

W-3630 Chestnut & 14th Street Neighborhood Outreach Report

On August 14, 2024, forty-three (43) neighborhood outreach letters were sent to property owners within 500 feet of the subject site and beyond. The letters provided a summary of the rezoning requests. Contact information for Luke Dickey with Stimmel Associates as representative of the petitioner was provided.

Two neighbors reached out with questions.

- 1) One neighbor was the owner of the multifamily development on the east side of Chestnut Street. They were curious about the plans for the site as they have spent money on upgrading their property.

Response: Contact information for the property owner was provided to the neighbor with a general overview of the request.

- 2) One neighbor to west of the site on Jazer Lane called Stimmel Associates with a question regarding the reason for the outreach letter.

Response: A general overview was provided of the request and discussed that the neighbor's property was not part of the zoning request. The neighbor did not express any concerns regarding the zoning.

Please refer to attached copy of the outreach letter provided to the neighbors.

Respectfully submitted,



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



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

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August 14th 2024

Neighborhood Outreach Letter

Dear Neighbor,

You are receiving this letter because your property is within 500-feet of a proposed rezoning for an existing residential development consisting of single-family homes and an apartment building located on the southwest intersection of 14th Street and Chestnut Street. The site is currently zoned Residential Multifamily, RM18 which permits up to 18 units per acre. The property owner would like to subdivide the lot so that each single family home is on an individual lot. However, the small size of the lots and required building setbacks would not be permitted within the RM18 zoning district. The request is to rezone to Pedestrian Business – Limited Use (PB-L) which does not have building setbacks and would permit for the smaller lot sizes. The zoning request would further limit the uses on the site to just residential uses and would not permit any commercial uses.

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

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 14th Street in the subject line. Or you can call Luke Dickey (agent of petitioner) with Stimmel Associates at (336) 723-1067.

You may also reach out to Council Member Barbara Hanes Burke (bhburke@cityofws.org) or the Northeast Ward Community Assistance Liaison, Tamra Bradshaw Sheller (tamrabs@cityofws.org) with any concerns.



United States Postal Service
123 Missing Address

DEENAR PROVIDENCE LLC
PO BOX 610
HARRISBURG NC 28075

IGLESIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD LA LUZ DEL MUNDO
1306 THOMASON STREET
LEXINGTON NC 27292

Pollock Doreen
1401 N Main St
Winston Salem NC 27105

LEWIS JOHN
121 JAZER LN
WINSTON SALEM NC 27105

Mercy Rahma Inc
PO BOX 823
WINSTON-SALEM NC 27102

Goldsmith Jana
5025 Heidelberg Ct
Winston Salem NC 27106

Clark Clarence T
1411 N Main St
Winston Salem NC 27105

NEXPOINT SFR SPE 1 LLC
8615 CLIFF CAMERON DR STE 200
CHARLOTTE NC 28269

Daniels Mildred L
109 Asher Ct
Winston Salem NC 27105

DUKE ENERGY CAROLINAS LLC
PO BOX 37996
CHARLOTTE NC 28237

GREEN THUMBS LLC
220 W MAIN ST UNIT B
RICHMOND VA 23220

1393 CHESTNUT PLAINS CT LLC
920 WEST FIFTH ST
WINSTON SALEM NC 27101

Brim Pamela P
108 Asher Ct
Winston Salem NC 27105

Wilson James
100 Asher Ct
Winston Salem NC 27105

Espinal Jose
5550 Racin Dr
Winston Salem NC 27105

GORDON NATALIE RENEE
104 MIDIAN CT
WINSTON SALEM NC 27105

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Rousseau Wayne P
1417 N Main St
Winston Salem NC 27105

Mercy Rahma Inc
PO BOX 823
WINSTON-SALEM NC 27102

GREEN TEQUILA
101 ASHER CT
WINSTON-SALEM NC 27105

Campbell Peggy F
109 Jazer Ln
Winston Salem NC 27105

BUCK RENTALS LLC
205 OLD NEWSOME RD
KING NC 27021

DUKE ENERGY CAROLINAS LLC
550 SOUTH TRYON ST DEC45A
CHARLOTTE NC 28202

MILHAVEN PROPERTIES LLC
1959 N Peace Haven Rd Ste 224
Winston Salem NC 27106

Wilson Tawkeya
105 Asher Ct
Winston Salem NC 27105

COLEY MINNIE L
398 Anderson Rd
Winston Salem NC 27107

DUKE ENERGY CAROLINAS LLC
525 SOUTH TRYON ST DEP21A
CHARLOTTE NC 28202

SPENCER STEVEN JAY
130 JAZER LN
WINSTON SALEM NC 27105

SIMPSON KENISHA
6307 Scots Pine Run Apt 401
North Chesterfield VA 23234

Hodges Joe N
101 Jazer Ln
Winston Salem NC 27105

Watts Laura A
1405 N Main St
Winston Salem NC 27105

Witherspoon Dorothy S
112 Asher Ct
Winston Salem NC 27105

Temp Ventures Llc
518 Motor RD
Winston-Salem NC 27105

Anderson & Associates Contract
412 Arlington ST
GREENSBORO NC 27406

Smith Kenneth Edward
104 Asher Ct
Winston Salem NC 27105

Hill Adrienna A
108 Midian Ct
Winston Salem NC 27105

Torrence Henri C
105 Jazer Ln
Winston Salem NC 27105

ROMERO LILIA
1130 Bird Dog Trl
Pfafftown NC 27040

Pigford Ronald E
129 Jazer Ln
Winston Salem NC 27105

Phillips Pamela L
1423 N Main St
Winston Salem NC 27105

U S Sprint Communications Co L
PO BOX 12913
Overland Park KS 66282

Blakely Harold G
117 Jazer Ln
Winston Salem NC 27105