

**THE STALDER GROUP LLC**

PO BOX 5581 HIGH POINT NC 27262 336-688-2204 [jstalder@northstate.net](mailto:jstalder@northstate.net)

Dear Neighbor:

This letter is to notify you that Eric Dickinson of Efinicia Companies has applied for a zoning change to 10.77 acres located at 1993 Sentry Pointe Lane in Winston-Salem. The application is for an RM-8 zoning district to support townhomes. This zoning district is less intense than that of most of the adjacent properties. You are receiving this letter because your property is located within 500 feet of this site. If one of your neighbors has not received the letter, feel free to share this information.

The plan for the property includes 82 townhomes with open space for residents, as well as buffers along the property boundaries and Salem Creek as illustrated on the enclosed site plan.

Our team would like to meet with you to hear your comments and answer any questions you may have. We have scheduled a Zoom meeting for Thursday, March 19 at 6:00 pm and look forward to talking with you online. You may join using the information below or you may email [jstalder2010@gmail.com](mailto:jstalder2010@gmail.com) for a direct link.

Judy Stalder is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

**<https://us04web.zoom.us/j/76622164752?pwd=PI89KD67p7Cn1Y3SibWOBEd1t23n99.1>**

Meeting ID: 766 2216 4752

Passcode: 7qEJ65

If you are unable to attend this meeting or prefer to communicate by phone, text or email, you may contact me at 336-688-2204 or [jstalder2010@gmail.com](mailto:jstalder2010@gmail.com).

The City of Winston-Salem Planning Board will meet on Thursday, April 9 at 4:30 pm at the Bryce Stuart Municipal Building to consider the application. The Planning Board will make a recommendation to City Council who will hold a second public hearing in May.

Thank you,

Judy Stalder

## **Community Outreach Report-1993 Sentry Pointe Lane**

A neighborhood meeting was held for property owners in the vicinity of 1993 Sentry Pointe Lane on Thursday, March 19 at 6:00 pm. An informational letter dated March 11 and the most recent site plan were sent by US Mail to the 84 addresses within 500 feet of the property. The meeting was held via Zoom. A copy of the letter and list of addressees is attached. The letter provided the meeting information, a general description of the property as well as the proposed zoning and use.

### **Zoom Attendees:**

Mike Fenley, President of Chateau Ridge Homeowners Association  
Brett Conway, 1911 Chateau Ridge Drive  
Bob Romanchuck, 2095 Gyro Road  
Beverly Hughes, 1953 Sentry Pointe Lane  
Joshua Iley, 2576 Dogwood Falls St  
Masika Lawrence, E 7<sup>th</sup> St apt 409, Charlotte NC 28204/1965 Sentry Point Lane  
Camille (no other identification provided)  
Kat (no other identification provided)

### **Telephone Calls:**

Laura Stroud, 1983 Sentry Pointe Lane  
Dwain Keith, 2040 Gyro Rd

### **Presentation:**

Team members Eric Dickinson, owner/developer/builder of Efinicia Companies, Vincent Townsend, engineer from Green Mountain Engineering and Judy Stalder were introduced. The meeting began with a description of the location, size and topography of the property. The zoning of surrounding properties was identified. The proposed development plan was shared. The Zoom meeting ended abruptly (user error), but not before a reminder that the Planning Board hearing is Thursday, April 9 at 4:30 pm.

### **Questions and Comments:**

#### ***Mike Fenley, President of Chateau Ridge HOA:***

*I see a creek buffer of 30 feet noted on the plan. Is that the only buffer? The noted 30 foot buffer is the required buffer. However, there will be no buildings north of the transmission line which means no buildings will be located within over 300 feet of Salem Creek.*

*Will there be a fountain in the water quality pond to protect from mosquitoes? There is no plan for a fountain at this time. Those are usually for aesthetic purposes. However, mosquitoes can be controlled with mosquito dunks.*

*Later by email: I like the project. Think it will be good for the area. Our only concern is the visual buffer, but Mother Nature usually takes care of that.*

#### ***Bob Romanchuck, immediately adjacent on Gyro Road:***

*Will the gully along the eastern property line be maintained? The runoff from this project will be directed with grading within the development to the water quality pond to the north.*

*Will trees be removed along the property line? The tree at the end of Gyro Road will be removed to allow sewer connection. We will try to save as many trees as possible or plant back to meet the buffer yard requirements.*

*I do not have any problems with removal of trees. Some of them need to go.*

***Beverly Hughes, immediately adjacent in Ardmore Vista:***

82 units is too much

I have no problem with townhomes, but I do not want apartments. *These units can be for sale, but maybe rented instead.*

There is too much traffic on Ardmore Road

What size will the townhomes be? *The townhomes will be 2 bedroom and 2 bathrooms--about 1200 square feet plus a garage.*

If for sale, how much would the price be? *By the time they are completed, the sale price should be about \$250,000-\$300,000.*

How much will rent be? *Probably about \$2000 per month.*

Will they have basements, crawl space or be built on a slab? *The proposed buildings will be on slab and stepped down with the topography.*

How far will the buildings be from my home? *The nearest building is proposed to be about 100 feet from your home.*

***Camille, Dogwood Falls:***

Will these homes be for ages 55+? *No, although we do build those type of developments.*

Will the pond be maintained by the City? *No.*

***Laura Stroud, immediately adjacent in Ardmore Vista:***

How far will the new homes be from my home? *The minimum separation will be 40 feet, but using the scale map and location of the proposed building, the separation will be up to 60 feet between buildings.*

When will construction begin? *Construction is planned to begin in late 2027 early 2028.*

Will construction vehicles park on Sentry Pointe Lane (like is happening now)? *There will be space provided on site for construction vehicles to park.*

There is too much traffic on Sentry Pointe Lane.

***Dwain Keith:***

Are you allowing for any green space? *Yes. There is open space preserved in a central location. Also, the existing transmission line and all property north of the transmission line along Salem Creek will remain as open space.*

There is a wildlife path along the eastern side of the property. Now they will be trapped. *There will be a minimum 20 foot buffer along the eastern boundary of the property, that will connect to the open space along the transmission line and Salem Creek, providing a corridor for wildlife to move through the area.*

This development will add to flooding in our neighborhood (Ardmore Farms). *This development will meet all the ordinances and laws concerning stormwater runoff. A water quality pond will be located near Salem Creek and stormwater runoff will be directed to the pond where it will be held and released at pre development rates. You may call our engineer, Vince Townsend at 336-294-9394 and/or the City of WS Stormwater Engineer, Joe Fogarty at 336-747-6961.*

I think there is too much traffic on Ardmore Road and this property should develop with single family homes.

## Mailing Labels

EFINCIA COMPANIES LLC	603 A EASTCHESTER DRIVE	HIGH POINT NC 27262
EFINCIA COMPANIES LLC	603 A EASTCHESTER DR	HIGH POINT NC 27262
SENTRY POINTE INVESTORS LLC	245 W MAIN AVENUE	GASTONIA NC 28052
SENTRY POINTE INVESTORS LLC	245 W MAIN AVENUE	GASTONIA NC 28052
BEF WINSTON SALEM LLC	5211 S CONCOURSE DRIVE	ROANOKE VA 24019
FALCON POINTE INVESTORS LLC	245 W MAIN AVE	GASTONIA NC 28052
FALCON POINTE INVESTORS LLC	245 W MAIN AVE	GASTONIA NC 28052
Williams Luther K	2751 Lois Dr	Valparaiso IN 46385
Jaar Enterprises Llc	5265 HILLTOP CT	WINSTON-SALEM NC 27106
Ross Deborah	1904 Ebert Rd	Winston Salem NC 27103
Williams Luther K	2751 Lois Dr	Valparaiso IN 46385
LEGACY PARK LLC	1813 PEMBROKE RD	GREENSBORO NC 27408
LEGACY PARK LLC	1813 PEMBROKE RD	GREENSBORO NC 27408
Chateau Ridge Homeowners Assoc	2583 Dogwood Falls ST	Winston-Salem NC 27103
Chateau Ridge Homeowners Assoc	1920 Chateau RDG	Winston-Salem NC 27103
Chateau Ridge Homeowners Assoc	2583 Dogwood Falls ST	Winston-Salem NC 27103
CHATEAU RDG HOMEOWNERS ASSC IN	1919 CHATEAU RIDGE DR	WINSTON-SALEM NC 27103
Armstrong Carol Page	12612 Celtic CT	Rockville MD 20850
Armstrong Carol Page	12612 Celtic CT	Rockville MD 20850
CONWAY BRETT	1921 CHATEAU RIDGE DR	WINSTON SALEM NC 27103
MIDKIFF JORDAN	1924 CHATEAU RIDGE DR	WINSTON SALEM NC 27103
LEUNG MING	1920 CHATEAU RIDGE DR	CLEMMONS NC 27012
KELLY KRISTY LYNN	1916 CHATEAU RIDGE DR	WINSTON SALEM NC 27103
ELDAROV ELVIN	2583 DOGWOOD FALLS ST	WINSTON SALEM NC 27103
Bates Tamika R	2579 Dogwood Falls St	Winston Salem NC 27103

BAILEY RAKIS J	2575 DOGWOOD FALLS	WINSTON-SALEM NC 27103
Niece Laura Renee	2571 Dogwood Falls St	Winston Salem NC 27103
Fenley William M	1909 Chateau Rdg	Winston Salem NC 27103
PETTY JENNIFER	2595 AZALEA PL	WINSTON SALEM NC 27103
AMODIO MONICA MARIA	2591 AZALEA PL	WINSTON SALEM NC 27103
ROGERS JOSHUA ILEY	2576 DOGWOOD FALLS ST	WINSTON SALEM NC 27103
DIMOV KATHERINA D	2596 AZALEA PL	WINSTON SALEM NC 27103
YOON HO SANG	1915 PENNY LN	WINSTON-SALEM NC 27127
RAMIREZ ENRIQUE	1905 Penny Ln	Winston Salem NC 27127
DOSS PHYLLIS M	2025 GYRO DR	WINSTON SALEM NC 27127
HARTZ JOHN W	122 N ELM ST SUITE 601	GREENSBORO NC 27401
Cox Lisa	2045 Gyro Dr	Winston Salem NC 27127
BARILLAS ERIKA CARDENAS	2055 GYRO DR	WINSTON SALEM NC 27127
Scott Equiena Nicole	2065 Gyro Dr	Winston Salem NC 27127
PEREZ ZOILA	2075 GYRO DR	WINSTON-SALEM NC 27127
Fox Rae Price	2085 Gyro Dr	Winston Salem NC 27127
Romanchuck Robert H	2095 Gyro Dr	Winston Salem NC 27127
Perez German	2075 Gyro Dr	Winston Salem NC 27127
Frazier Bennie	2080 Gyro Dr	Winston Salem NC 27127
BERILLA LUCAS	2070 GYRO DR	WINSTON SALEM NC 27127
AQUINO GRISELDA	2060 Gyro Dr	Winston Salem NC 27127
ALLEY SCOTT	2050 GYRO DR	WINSTON SALEM NC 27127
KEITH DWAIN	2040 Gyro Dr	Winston Salem NC 27127
DAETZ HUMBERTO R	2030 GYRO DR	WINSTON SALEM NC 27127

Matthews Sonia	2020 Gyro Dr	Winston Salem NC 27127
BARNETT ELIZABETH ANN	1902 EBERT RD	WINSTON SALEM NC 27103
WILKINS AMY MICHELLE	2315 DANDOON CT	WINSTON SALEM NC 27103
Ardmore Vista Hoa Inc	11 Brookstown AVE	WINSTON-SALEM NC 27101
Stroud Laura Ruby	1983 Sentry Pointe Ln	Winston Salem NC 27127
OLIPHANT TONYA	163 Walters Dr	Christiansburg VA 24073
BEESON SCOTT	1971 Sentry Pointe Ln	Winston Salem NC 27127
Lawrence Masika D	1925 E 7th St Apt 409	Charlotte NC 28204
RUSTIN MICHAEL JULIAN	1935 SENTRY POINTE LN	WINSTON SALEM NC 27127
AMADOR ANGIE GARDELYS	1941 SENTRY POINTE LN	WINSTON SALEM NC 27127
Ardmore Vista Hoa Inc	11 Brookstown AVE	WINSTON-SALEM NC 27101
Barnes Alicia Noelle	PO Box 30697	Winston Salem NC 27130
King Monique Carmel	1959 Sentry Pointe Ln	Winston Salem NC 27127
Hughes Beverly Lynn	1953 Sentry Pointe Ln	Winston Salem NC 27127
Ardmore Vista Hoa Inc	11 Brookstown AVE	WINSTON-SALEM NC 27101
HUDSON DENNA BESHEARS	1929 SENTRY POINTE LN	WINSTON SALEM NC 27127
HERNANDEZ HERMES X	844 BROOKBERRY FARM CIRCLE	WINSTON SALEM NC 27106
JO DANIEL	1917 SENTRY POINTE LANE	WINSTON SALEM NC 27127
TEMKAR SHEETAL S	5100 LEARY CT	SUMMERFIELD NC 27358
Ardmore Vista Hoa Inc	11 Brookstown AVE	WINSTON-SALEM NC 27101
GREGORY JASMINE HAZELTON	1960 SENTRY POINTE LN	WINSTON SALEM NC 27127
LOKITS JEREMY C	1954 SENTRY POINTE LN	WINSTON SALEM NC 27127
JOYNER ALICIA MONTE	1948 SENTRY POINTE LN	WINSTON SALEM NC 27127
PATEL MANISHA J	149 Clark Ave	Chelsea MA 02150
EZEDIKE CYNTHIA	2021 MORTON ST APT 515	CHARLOTTE NC 28208

Ardmore Vista Hoa Inc	11 Brookstown AVE	WINSTON-SALEM NC 27101
CHESTER A MICHAEL III REVOCABLE TRUST	PO BOX 5657	WINSTON-SALEM NC 27113
TOMAR DHANENDRA	7108 REYNOLDS MILL CIR	LEWISVILLE NC 27023
BREWER JASON	1978 Sentry Pointe Ln	Winston Salem NC 27127
MANNING OKSANA K	1984 Sentry Pointe Ln	Winston Salem NC 27127
LIU XIAO FU	461 INFINITY CIR	WINSTON SALEM NC 27103