



ISAACSON
SHERIDAN

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March 5, 2025

COMMUNITY OUTREACH REPORT
Rezoning – 4751 Yadkinville Road (the “Property”)

Prior to filing the rezoning application, a notice letter advising of potential development of the Property was mailed to property owners within a 1000-foot radius. This initial notice letter, dated January 7, 2025, contained information regarding a community Zoom meeting to discuss potential development plans and identify concerns of neighbors in the area. The Zoom meeting was held on January 16 and 12 (+/-) neighbors attended. Primary concerns related to (i) existing traffic on Yadkinville Road and Transou Road, (ii) visual impacts of the proposed self-storage use, (iii) stormwater runoff and (iv) protection of environmentally sensitive areas on both the Property (stream and dam spillway) and land adjacent (dam owned by the Mickle Dam HOA, parcel 5897-67-9464).

After filing the rezoning application, a second notice letter was mailed using the same 1000-foot radius. This letter, dated February 13, advised of an in-person meeting to be held at Old Town Baptist Church on February 27, 2025. Similar discussions were had, and applicant has since submitted additional zoning conditions to address concerns regarding visual impacts on adjacent property owners (enhanced buffering) and ensure protection of sensitive property (undisturbed area fronting the HOA dam). These additional conditions are intended to mitigate impacts on neighboring property owners, and members of the Mickle Dam HOA are now in support of the rezoning request. Copies of the in-person meeting attendance sheet and both notice letters are attached.

Neighboring property owners have been provided contact information for our firm and we intend to maintain an open line of communication in advance of the March 13 Planning Board meeting.

Very truly yours,

Nicholas K. Blackwood

Enclosure(s)



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January 7, 2025

Re: Proposed Development Project – 4751 Yadkinville Road

Dear Neighbor:

Our firm represents Matt Kostelic of KOZ Properties, L.L.C., contract purchaser of that certain real property located at 4751 Yadkinville Road (identified as Forsyth County tax parcel 5897-77-3307; referred to herein as the “Property”). Mr. Kostelic is a local real estate developer based in Winston-Salem and has identified the Property as a suitable location for his next project. As of now, no rezoning application or other development-related requests have been submitted to the City of Winston-Salem. We are currently in the early stages of evaluating the highest and best use of the Property.

The purpose of this letter is to engage interested neighboring property owners early in the development process, and partner to ensure that the project is compatible with existing land uses in the area. Although the Property fronts a major thoroughfare and lies adjacent to an existing commercial retail center, Mr. Kostelic understands and appreciates the importance of community input in balancing growth with the qualities that make this area special. Our goal is to gather input in effort to ensure that any future development aligns with the character of the community.

Mr. Kostelic intends to become a property owner and stakeholder in the community and is committed to being a good neighbor. To provide an opportunity to discuss future development plans with you, we will host a community Zoom meeting on **January 16 at 5:30pm**. If you have interest in discussing development plans for the Property, please contact me via the email address shown above to receive the Zoom link. If you are unable to attend but would like to discuss the project, please do not hesitate to contact me when convenient for you.

At this stage, discussion will remain preliminary as we continue to evaluate development potential for the Property. We look forward to hearing your perspectives and working together to ensure that this project benefits the community as a whole.

Very truly yours,

Nicholas K. Blackwood



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February 13, 2025

Re: Rezoning Request – 4751 Yadkinville Road

Dear Neighbor:

Our firm represents Matt Kostelic of KOZ Properties, L.L.C., contract purchaser of that certain real property located at 4751 Yadkinville Road (identified as Forsyth County tax parcel 5897-77-3307; referred to herein as the “Property”). You may have recently received a similar letter regarding proposed development of the Property and a previously held community meeting (copy enclosed herein). Mr. Kostelic has elected to move forward with the rezoning request necessary to permit his intended development of the Property, being a self-storage facility. The Property is currently zoned RS-9, intended to accommodate relatively high-density single-family development. To permit his intended use of the Property, Mr. Kostelic has submitted an application to the City of Winston-Salem (the “City”) requesting rezoning to GB-L (General Business – Special Use Limited District).

The Property, which consists of approximately 8.17 acres, lies adjacent to the Yadkinville Road/Transou Road Activity Center, identified in the City’s West Suburban Area Plan. This Activity Center is intended to accommodate a mix of commercial and office development, as well as both townhomes and single-family detached residential dwelling units. Although Mr. Kostelic’s proposed development requires rezoning, self-storage provides for a low-intensity, low traffic-generating use that will serve as a natural transition from this Activity Center to lower density single-family use west of Transou Road. Mr. Kostelic’s rezoning application has been conditioned to permit only self-storage development, so there is no potential for more traditional, potentially impactful commercial development (i.e. retail center or convenience store) if approved.

After careful consideration of community feedback received during the prior community meeting, Mr. Kostelic has determined that, in the best interest of neighboring single-family residents, all development shall be oriented to the Property’s southeasternmost corner. Doing so preserves a significant portion of the Property as undisturbed, natural open space, and provides assurance that neither this project, nor any future development (single-family homes or otherwise), will impact the Property’s existing stream/drainage basin or compromise the integrity of the Mickle Dam Homeowners Association dam, which borders the Property’s northern boundary. Further, the nature of Mr. Kostelic’s Special Use Limited District application allows for the addition of various zoning conditions intended to mitigate impacts on neighboring property owners (i.e. enhanced landscape buffers and streetyard screening), and we welcome your input to ensure compatibility with existing residential use along this major thoroughfare.

To provide another opportunity to discuss this proposed rezoning, Mr. Kostelic will host an in-person community meeting on **Thursday, February 27 at 6:00pm** at **Old Town Baptist Church** (4386 Shattalon Drive). If you are unable to attend but would like to continue our discussion regarding the project, please do not hesitate to contact me when convenient for you. The City’s Planning Board will meet to consider Mr. Kostelic’s rezoning request on March 13 at 4:30pm.

Very truly yours,

Nicholas K. Blackwood

Name	Address	Phone	Email
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