

## **W-3642 Summit Station Neighborhood Outreach Report**

On February 17, 2025, ninety-seven (97) 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 request and directions for neighbors to sign-up to attend an online neighborhood meeting scheduled to be held on March 4, 2025. Contact information for Luke Dickey with Stimmel Associates as representative of the petitioner was provided.

No neighbors reached out to attend the online neighborhood meeting.

One adjacent property owner called Stimmel Associates with general questions regarding the rezoning request. Once a summary was provided, the adjacent property owner did express any concerns with the request.

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

Respectfully submitted,



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



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING

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

February 17, 2025

## Neighborhood Outreach Letter

Dear Neighbor,

You are invited to an online meeting to review the proposed zoning request for the Summit Station Shopping Center on Jonestown Road. The current zoning of the property is Limited Business – Special Use (LB-S). Currently, any time the shopping center has a change in tenant, a site plan and updated parking calculations has to be submitted to the City for review and approval. This takes additional time and resources for the existing shopping center to prepare and City Staff to review. Therefore, working with City Planning Staff, the shopping center owners are requesting to rezone from LB-S to Limited Business – L (LB-L) and add the use of Shopping Center. The use of Shopping Center has a single parking requirement of a minimum of 1 space per 275 SF of building, instead of calculating parking on a per tenant basis.

### MEETING INFORMATION:

**Tuesday, March 4, 2025**

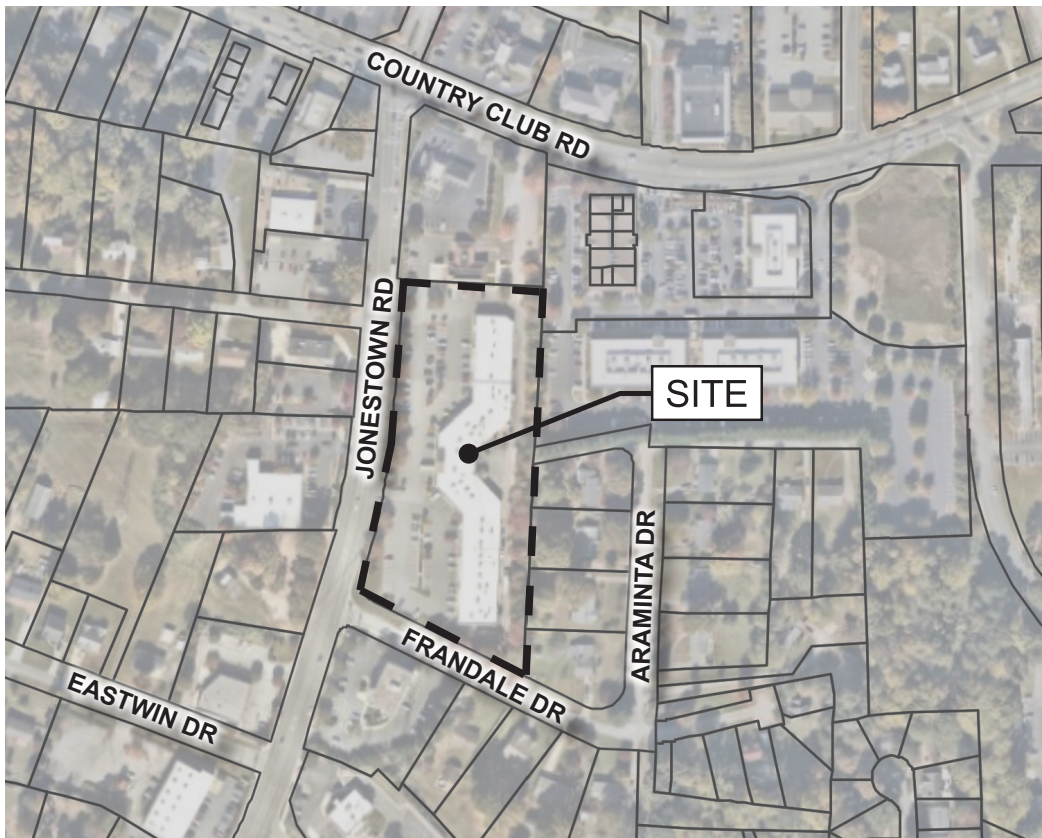
**From 6pm to 7pm**

**Online Via Microsoft Teams**

**If you would like to join the online meeting, email Stimmel Associates (Agent of Petitioner) at [outreach@stimmelpa.com](mailto:outreach@stimmelpa.com) before 12pm Monday, March 3, 2025. Please include SUMMIT in the subject line so Stimmel staff will know which project the email is regarding. Staff will respond with a link which will allow you to attend the meeting.**

If you have any questions or are unable to attend the meeting and would like to discuss the proposed rezoning, reach out to the email above, or you can call Luke Dickey with Stimmel Associates at (336) 723-1067.

The proposed rezoning will be reviewed by the Planning Board who provides a recommendation for approval or denial. The City Council is the final approval authority.



Name	Address	City
Abigail M Ramirez	201 Araminta Dr	Winston Salem NC 27104
Alejandra Maciel Moreno	993 Mar Don Dr	Winston Salem NC 27104
Alston Empire Estates	100 New Circle Ln	Henderson NC 27537
ARMM Asset Company 1 LLC	5001 Plaza on the Lake, Suite 200	Austin TX 78746
Barbara P Swain	9624 Willowglen Trl	Charlotte NC 28215
Beh Reh	210 Araminta Dr	Winston Salem NC 27104
Bellamore Properties LLC	312 Appledore CT	Winston-Salem NC 27103
Benjamin Thompson	4622 Frandale Dr	Winston Salem NC 27104
Calvin Lo	9963 66TH AVE	Rego Park NY 11374
Cavanaugh Management LLC	654 Crossingham Rd	Mount Airy NC 27030
CCK Properties LLC	216 Norman RD	Winston-Salem NC 27106
Chanoknat Sujittosakul	300 Mar Don Hills Ct	Winston Salem NC 27104
Christian Alfonso Colorada Moreno	315 Mar Don Hills Ct	Winston Salem NC 27104
Christopher Marc Smith	456 Camden Ridge Dr	Winston Salem NC 27105
City Of Winston Salem	PO BOX 2511	Winston Salem NC 27102
Clayton Properties Group INC	5000 Clayton Rd	Maryville TN 37804
Country Club Commons Condominium Owners Association Inc	210 Airport Rd, STE 200	Mount Airy NC 27030
Country Club Road Llc	4622 Country Club RD STE 220	Winston Salem NC 27104
CPI Amherst SFR Program II Owner LLC	5001 Plaza on the Lake, Suite 200	Austin TX 78746
Dania Reynoso	313 Mar Don Hills Ct	Winston Salem NC 27104
David C Burkleo	4707 Eastwin Dr	Winston Salem NC 27104
Demario D Stephens	317 Mar Don Hills Ct	Winston Salem NC 27104
Derrick M Kundra	327 Mar Don Hills Ct	Winston Salem NC 27104
Dianne H Reich	4712 Country Club Rd STE A	Winston Salem NC 27104
Dimov Dalida R	100 Peace Haven Ct	Winston Salem NC 27106
DMCH LLC	200 Jonestown Rd	Winston Salem NC 27104
Emelco Properties LLC	4622 County Club Rd #160	Winston Salem NC 27104
Eugene Tate	322 Mar Don Hills Ct	Winston Salem NC 27104
FKS INC	61 Carriage Glen Dr	Spring Lake NC 28390
Frieda Julian Briggs	124 Hopson St	Elk Park NC 28622
Full Life Investments LLC	4869 Willoughby Grove Rd	Clemmons NC 27012
Goodwill Industries Nw Nc Inc	2701 University Pkwy	Winston-Salem NC 27105
Goodwill Industries Nw Nc Inc	PO BOX 4299	Winston Salem NC 27115
Gray Sandra K	301 Mar Don Hills Ct	Winston Salem NC 27104
GSS of NC LLC	323 Mar Don Hills Ct	Winston Salem NC 27104
Hawthorne Properties LLC	4605 Country Club Rd	Winston Salem NC 27104
Helen Louise Wadell	145 Crowne Chase Dr Apt 7	Winston Salem NC 27104
Ionel Vinchici	305 Mar Don Hills 408B	Winston Salem NC 27104
James A Garner	1431 Spring Hill Cir	Kernersville NC 27284
James Randal Myers	205 Araminta Dr	Winston Salem NC 27104
Jane P White Revocable Trust	1393 Old Winston Rd	Pinnacle NC 27043
JJ Investments of Salem Chapel LLC	8695 Dennis Rd	Germanton NC 27019
Joanne Stephanie Aguirre	316 Mar Don Hills Ct	Winston Salem NC 27104
Jonestown Properties LLC	1365 Westgate Center Dr, Ste B1	Winston Salem NC 27103
Jose Ferney Benavides	318 Mar Don Hills Ct	Winston Salem NC 27104
Joseph and Genevieve Siggia Revocable Trust	304 Mar Don Hills Ct	Winston-Salem NC 27104
Jsms Llc	4622 Country Club RD STE 200	Winston Salem NC 27104
K2 Country Club Land Trust	975 Dawnlea Dr	Lewisville NC 27023
KG Country LLC	55 Huntington Ave	Boston MA 02199
KKPO Propoerty Holdings LLC	6902 Prairie Grove Dr	Clemmons NC 27012
Lane Dental Properties LLC	PO BOX 2230	Angier NC 27501
Lee L Byrd	4624 Frandale Dr	Winston Salem NC 27104
Lincrest Place LLC	110 Oakwood Dr Ste 500	Winston Salem NC 27103
LJK Rentals LLC	PO BOX 1473	Clemmons NC 27012
Lockbridge LLC	4711 Randall St	Winston Salem NC 27104
M & G Investment Co	116 Jonestown Rd	Winston-Salem NC 27104
M&G Investment Company	PO BOX 80615	Indianapolis IN 46280

Mar Don Hills Homeowners Assoc	0 Mar Don Hills Cir	Winston-Salem NC 27104
Mar Don Partners	203 Ridgehaven Dr	Winston-Salem NC 27104
Matthew M Murphy	4710 Country Club Rd	Winston Salem NC 27104
Maximino Amador Vizcaino	490 Burkes Crossing Dr	Winston Salem NC 27104
McBride Properties of NC LLC	3580 Hunters Path Dr	Granite Falls NC 28630
MCH SFR NC Owner 3 LP	14355 Commerce Way	Miami Lakes FL 33016
Michael Liu	3614 Winding Creek Way	Winston Salem NC 27106
Nicholas A Tate	303 Mar Don Hills Ct	Winston Salem NC 27104
North State Enterprises Inc	PO BOX 30082	Raleigh NC 27622
Parkwood Salem LLC	3890 Tamarack Ln	Lake Oswego OR 97035
Peter Wah	207 Araminta Dr	Winston Salem NC 27104
Phillip L Wynne	213 Kyle Rd	Winston Salem NC 27104
Phuong Ian Tnguyen	1263 Shoe Ridge Mission Rd	Wilkesboro NC 28697
Pineda Santiago Aguilera	4714 Randall St	Winston Salem NC 27104
Rabb Muhammad	4540 Frandale Dr	Winston Salem NC 27104
Rascal Investments Llc	1034 Englewood DR	Winston-Salem NC 27106
Robert Melly	4212 Lime Rock Rd	East Bend NC 27018
Roger M Taylor	4714 Country Club Rd	Winston Salem NC 27104
Roland G Turner	PO BOX 9	Advance NC 27006
Ronald J Midura Irrevocable Childrens Trust	4623 Country Club RD	Winston Salem NC 27104
Roy Eugene Stewart Heirs	107 Araminta Dr	Winston-Salem NC 27104
Sammy Joe Johnson	4628 Frandale Dr	Winston Salem NC 27104
Sheri Lynn Lusk	208 Araminta Dr	Winston Salem NC 27104
Silas A Manning	109 Araminta Dr	Winston Salem NC 27104
Soe Meh	200 Araminta Dr	Winston Salem NC 27104
Still Water Properties Llc	PO BOX 5598	Winston Salem NC 27113
Terry Ray Cooksey	5650 Balsom Rd	Pfafftown NC 27040
Tiphani Noel Dominique Wood	302 Mar Don Hills Ct	Winston Salem NC 27104
Tom Dohn	4632 Frandale Dr	Winston Salem NC 27104
Twins Twentythree LLC	1056 Burke St	Winston Salem NC 27101
Vanguard Properties Ws Llc	420 W 4th St STE 202B	Winston Salem NC 27101
Velaris Properties LLC	4712 Country Club Rd, Suite D	Winston Salem NC 27104
Wake Forest University Baptist Medical Center	Medical Center Blvd	Winston Salem NC 27157
Weidl Properties VII LLC	2806 Reynolda Rd Unit 172	Winston Salem NC 27106
Westside Office Park Condominiums INC	4710 Country Club Rd	Winston Salem NC 27104
Winston Salem Acquisition LLC	1295 Broadway	Hewlett NY 11557
Winston Salem Centre Stage Llc	8816 Six Forks Rd STE 201	Raleigh NC 27615
WMN Properties Land Trust	975 Dawnlea Dr	Lewisville NC 27023
Y Ndum Bunjang	4723 Eastwin Dr	Winston Salem NC 27104
Yu Long Zheng	319 Mar Don Hills Ct	Winston-Salem NC 27104