

W-3641 Caliber Collision - Fairlawn Neighborhood Outreach Report

On December 13, 2024, fifty-seven (57) 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. 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 or had questions regarding the rezoning request.

The meeting was held on Monday, December 30 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 the property owner. Two (2) neighbors representing a single household on Green Crest Drive and the community assistance liaison for the North Ward attended the meeting. A copy of the site plan, proposed building elevations, and a representative image of the building was presented at the meeting. Primary concerns focused on the following items:

1) Noise Impact.

Response: All work on cars would be within the building and bay doors would be closed limiting the noise impacts.

2) Visual Impact.

Response: Any damaged vehicles would be stored within a gated and screened motor vehicle storage area to the sides of the buildings. This would be screened by an opaque fence per ordinance requirements. The original approved 100' vegetative buffer remains as part of this request. Existing vegetation would be reviewed with the city to determine if additional evergreen plantings would be required to meet the buffer requirements.

3) Paint Fumes/Odors.

Response: Auto Body & Paint Shops must meet specific air filtration regulations for paint booths. The requirements would result in the capture of paint fumes.

4) Location of Fencing.

Response: Fencing is proposed around the motor vehicle storage area and around the rear of the building. No other fencing is proposed on the site.

Upon review of the plans and answer to questions, the neighbors stated that their concerns had been addressed and they were generally supportive of the proposed development.



Additional correspondence via email took place with the ownership group of the Crowne Park Apartments located on the north side of Fairlawn Drive. They were not able to attend the meeting but wanted to express their opposition to the use of an auto collision center as they feel it would be a visual and sound nuisance and devalue the property. As of the time of this neighborhood outreach report, a meeting is being coordinated with the Crowne Park Apartment ownership for the week of January 6th to review the plan and proposed building with them in more detail.

Please refer to attached copy of outreach invite letter, site plan provided to the neighbors, and materials shared at the neighborhood meeting.

Respectfully submitted,

Luke Dickey, PLA Vice President

Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE
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LAND PLANNING
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Neighborhood Outreach Letter

Dear Neighbor,

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

Date: Monday, December 30

Time: 6pm to 7pm

Meeting Location: Reynolda Manor Branch Library

Large Meeting Room 2839 Fairlawn Drive

Winston-Salem, NC 27106

Caliber Collision is looking at a parcel on Fairlawn Drive adjacent to the Culver's Restaurant to build a 12,400 SF +/-automotive collision repair shop. The site is approximately 3.25 acres and zoned General Business Special Use (GB-S). The current zoning does not permit the use of Motor Vehicle, Body or Paint Shop so the requested zoning is to add the use and update the previously approved site plan. All work on vehicles shall take place within the building with the doors shut and any storage area for vehicles shall be screened.

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**. Please include Caliber in the subject line. Or you can call Luke Dickey (agent of petitioner) with Stimmel Associates at (336) 723-1067.



LANDSCAPE ARCHITECTURE

GREEN CREST DRIVE (PUBLIC R/W 60' ±) 2641 Reynolda Road LLC 751 W 4th Street, Suite 110 Winston-Salem NC 27101 99 SNC LLC 210 Crooked Gulley Cir. Sunset Beach NC 28468 Auto Spring CO INC 3309 HEALY DR Winston-Salem NC 27103

Virginia Anne Baldwin 121 Pembrooke Ridge Ct. Advance NC 27006 Rebecca Funderburk Brown 1452 Oldtown Rd. Winston-Salem NC 27106 Jeanette Lynch Bruce 105 Millers Crossing Ct. Winston-Salem NC 27103

Gabrielle N Cardall 211 E 3rd St Winston Salem NC 27101 Hannah Cason 2651 Green Crest Dr. Winston-Salem NC 27106 Catherine W. Cobb Revocable Trust 1540 Fern Cliffe Dr. Winston-Salem NC 27106

Darin Charter 2671 Green Crest Dr. Winston-Salem NC 27106 Madeline Lois Cheek 2681 Green Crest Dr. Winston-Salem NC 27106 City Of Winston Salem PO BOX 2511 Winston Salem NC 27102

Lora E Clayton 2691 Green Crest Dr. Winston-Salem NC 27106 Janet H Cook 5016 Warner RD Pfafftown NC 27040 Cross Creek Associates 125 Scaleybark RD Charlotte NC 28209

Crowne at Fairlawn Helm II Limited Partnership 505 N Twentieth St., STE 1150 Birmingham AL 35203

Kendal Diehl 2621 Green Crest Dr. Winston-Salem NC 27106 Friendship Garden LLC PO BOX 4025 Greensboro NC 27404

Grandview Inc PO BOX 129 Pfafftown NC 27040

Dorothy A Heath 2680 Green Crest Dr. Winston-Salem NC 27106 Jeremy Lee Henderson 1550 Fern Cliffe Dr. Winston-Salem NC 27106

Gregory Malcolm Hoots 170 Wellsprings Ct Pfafftown NC 27040 James E Johnson 3731 Burbank Ln. Winston-Salem NC 27106 K Hovnanian Homes of North Carolina Inc 2706 N Church St. Greensboro NC 27405

Lois E Koufman 1457 Oldtown Rd Winston Salem NC 27106 Galeano Sally Lainez 1510 Oldtown Rd Winston Salem NC 27106 Lidl US Operations LLC 3500 S Clark St. Arlington VA 22202

Melissa Marley 1470 Old Town Rd Winston Salem NC 27106 Steven Merricks 650 Edgewood Dr. Stanleytown VA 24168 Miller Shaw Inc 2635 Belwick Dr. Winston-Salem NC 27106

Shelley M Mitchell John W Nagel William Odowd 1517 Oldtown Rd. 3910 Quilling Rd. 1447 Old Town Rd Winston-Salem NC 27106 Winston-Salem NC 27104 Winston Salem NC 27106 Mohin Patel David C Pillsbury Donna K Poe 2650 Green Crest Dr. 2631 Green Crest Dr 233 Village Green Sq Winston-Salem NC 27106 Winston Salem NC 27106 Winston Salem NC 27104 Jerry W Ray REd 16 LLC Michael Reece 835 Mill Works St. **PO BOX 364** 2661 Green Crest Dr. Winston-Salem NC 27101 Wrightsville Beach NC 28480 Winston-Salem NC 27106 Jimmy Ring Roy Roberson RP Homes 3 LLC 2640 Green Crest Dr 1506 Oldtown Rd PO Box 464 Winston Salem NC 27106 Winston Salem NC 27106 Elmsford NY 10523 Laura A Salmons Stephen A Saxon Pauil J Shega 1443 Oldtown Rd 2616 Green Crest Dr 1560 Fern Cliffe Dr. Winston Salem NC 27106 Winston-Salem NC 27106 Winston Salem NC 27106 Alycia K Silman Richard Douglas Simmons Michael L Spain 1426 Oldtown Rd 2610 Green Crest Dr 2660 Green Crest Dr Winston-Salem NC 27106 Winston Salem NC 27106 Winston Salem NC 27106 David R Spear Square Properties WinstonSalem LLC Jeremy S Stratton 703 Gaither Rd. Suite 405 1469 Oldtown Rd 1425 Deerfoot Rd Statesville NC 28625 Deland FL 32720 Winston-Salem NC 27106 Elbert Ernest Ulmer Wachovia Bank Na Andrew K Webb 1516 Oldtown Rd PO BOX 2609 1160 Talley Rd Winston-Salem NC 27106 Carlsbad CA 92018 Westfield NC 27053

Paul James West

El Paso TX 79904

3009 Stone Edge Rd

Anthony B Webster

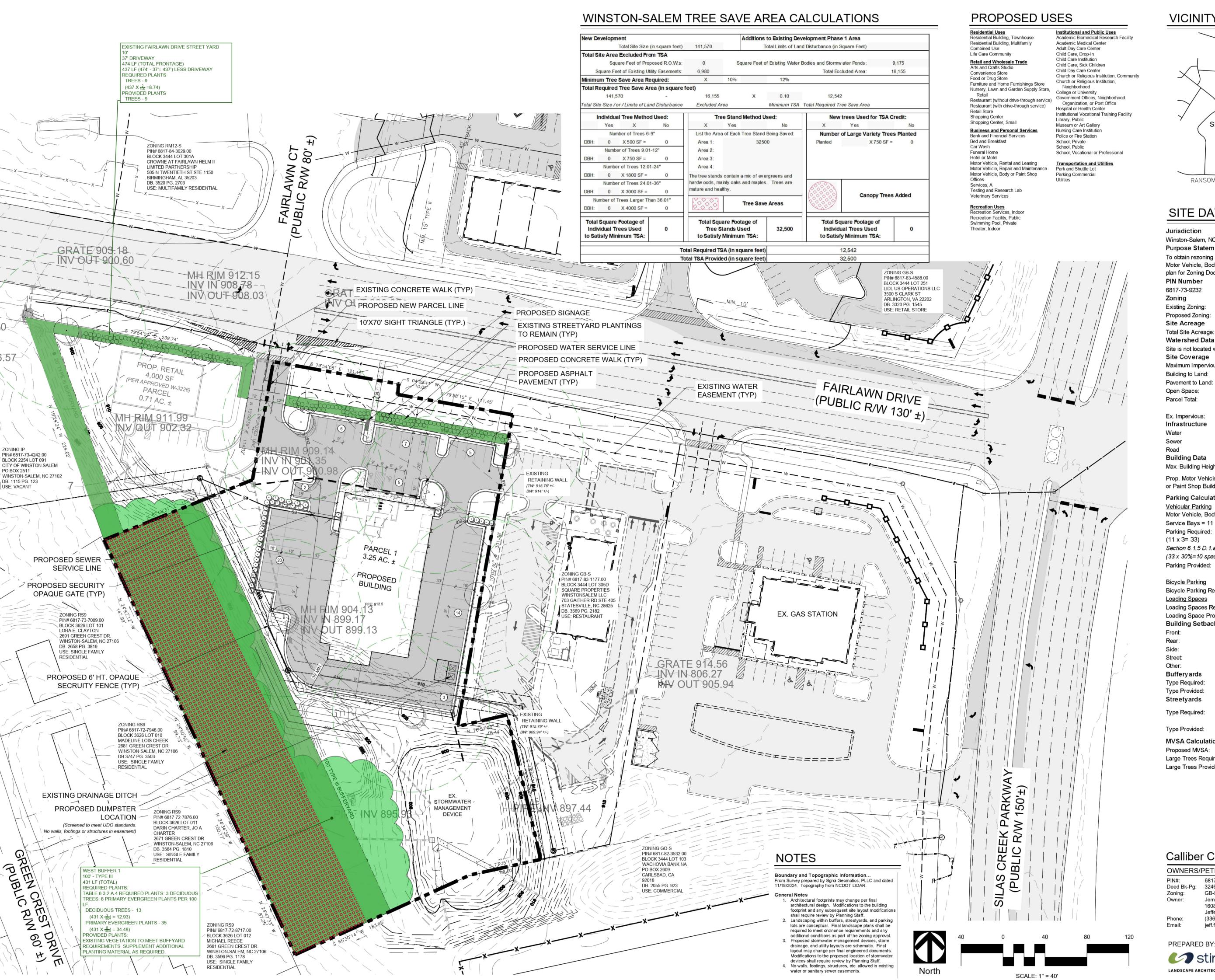
Winston Salem NC 27106

1465 Oldtown Rd

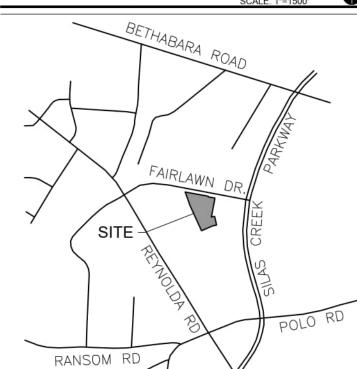
Yale Properties LLC

Winston-Salem NC 27106

1518 Oldtown Rd



VICINITY MAP



SITE DATA

Jurisdiction Winston-Salem, NC Purpose Statement

To obtain rezoning approval from GB-S to GB-S to add the Use Motor Vehicle, Body or Paint Shop and revise approved site plan for Zoning Docket# W3266.

GB-S

PIN Number 6817-73-9232 Zoning

GB-S Proposed Zoning: Site Acreage Total Site Acreage: 3.25 Acres +/-

Site is not located within a watersupply watershed district. Site Coverage

Maximum Impervious Area Permitted: No Limit % 0.15 Acres +/-Building to Land: 4.62 % Pavement to Land: 0.86 Acres +/-26.42 % Open Space: 2.24 Acres +/-68.97 % Parcel Total: 3.25 Acres +/-100.00 %

7,750 SF+/-

0.18 Acres +/-Ex. Impervious: Infrastructure Water Public Public Sewer NΑ

Building Data Max. Building Height:

Prop. Motor Vehicle Body 6300 SF +/- (11 Service Bays) or Paint Shop Building:

Parking Calculations Vehicular Parking Motor Vehicle, Body or Paint Shop @ 3 spaces per service bay

Service Bays = 11 Parking Required: 23 Spaces

Section 6.1.5 D.1.a: 30% Parking Reduction (33 x 30%=10 space reduction) (33 - 10= 23 Spaces) 25 Spaces Parking Provided:

Bicycle Parking Bicycle Parking Required: Exempt Loading Spaces

Loading Spaces Required: 1 Space Loading Space Provided: 1 Space Building Setbacks Front:

None Side: None Street: Other: None **Buffery ards** 100' Type III Bufferyard

Type Provided: 100' Type III Bufferyard Streetyards 10' Streetyard

Type Required: 10' Streetyard Type Provided:

MVSA Calculations Proposed MVSA: 32,903 SF +/-Large Trees Required: 6.58 Trees Large Trees Provided: 7 Trees +/-

Calliber Collision

OWNERS/PETITIONERS:

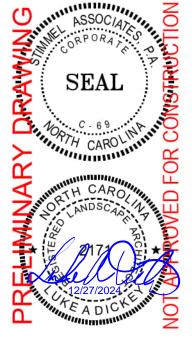
Deed Bk-Pg: 3246-2431 Zoning: Jemsite Development LLC c/o Jeff Flattery

1608 N US Highway 221 N Jefferson NC 28640 (336) 846-7133 jeff.flattery@jemsitedevelopment.com

PREPARED BY:

stimmel 601 N. TRADE STREET, SUITE 200 WINSTON-SALEM, NC 27101 www.stimmelpa.com 336.723.1067 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING 601 N. TRADE STREET, SUITE 200 WINSTON-SALEM, NC 27101 P: 336.723.1067 www.stimmelpa.com SEALS:



PROJECT:

0 0 ≡

PLANS FOR:

□ PRE-SUBMITTAL ■ SUBMITTAL

▼ REVISED SUBMITTAL

CLIENT:

Jeff Flattery Jemsite Development, LLC 1608 Hwy 221 North Jefferson, NC 28640

12.03.2024 **REVISIONS:** COMMENTS 12.27.2024

DRAWN: 24-154 JOB. NO: SHEET TITLE:

REZONING SUBMITTAL

SCALE: 1" = 40'

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