

W-3555 Sunshine Village Community Neighborhood Outreach Report

On August 16, 2022, 295 outreach letters were sent to property owners and neighbors within 500 feet of the subject site and beyond. These letters provided a summary of the proposed rezoning request to RM-12-S from RS9, as well as an illustrative site plan of the proposed development. A drop-in meeting was held on August 25, 2022 at the Robinhood Road Baptist Church. Approximately 94 neighbors attended the meeting. Representatives from Stimmel Associates and the Petitioner walked the attendees through the proposed plans and answered questions regarding the zoning request and site plan. Council Member Clark was also in attendance to answer questions. Neighbors expressed concerns regarding traffic impacts and safety for the neighborhood, stormwater, visual impacts and buffering of the development, and density.

After the neighborhood meeting, the petitioner and representatives from Stimmel Associates held meetings with representatives of the Century Oaks HOA along with email/phone call correspondence to review plan alternatives and options to address the neighborhoods concerns. The proposed zoning request of RM-12-S was subsequently withdrawn prior to Planning Board review to provide more time to revise the proposed plan.

The revised site plan proposed for-sell condominiums instead of for-rent apartments with a reduction in the number of proposed units to provide a cluster of twin homes to transition the scale of the development as it approached the Century Oaks neighborhood. Additionally, the plan proposed a cul-de-sac prior to Century Oaks Lane with an emergency access only, pending approval from Planning and WSDOT review. The new zoning request is for RM-8-S zoning.

A second neighborhood meeting was held on November 14, 2022 at Robinhood Road Baptist Church with outreach letters being sent to the same property owners and neighbors as the first meeting. Approximately 56 neighbors attended the meeting. Representatives from Stimmel Associates and the Petitioner walked the attendees through the updated plans and answered questions regarding the zoning. Council Member Clark was in attendance for the first portion of the meeting. The following is a summary of the main points of the meeting with responses and subsequent follow-up items in *(red)*:

1. Traffic – Main Concern
 - a. Neighbors **DO NOT** want a connection to Century Oaks. The average age of child in century oaks is 10 yrs. old, they play in the street and increased traffic is a safety concern. Existing neighborhood streets are ribbon

pavement and have no sidewalks. *(Discussed that the likelihood that the connection to Century Oaks Lane would be a requirement for plan approval. The submitted plan would not show a connection and would address based on City review.)*

- b. If there is a connection are there any traffic calming measures that can be added to proposed road & ex Century Oaks neighborhood *(Petitioner would review options for traffic calming. Note: Currently in discussions with WSDOT on options for traffic calming and the approval process. Plan proposed converting the intersection of Shady Maple Lane and Century Oaks Lane into a 4-way stop. WSDOT supports this option.)*
 - c. If no connection is made, can the cul-de-sac be shortened with a longer emergency access? *(Yes, if no connection is allowed.)*
 - d. Any chance for a traffic signal or any type of additional turn lanes/etc. at the Castle Drive-Robinhood Road intersection *(TIA did not show a need for additional turn lanes/storage at Robinhood Road. Amount of traffic would most likely not warrant a traffic signal on Robinhood Road)*
2. Landscape
- a. What will Brooks Landing see from the entrance of their neighborhood (high point) into the site (low point). Are there any additional buffers/screening on Brooks Landing side that can be added? *(Existing trees along the perimeter are shown to remain as tree save. The existing trees along the stream running through Brooks Landing would remain and provide additional screening. In the winter months with the grade change, portions of the development would be visible.)*
 - b. Additional plantings between Brooks Landing and Independent living *(Discussed adding screening at top of retaining wall and has been shown on the submitted site plan.)*
 - c. Additional SWM/water runoff containment between development and Century Oaks neighbors *(Discussed that drainage swales would be provided for landscape areas and that all impervious areas would be collected and directed to stormwater management ponds.)*
 - d. Additional/more dense screening between Century Oaks and lower SWM pond *(Plan added additional evergreen screening at greenway trail connector and shows proposed tree save in the buffer behind the Century Oaks homes on Shady Maple Lane. Supplemental evergreens and shrubs shall be added to meet bufferyard requirements.)*
3. Misc.
- a. Realign greenway access away from Century Oaks neighbors *(Options to relocate would be reviewed. Note: Greenway access was relocated away from neighbors on Shady Maple Lane in location were grade permitted. Additional evergreen screening adding in area closest to neighbor.)*
 - b. Push lower SWM pond away from Century Oaks neighbors *(Would look at sizing of pond during final engineering to determine if it can be pushed more internally to the site.)*

- c. Safety fence and fencing along tops of retaining walls and between Century Oaks and proposed development (*Fences would be placed on top side of retaining walls for safety in areas accessible to pedestrians. Would look at other locations per public safety and welfare.*)
- d. Zoning condition that Residential, Multifamily “condos” are for sale only (not rentals) (*Working with Planning Staff on condition.*)
- e. Can the culvert under the greenway path be enlarged? (*Working with City staff on options.*)

Please refer to attached letter and attendance sheet for Meeting 1 and letter, attendance sheet, plans/exhibits from Meeting 2.

Respectfully submitted,



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

MEETING #1

OUTREACH LETTER & ATTENDANCE



**LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING**
601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

08/16/2022

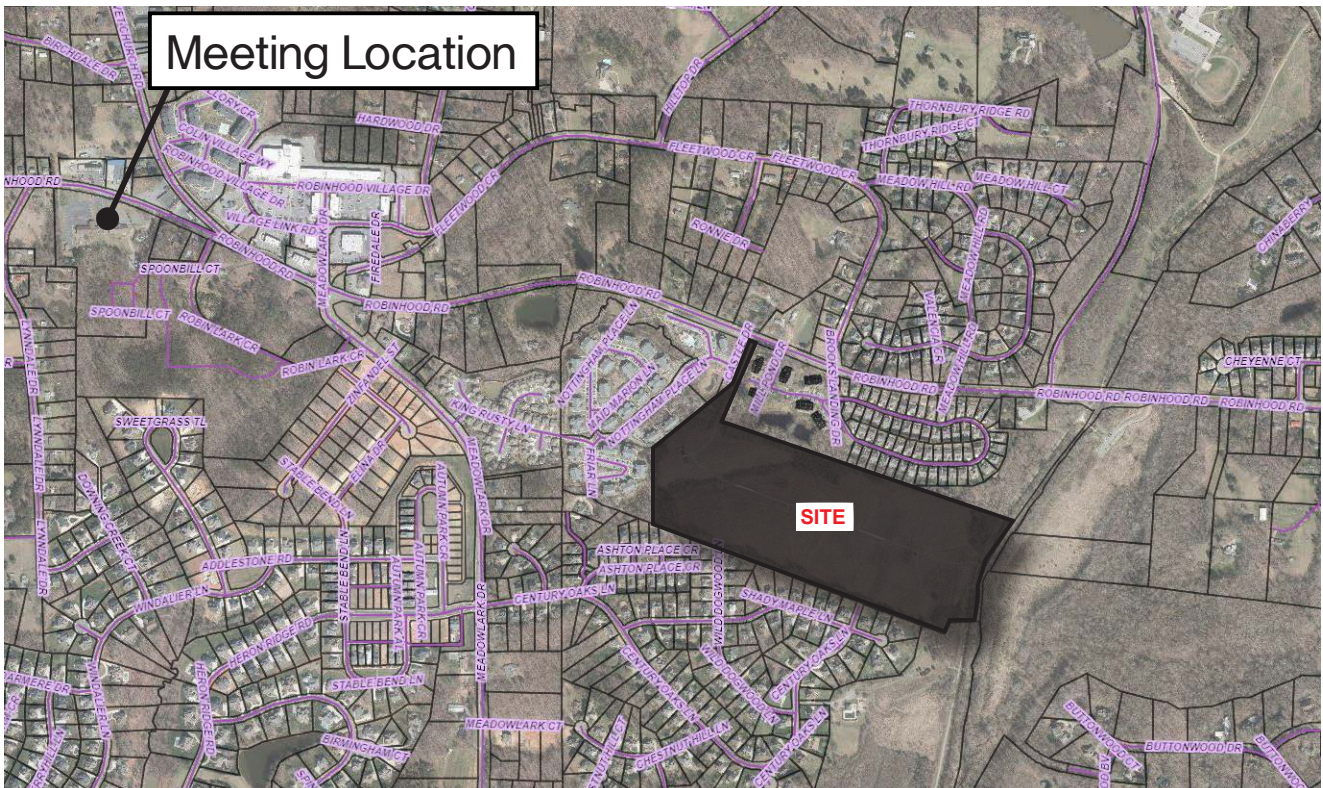
You are invited to: **A Neighborhood Drop-In Meeting**

Regarding: A proposed rezoning for a Multifamily Development containing 366 Units +/- within approximately 43.61 acres located at the end of Castle Drive and between the Brooks Landing Neighborhood, Robinhood Court Apartment Homes, and Century Oaks Neighborhoods. The proposed development consists of Garden Style apartments, townhomes, and an active adult apartment Community. The site is currently zoned Residential Single Family (RS9). Request is to rezone to Residential Multifamily (RM-12-S). The proposed rezoning and site plan will be reviewed by the Planning Board and approved by the City Council.

Drop-In to See the Plans and Ask Questions

WHEN? Thursday, August 25th, 2022
Anytime between 5:30 - 7:30 p.m.

WHERE? Robinhood Road Baptist Church
5422 Robinhood Road
Winston-Salem, NC 27106



Meeting will be held at Robinhood Road Baptist Church.
Parking is located at the front of the building.

For more information please contact Luke Dickey at 336-723-1067



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601 N Trade Street, Suite 200
 Winston-Salem, NC 27101
 www.stimmelpa.com 336.723.1067

08/16/2022

Site Plan



*This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.

NEIGHBORHOOD MEETING ATTENDANCE

Sounds like a
Mobile Home
Park?

Sunshine Village Community
Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Asa + Merle Herring	156 Brooks Landing Dr	336 986 2306	herring-fish@yahoo.com
2	Kunal Sinha	4700 Century Oaks Lane	336 775 8726	kunalh sinha@gmail.com
3	Pete Breidenbach	211 Mill Pond Dr W.S., NC. 27106	(336) 765-2297	petebrei@juno.com
4	Vae Wolff	240 Brooks Landing	336 - 924 2240	
5	Laura Brasell	4920 Chestnut Hill Ln	304 376 9074	165223@yahoo.com
6	Evan Palmieri	4865 Century Oaks Ln	336-937-3407	efpalmieri@gmail.com
7	David Strickland	4949 Shady Maple Ln	336-972-3263	david.strickland552@gmail.com
8	Dana Strickland	4949 Shady Maple Ln	336-972-2654	thestricklands04@gmail.com
9	Aaron Fox	4940 Shady Maple Ln	910 690 3321	atfox87@gmail.com
10	Caroline Fox	4940 Shady Maple Ln	704 796 3976	Jcarolinefox@gmail.com
11	Sandra Kupsky	4845 Century Oaks Ln	336-403-1023	sgjkupsky@gmail.com
12	Chuck Kupsky	4845 Century Oaks Ln	336-972-5123	CJKupsky@gmail.com



NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community
Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Ann Bell	230 Ashton Place		
2	CLIFF ORGONON	4950 SHADY MAPLE LN	336-225-2156	Corynnetriad.rr.com
3	MATTHEW FIFE	970 WILD DOGWOOD LN	336-705-0131	matt.fife2323@gmail.com
4	TODD DeNeui	3560 K. V. KLEES RD	303-432-7171	tdeneui@tvcorporation.com
5	Ann McLain	136 Brooks Landing Dr	336 978 8649	ann.mclain64@gmail.com
6	Nancy Jackson	180 Brooks Landing	(336) 414-5975	nj1252@gmail.com
7	Lisa Conrad	168 Brooks Landing Dr.	(336) 749-1888	l@kconrad@aol.com
8	Steven + Crystal Pratt	1025 Wild Dogwood Lane	(336) 577-9433	cepratt@triad.rr.com
9	Catherine + Travis Joyner	1030 Wild Dogwood Lane	336-972-0621	joyner.travis@gmail.com joyner.catherine@gmail.com
10	DOUG PATTERSON	213 Brooks Landing, Dr.	336.414.9551	7dpatterson@gmail.com
11	↳ Bullard	322 Mill Pond Drive ^{WS} 27106	336-831-6770	angela.muchell13@yahoo.com
12	John Hedlin	120 Wild Spruce Ct ²⁷¹⁰⁶	336-922-0419	jhedlinpt@earthlink.net

08.25.2022



W-3555 Community Outreach

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

Page 8 of 26

December 2022

NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community
Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Kathy Tedder	277 Brooks Landing Dr	336 745-1537	rktedder1@gmail.com
2	Amy + Jim Leadford	245 Brooks Landing	336 624 2200	
3	Harry + Lisa Dawson	4877 Robinhood Rd	336 972 6433	dawsonlg64@gmail.com
4	Travis Joyner	1030 Wild Dogwood Lane	336 972 5051	joyner.travis@gmail.com
5	Lea O'Shea	233 Brooks Landing Dr.	908-803-9462	leaoshea4@gmail.com
6	Christy Crean	4015 Century Oaks Ln	578 302 0538	ChristyCrean@gmail.com
7	ERIC LINEBERGER	5022 SHAW MAPLE LN	336 404-6177	erlineberger@triad.rr.com
8	Jeremy Willed	915 Wild Dogwood Ln	336-414-5822	jeremy.willed@ncfbins.com
9	Mark + Linda Young	4800 Shady Maple Ln.	336.408.5599	Liny064@yahoo.com
10	KEN MENNIS	5060 Century Oaks Ln	336-448-8829	KMENNIS@WINSTON-REEM.NET
11	Gregory Krull	4630 Century Oaks Ln	336-480-7514	greg.krull66@gmail.com
12	Mary Stewart	140 Brooks Landing DR	336-416-7386	mstewartrealty@gmail.com

NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Caitlin Vasilos	4985 Shady Maple Ln. Winston-Salem NC	201 637 3466	caitlinvasilos@gmail.com
2	Thomas Vasilos	4985 Shady Maple Lane, W-S, NC.	336 466 0156	TVasilos@gmail.com
3	ARJUN CHATTERJEE	4933 Shady Maple Ln Winston Salem NC 27106	336-413-8709	dudarro@gmail.com
4	Roxanne Wilson	244 Brooks Landing Dr Winston Salem, NC 27106	336-769-7668	ROXANNENWSNC@GMAIL.COM
5	Marlus BARDEY	985 Wild Dogwood W-S, NC 27106	336-293-3092	
6	Roy & Delphine DENNIS	1010 Wild Dogwood Ln W-S NC 27106	336-413-4393	rdennis@aol.com
7	Vic Berotti	4650 CENTREY OAKS LN W-S NC 27106	336-399-2244	VICBEROTTI@GMAIL.COM
8	JOAN Johnson	1020 Wild Dogwood LN WS NC 27104	336-403-1907	JWJUNCI954rph@gmail.com
9	Mark Clayton	5035 Shady Maple Lane W-S NC 27106	678-725-4078	claytonmar@msn.com
10	Any Leonard	4825 Shady Maple Ln W-S NC 27106	336-926-0011	DLeonard3@Triad.rr.com
11	David Leonard	4825 Shady Maple Ln	336-926-0987	DLeonard3@Triad.rr.com
12	Jenny & Marie Freese	132 Brooks Landing Dr.	336-558-6719	jfreese45@gmail.com

NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community
Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Wagner Arnes	1040 Wild Dogwood Ln	336 4066500	Text
2	Charlotte & Robert Works	140 Ashton Pl Cir	805 498 8079	Text
3	Kleane Lucas	613 Mill Pl CT	336-775-7407	Text
4	Mary Ann Barbou	122 Mill Ponds Ct.	919-999-9994	TEXT
5	Renée Ginn	115 Chestnut Hill Ct.	336-918-4664	reneeginn@gmail.com
6	Don Kautz	4620 Century Oaks Ln	336-971-9398	ddkautz@uncg.edu
7	A. Vernon Osborne	4875 Century Oaks Lane	336-813-5251	a.vernonosborne@gmail.com
8	DAN PUGH	225 BROOKS LANDING DR,	336-787-6673	TEXT
9	Wei-chin Lee	1005 Wild Dogwood Ln	336-816-2048	leewc12@gmail.com
10	Bill & Evelyn Petty	4805 Shadey Maple Ln	336 414 2094	etpetty@windstream.net
11	Jim Sarfert	4800 Century Oaks Ln.	336-575-7453	jsarfert@gmail.com
12	Chad Nankster	826 Poplar Cove Rd	336-402-4381	chadwofth@gmail.com

08.25.2022

NEIGHBORHOOD MEETING ATTENDANCE

~~NO.~~
Sunshine Village Community
Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Neil Piner	4925 Shady Maple	919 888 3350	PINERN@gmail.com
2	June Barbour	673 Mill Pond Ct	3013258206	stormyjune77@yahoo.com
3	Greg Ginn	115 Chestnut Hill Ct,	336-972-6360	ginnstats@gmail.com
4	Marian Spencer	155 Brooks Landing	336-401-0241	mariansspencer@gmail.com
5	Sue Kuntz	5455 Fern Park Cir	614-989-6397	SKUN003@GMAIL.COM
6	Gayle Marterre	164 Brooks Landing Dr	336-692-4517	gmarterre@gmail.com
7	Dandy Zitta	4941 Shady Maple Ln	336 529-1472	Sandyzitta@yahoo.com
8	Caleb Clauset	980 Wild Dogwood Ln	336 529 2300	cclauset@mac.com
9	Mark Facer	4975 Shady Maple Ln	336 ⁴⁶² 922 3704	hikend86@gmail.com
10	Sterling Carter	4930 Shady Maple Ln	336-924-5216	godacc@windstream
11	Carol Zick	4820 Lenthin Oaks Ln	336 924 4453	c.zick@yahoo.com
12	Helene Hennis	148 Brooks Landing	336-922-5791	stelenhennis@gmail.com

08.25.2022

fall ARE GREEDY

NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community
Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Paule Mooks	5060 Century Oaks Ln	336 924-4883	MEANS Paule@gmail.com
2	Jane Richards	9307 ^{Cent} Wild Dogwood Ln.	336 924 3453	Jane Richards 744@gmail.com
3	Robin Richards	" "	" "	" "
4	Emily Palmieri	4865 Century Oaks Ln.	336- 937 269-7070	emilytpalmieri@gmail
5	Evan Palmieri	4865 Century Oaks Ln.	336-937-3407	efpalmieri@gmail.com
6	Michelle Soyars	4965 Shady Maple Ln	336-403-2962	Michelle.Soyars@gmail.com
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NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community
Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Warren Kennedy	148 Brooks Landing Dr.	336 602 9653	wqhkenney1@gmail.com
2	Jack & Becky Nelson	942 Wood Dogwood LN	336 813 2566	jackn@AOL.com
3	Bill Von Dohlen	5010 Shady Maple Ln	336 749 4407	bvd036@gmail.com
4	Dannelle Jackson	4720 Century Oaks Lane	336 577 3353	jackson.dannelle@gmail.com
5	Mick Jackson	4720 Century Oaks Ln	336-577-2822	
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MEETING #2

OUTREACH LETTER, ATTENDANCE, & EXHIBITS



You are invited to: **Neighborhood Meeting #2**

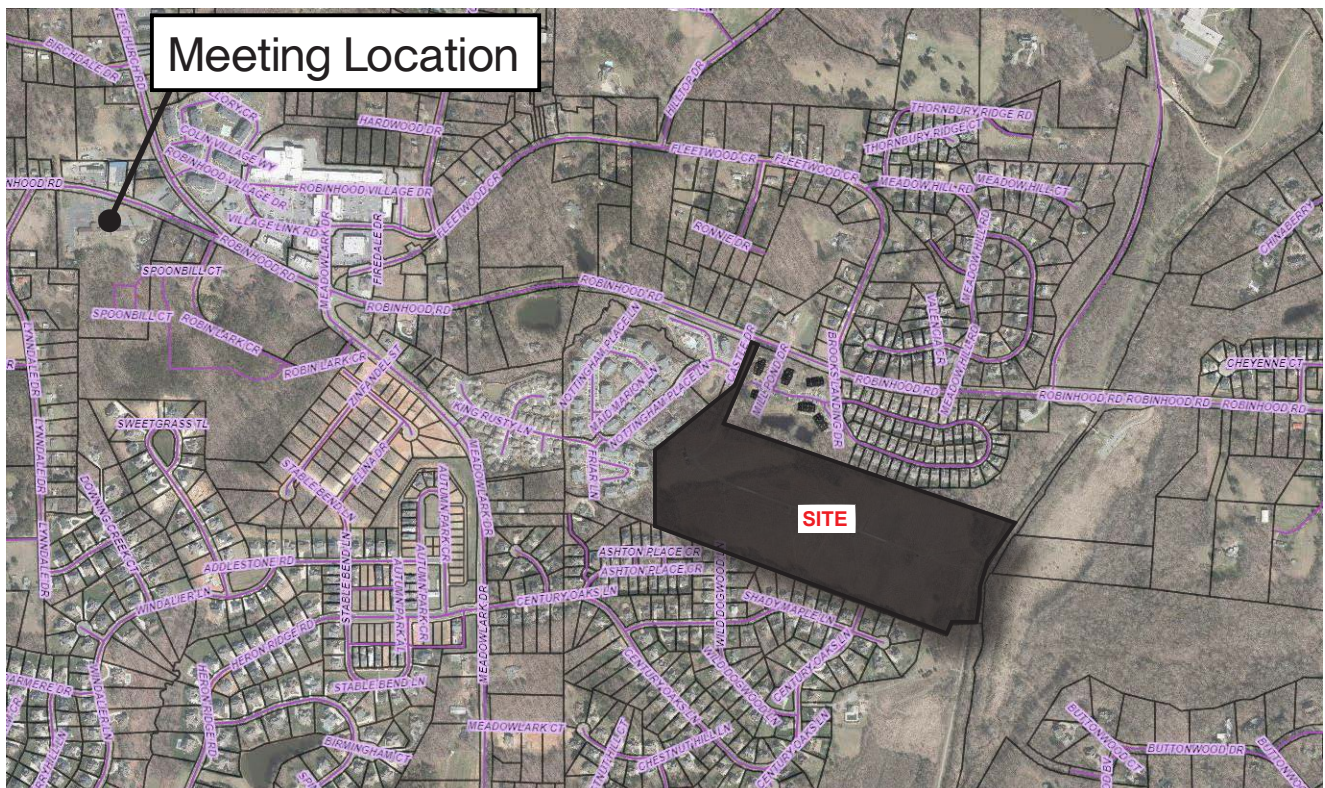
Regarding: A meeting to review the updated rezoning plan for a Multifamily Development containing 349 Units +/- within approximately 43.61 acres located at the end of Castle Drive and between the Brooks Landing Neighborhood, Robinhood Court Apartment Homes, and Century Oaks Neighborhoods. The proposed development consists of Garden Style condominiums, twinhomes, and an active adult apartment Community. The site is currently zoned Residential Single Family (RS9). Request is to rezone to Residential Multifamily (RM-8-S). The proposed rezoning and site plan will be reviewed by the Planning Board and approved by the City Council.

Attached is a preliminary site plan of the proposed development. Please note that the rezoning review process is fluid and the site plan shown attached may change through the review process to address comments by the city or neighbors.

Attend the Meeting to See the Plans

WHEN? Thursday, November 14th, 2022
At 5:30 p.m.

WHERE? Robinhood Road Baptist Church
5422 Robinhood Road
Winston-Salem, NC 27106



Meeting will be held at Robinhood Road Baptist Church. *(In the same room as the first meeting)*
Parking to the right of the main entrance when entering the churches parking lot from Robinhood Road

For more information please contact Luke Dickey at 336-723-1067

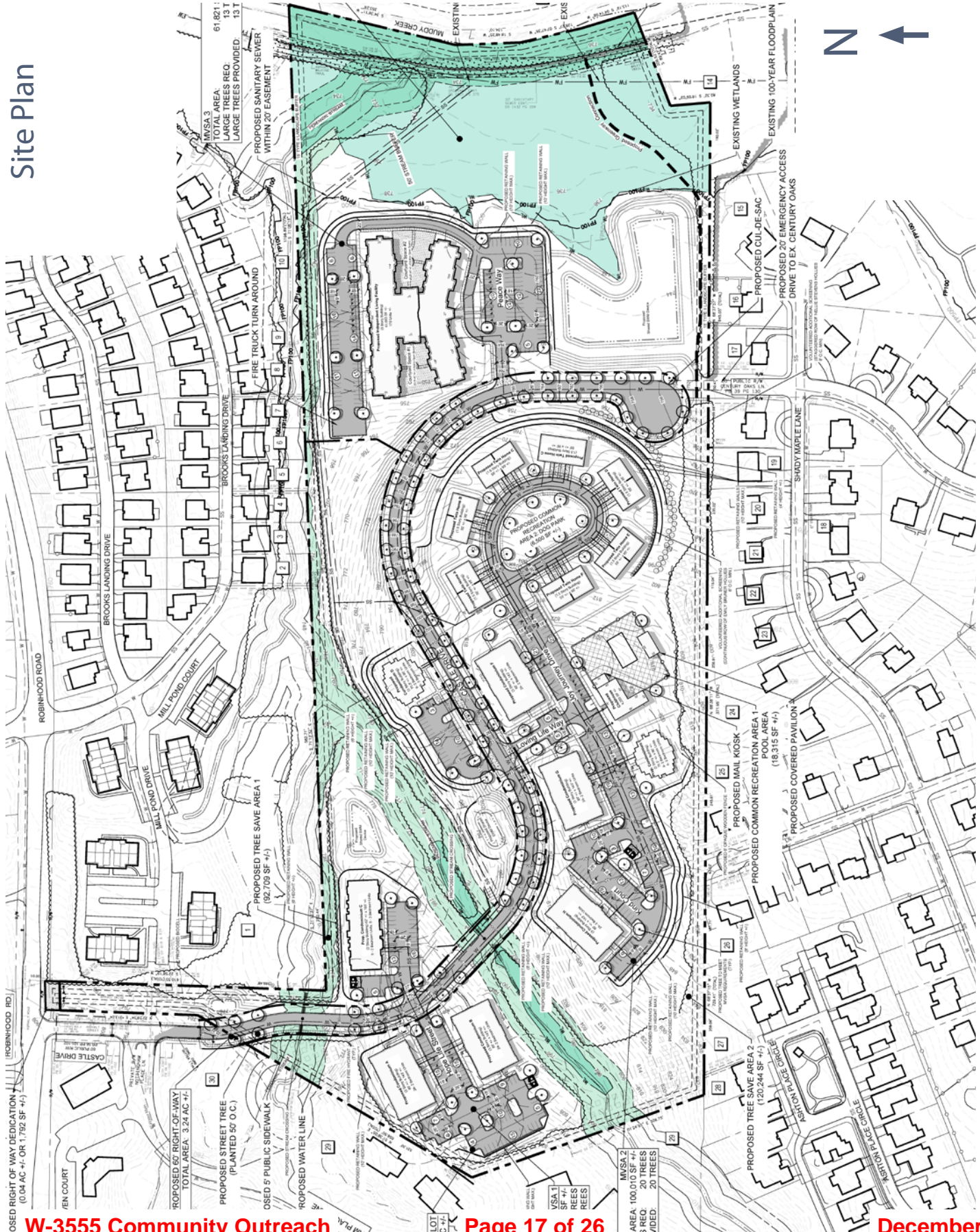


LANDSCAPE ARCHITECTURE
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601 N Trade Street, Suite 200
 Winston-Salem, NC 27101
 www.stimmelpa.com 336.723.1067

11/01/2022

Site Plan



**This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.*

NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community-Meeting #2 Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Arjun Chatterjee + Aimee Wilkin	4933 Shady Maple Ln	336-922-9801	dudarra@gmail.com
2	Kathryn Ann McLain	136 Brooks Landing Dr	33978 8649	aun.mclain64@gmail.com
3	LARRY & MARY NEWBY	208 BROOKS LANDING DR	717-615-5276	NEWBYLD@GMAIL.COM
4	Kevin & Katie Tripodi	4960 Shady Maple Ln	336-403-8629	KTRIP42@AOL.COM
5	Brenda Telf	188 Brooks Landing Dr	808/285-5586	brenda.cartwright@gmail.com
6	DAN PUGH	225 BROOKS LANDING DR	336-782-6673	danrpugh@gmail.com
7	Mark Facer	4975 Shady Maple Ln	336 462 3704	mkfacer052@gmail.com
8	JULIEN COUTELLIER	4855 CENTURY OAKS LN	336 924 6666	jcoutellier@gmail.com
9	Vee Wolff	240 Brooks Land.	336-924-2240	v@triced,rr.com
10	Reed Ron Wilson	4955 Shady Maple Ln.	336-408-6782	ron.wilson@gmail.com
11	Carol Int	4620 Century Oaks Ln	3369719402	c.int@yahoo.com
12	Roy DENNIS	1010 Wild Dogwood	336-413-4393	RDENNIS@AOL.COM

11.14.2022

NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community-Meeting #2 Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Rick + Shelley Rider	185 Ashton Place Cir ^{W/S} 27106	336-416-0658	skellegridx1@gmail.com
2	George Fleetwood	224 Brooks Landing Dr W/S	336-813-6257	geofleet@gmail.com
3	Roxanne Wilson	244 Brooks Landing DR W/S	336-769-7668	ROXANNENWSNC@GMAIL.COM
4	Joan Johnson	1020 Wild Dogwood LN	336-403-1907	jjwunc1954vph@gmail
5	Catherine Idol	236 Brooks Landing Dr.	336-922-6370	
6	Pat Blackwell	721 Brooks Landing Dr	336 971 4052	
7	CLIFF ORGONAN	4950 SHADY MAPLE LN	336-815-8034	cliff.orgnan@gmail.com
8	Gilbert Hoppe Margaret Megiel	176 Brooks Landing	336-907-3271	margaretmegiel@yahoo.com
9	Judy Watkins	110 Ashton Place Circle ^{Winston Salem} 27106	(770)633-4794	
10	Doug Patterson	213 Brooks Landing, Dr W/S, NC 27106	336)4149551	rdpatterson@gmail.com
11	Michelle Soyars	4965 Shady Maple Lane	336-403-2962	Michelle.Soyars@gmail.com
12	KEVIN SOYARS	4965 SHADY MAPLE LN	336-922-0388	CPTRASHBOT1@CIVIL.COM

11.14.2022



NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community-Meeting #2 Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Robert Works, Jr	140 APC	205-478-8501	
2	Katherine W. Griggs	195 Ashton Place Circle, W-5 27106	(843) 337-5461	peascoar@mind.spring.com
3	Linda Martin	155 Ashton Pl. Cir. W527106	336 624-2258	lindaheltonmartin@gmail.com
4	Marian Spencer	155 Brooks Landing Dr, 2706	336 336-401-0244	mariansspencer@gmail.com
5	Ken Nye			
6	Mary Stewart	140 Brooks Landing	336-416-7386	mstewartrealtty@gmail
7	Ruth Tedder	228 Brooks Landing	336-745-1537	rktedder1@gmail.com
8	Caula Means	5060 Century Oaks Ln	773-213-7539	MEANS_JADA@gmail.com
9	Ken Means	5060 Century Oaks Ln	336-448-8828	kmeans@windstream.NET
10	Vic Beroth	4650 Century Oaks Ln	336-399-2244	VICBEROTH@GMAIL.COM
11	Mark + Janet Clayton	5035 Shady Maple Ln	678-725-4078	claytonmar@msn.com
12	Karla Hernandez	1775 Queen Catherine Ln	336 779 5582	khvhdez@gmail.com

11.14.2022

NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community-Meeting #2

Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Barbara Demeter	4948 Nottingham Pl Ln #101	336 9186620	demeter barbara 93 @ gmail.com
2	Jennifer Carter	175 Brooks Landing D	336 817 5655	jenn.f.carter.carter @gmail.com
3	Shirley & Lance Hartman	135 Ashton Place Cir	719 982-5320	lanhart@msn.com
4	Travis & Catherine Joyner	1030 Wild Dogwood	336 972 5051	joyner.travis@gmail.com
5	ERIC LINEBERGER	5020 SHADY MAPLE LANE	336-406-6177	ericlineberger@gmail.com
6	MIKE JACKSON	4720 CENTURY OAKS LN	336 577-2822	mj70@us.com
7	Linda Young	4800 Shady Maple Ln	336.408.5599	Linyo64@yahoo.com
8	Caleb Clauset	980 Wild Dogwood Ln	336 9235214	cclauset@mac.com
9	Robin Richards	930 WILD DOGWOOD LN	336.924.3459	ROBIN@RICHARDS ^{YAHOO.COM}
10	Amy Leonard	4825 Shady Maple Ln	336926-0987	AmyLeonard4@gmail.com
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NEIGHBORHOOD MEETING ATTENDANCE

Sunshine Village Community-Meeting #2 Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Dana & David Strickland	4949 Shady maple Ln	336-972-3063	thestricklands04@gmail.com
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Robinhood Court
Apartments

Villas at Robinhood

Century Oaks
Neighborhood

Brooks Landing
Neighborhood

Sunshine Village Community

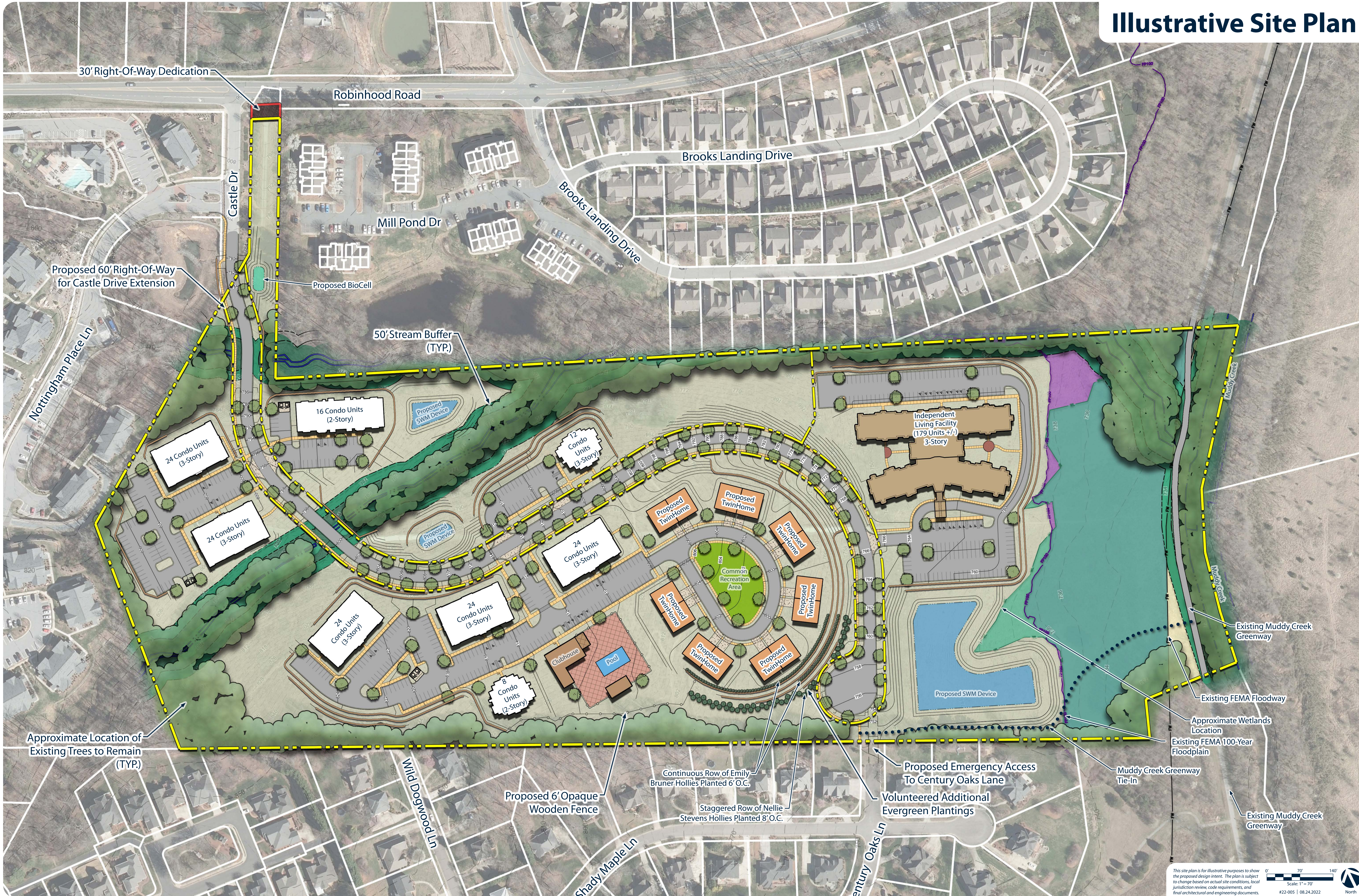
Winston-Salem, NC

This site plan is for illustrative purposes to show the proposed design intent. The plan is subject to change based on actual site conditions, local jurisdiction review, code requirements, and final architectural and engineering documents.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
WINSTON-SALEM, NC
CHARLOTTE, NC
December 2022 3.1067

Illustrative Site Plan



This site plan is for illustrative purposes to show the proposed design intent. The plan is subject to change based on actual site conditions, local jurisdiction review, code requirements, and final architectural and engineering documents.

Scale: 1" = 70'

#22-005 | 08.24.2022

North

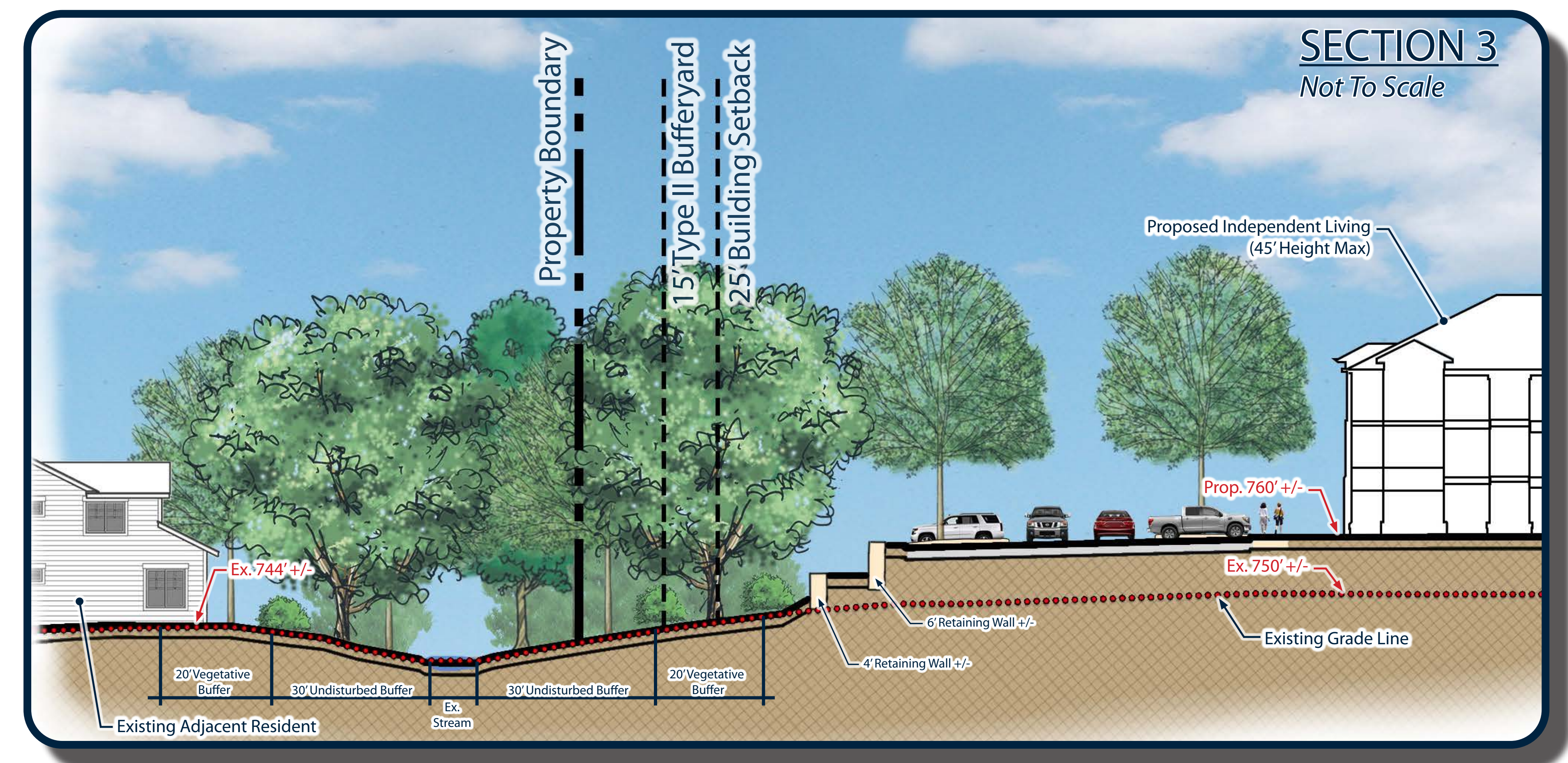
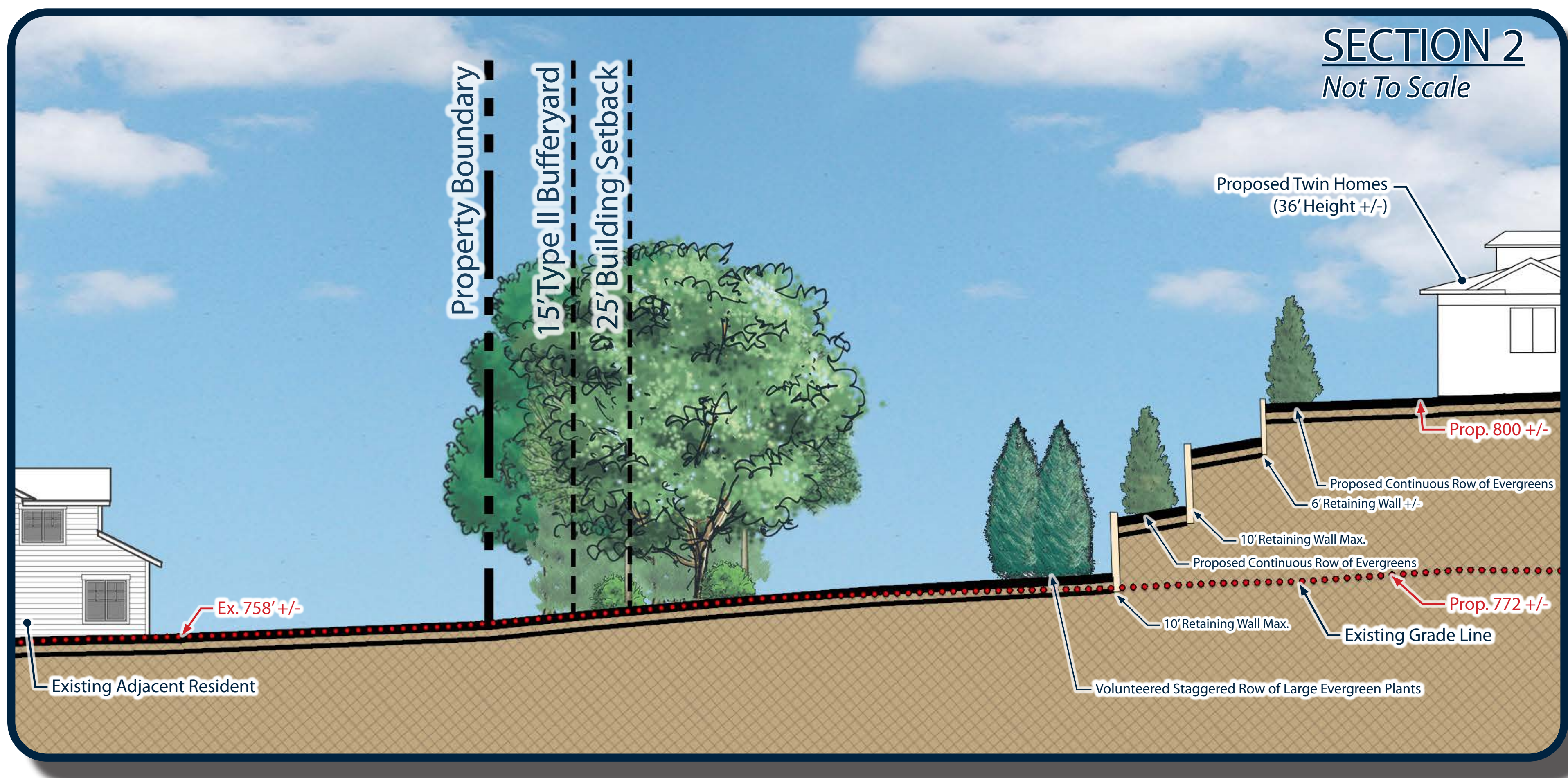
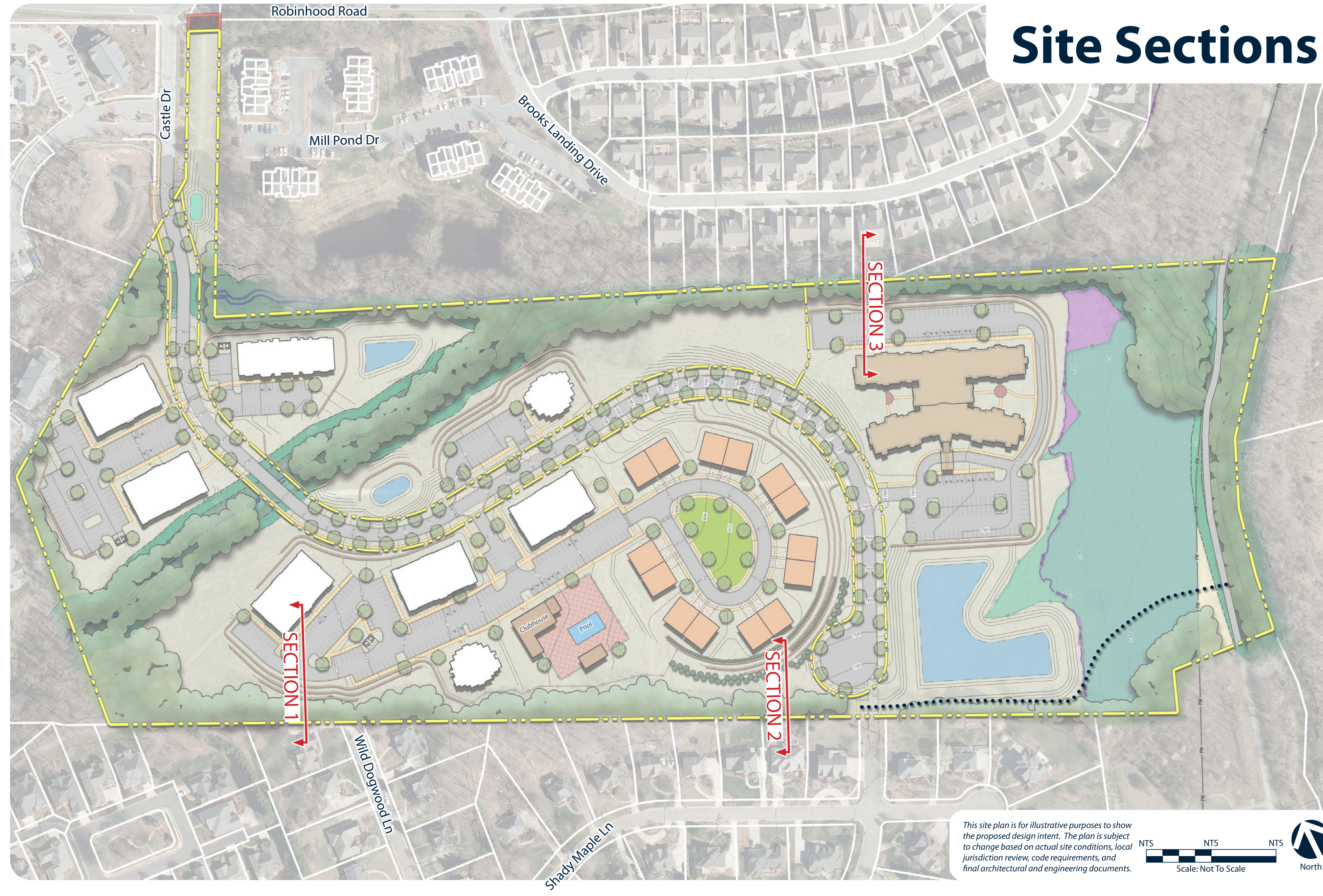
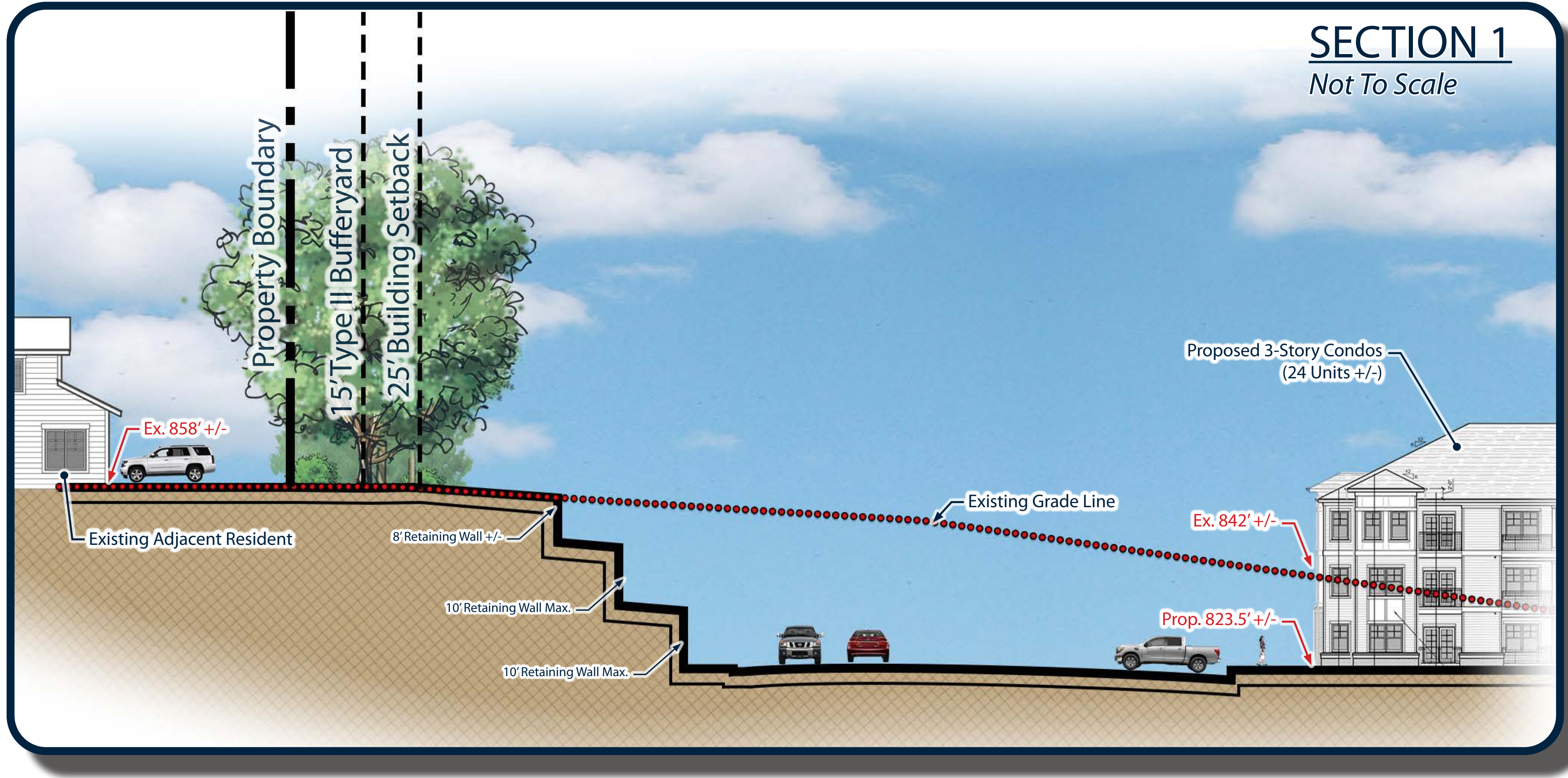
Sunshine Village Community

Winston-Salem, NC

stimmel LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

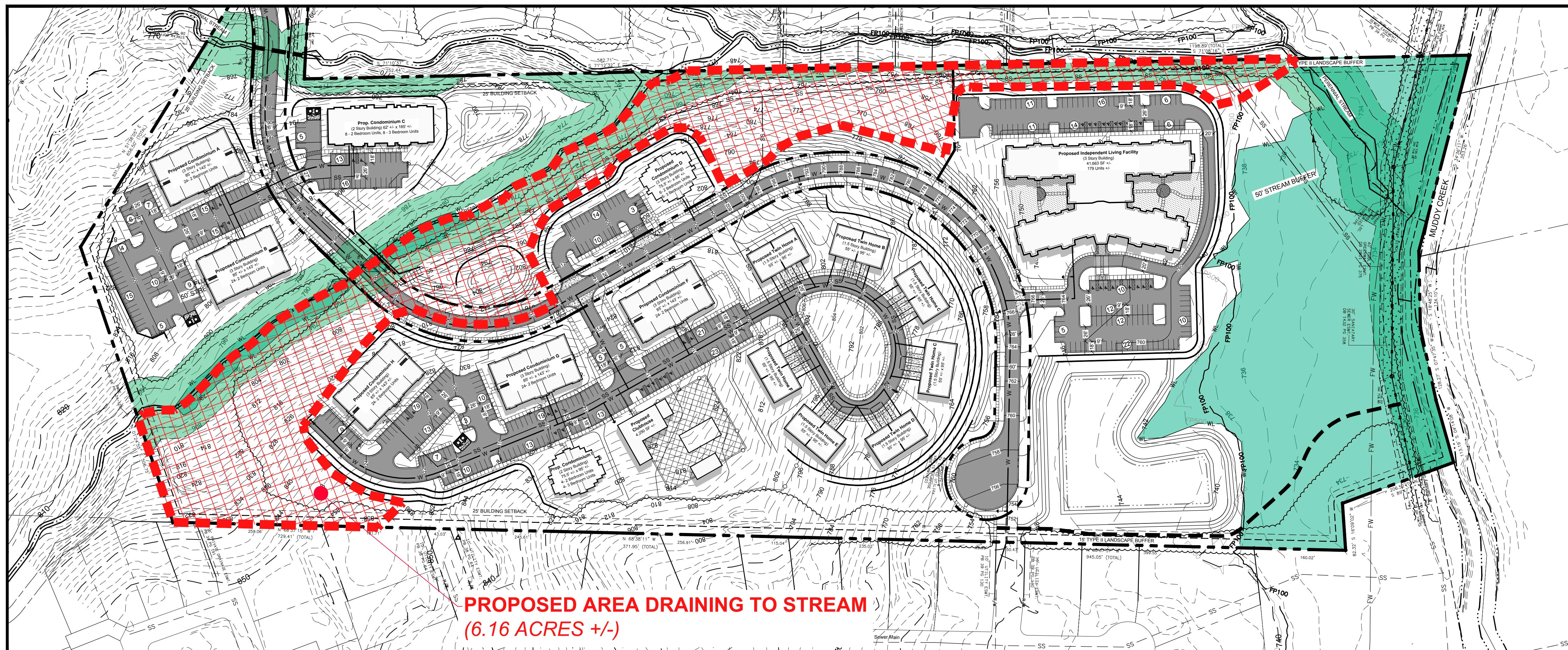
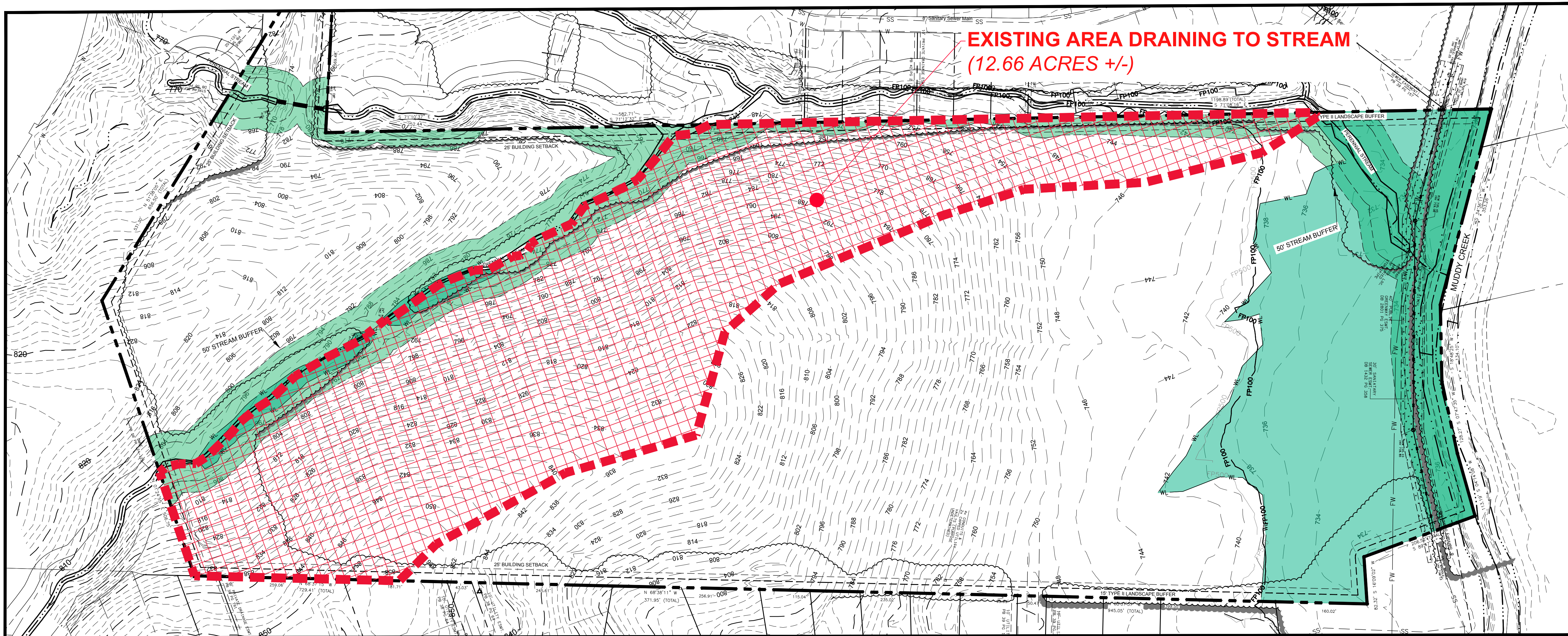
WINSTON-SALEM, NC
CHARLOTTE, NC
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Site Sections



Sunshine Village Community

Winston-Salem, NC



THIS IS A PRELIMINARY SITE PLAN BASED ON INCOMPLETE INFORMATION AND THEREFORE MAY NOT REFLECT FINAL SITE LAYOUT. NO SITE RESEARCH HAS BEEN CONDUCTED. CONDITIONS MAY CHANGE SIGNIFICANTLY.

DeNeui- Robinhood Road

Winston-Salem, NC 11/14/2022

Drainage Area Exhibit

Prepared for:
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LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

