



FULLER

Architecture

February 27, 2025

Bryan Wilson
City of Winston-Salem Planning Department
Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101


Dear Bryan,

Fuller Architecture is engaged on behalf of Family Services to demolish their existing facility and design and rebuild on their property in Winston-Salem. A Special Use Zoning change is required. The Planning Department provided a list of all homes to be notified within 500 feet of the address. We mailed a letter on January 27th to 75 addresses inviting all to a community information session. We also provided a phone number to answer any questions from those who may not have been able to attend. The meeting was held at Zion Memorial Missionary Baptist Church on N. Dunleith Avenue on February 13th at 3 pm. At this meeting, the design and project architect from Fuller, the general contractor (IL Long Construction) and Family Services staff shared information about the project and answered questions. Prior to the meeting Family Services received 4 phone calls confirming attendance. Three residents attended along with City Council Member Annette Scippio as this project is in the East Ward.

The meeting answered the following resident questions / concerns:

- "I live close by. Will I have to move?" Staff clarified that no one will have to move, as the new building will be built in almost the same place as the existing structure, which will be torn down.
- "Will the road be closed?" No, the road should not be closed because the architect does not anticipate changes would need to be made that would require any temporary demolition of the street. The architect explained that there would be increased traffic due to the delivery of building materials and the coming and going of construction workers. The general contractor will be required to keep the street clean and free of debris.
- One resident asked for changes to the existing and future program use of the property to allow residents to be dropped off closer to the building. He reported much trash in his yard and the street in front of his house that he believes the building residents leave. Program staff listened to his concerns and committed to regularly reminding residents to not leave trash in neighborhood properties.

Sincerely,
Fuller Architecture, Inc.



Kevin S. Marion, AIA LEEDap

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Concerning zoning

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1. Scan and email to Kevin
2. Notes of conversations.
3. Any concerns
4. Copy Shela, J. and Michelle