NC 27040

James Rhonda Preston  
3371 Transou Rd  
Pfafftown NC 27040

Raymer Anthony Neil  
3410 Dixiana Ln  
Pfafftown NC 27040

Schelle Ronald F  
3457 Dixiana LN  
Pfafftown NC 27040

Nubson James Martin  
3413 Dixiana Ln  
Pfafftown NC 27040

Becker Sarah A  
3430 Dixiana Ln  
Pfafftown NC 27040

Braxton Gregory  
3425 Dixiana LN  
Pfafftown NC 27040

Johnson John H  
3435 Dixiana LN  
Pfafftown NC 27040

Adcock Rennie M  
3440 Dixiana LN  
Pfafftown NC 27040

Doub James Kent  
3300 Dobbs Parish LN  
Pfafftown NC 27040

Morgan Maxwell L  
PO Box 145  
Pfafftown NC 27040

Osmon Gregory J  
3446 Dixiana LN  
PFAFFTOWN NC 27040

Strause Henry Mcdaniel  
3450 Dixiana Ln  
Pfafftown NC 27040

Ruth V Myers Irrevocable Trust  
2040 Hampton RD  
Germantown NC 27019

Healy Michael Wayne  
3417 Dixiana Ln  
Pfafftown NC 27040

Johnson Sarah M  
3465 Dixiana LN  
Pfafftown NC 27040

Brown James H  
3341 Transou RD  
Pfafftown NC 27040

Walker Robert E  
PO BOX 82  
Pfafftown NC 27040

Shore Steven R  
4660 Peter Pfaff DR  
Pfafftown NC 27040

Palmes Guy K  
3426 Dixiana LN  
Pfafftown NC 27040







# NEIGHBORHOOD MEETING ATTENDANCE

## BOBO'S DELI

	Name	Address:	Phone:	Email:
1	Sarah Potter	3460 Dixiana Ln 27040		
2	Sandra O'Brien	4794 Pfaff Ln, Pfafftown 27040		
3	Lisa Parrish	3141 Milhaven Lake		
4	↑ PETOWER REP.			
5				
6				
7				
8				
9				
10				
11				
12				