

W-3663 New Ashley Elementary School Neighborhood Outreach Report

On September 10, 2025, two hundred thirteen (213) neighborhood outreach letters were sent to property owners within 500 feet of the subject site and beyond to invite them to a neighborhood meeting. The letters provided a summary of the rezoning request and a copy of a conceptual site plan for the proposed new Ashley Elementary School site. The letter also provided the location and date for the proposed neighborhood meeting. Contact information for Luke Dickey with Stimmel Associates as representative of the petitioner was provided if a neighbor had any questions and/or was unable to attend the meeting.

The meeting was held on Thursday, September 25 at 6pm at New Hope Missionary Baptist Church located at 1201 New Hope Lane. The meeting was facilitated by Luke Dickey with Stimmel Associates. A representative from Winston-Salem Forsyth County Schools was available to answer questions as well as the project architect. Councilmember Barbara Burke and Northeast Ward Community Liaison Tamra Bradshaw-Sheller also attended the meeting. Thirteen (13) neighbors attended the meeting. Primary concerns focused on the following items:

- 1) Neighbors primarily wanted to understand the purpose of the rezoning request.

Response – The primary purpose was to rezone the site to a single zoning district to establish uniform building setback requirements for an oddly shaped and tight site. RS7 provided the greatest flexibility. One parcel on the corner of Twenty First Street and Blaireast Lane was to be rezoned to IP to permit a electronic message board sign.

- 2) One neighbor questioned whether the zoning request included and would affect their property.

Response – The zoning request was specific to the proposed school property and would not affect their property.

- 3) One neighbor asked whether their property value would be affected.

Response – typically with reinvestment and development within areas, property values within the surrounding vicinity may increase. However, there are too many other factors that affect property values to state positively whether the development of a school in the area would directly affect property values.

- 4) One neighbor expressed concerns about air pollution in the area with the existing US 52 traffic and if the school system proposed utilizing diesel buses. Would the school system invest in electric buses?

Response – Standard buses for the school system utilize diesel buses. There are a few gasoline buses in the system that could potentially be utilized. Electric buses are an option within the system today.

- 5) School generated traffic was a concern and questioned how it would be managed.

Response – Plans are in the process of being developed and will be reviewed by WSDOT. A traffic management plan shall be developed for how car drop-off and pick-up shall be directed. Initial plans are for the bus lot to be located off New Hope Lane. This will be looked at closer when plans are submitted to Planning Board review.

- 6) It was shared with neighbors that portions of existing roads within the project area and that bisect the site shall require closure with approval of City Council. These roads included a portion of Bethlehem Lane, Ophelia Drive, and Wellbridge Court. This would be through a separate submittal process.
- 7) It was shared that once the site plan is developed for the school, approval of the plan would be by the Planning Board. This will take place after the zoning request.
- 8) The next significant dates for the Planning Board Meeting and City Council Meeting were shared with the neighbors.

Please refer to the attached copy of the outreach invite letter and site plan provided to the neighbors.

Respectfully submitted,



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



Neighborhood Outreach Letter

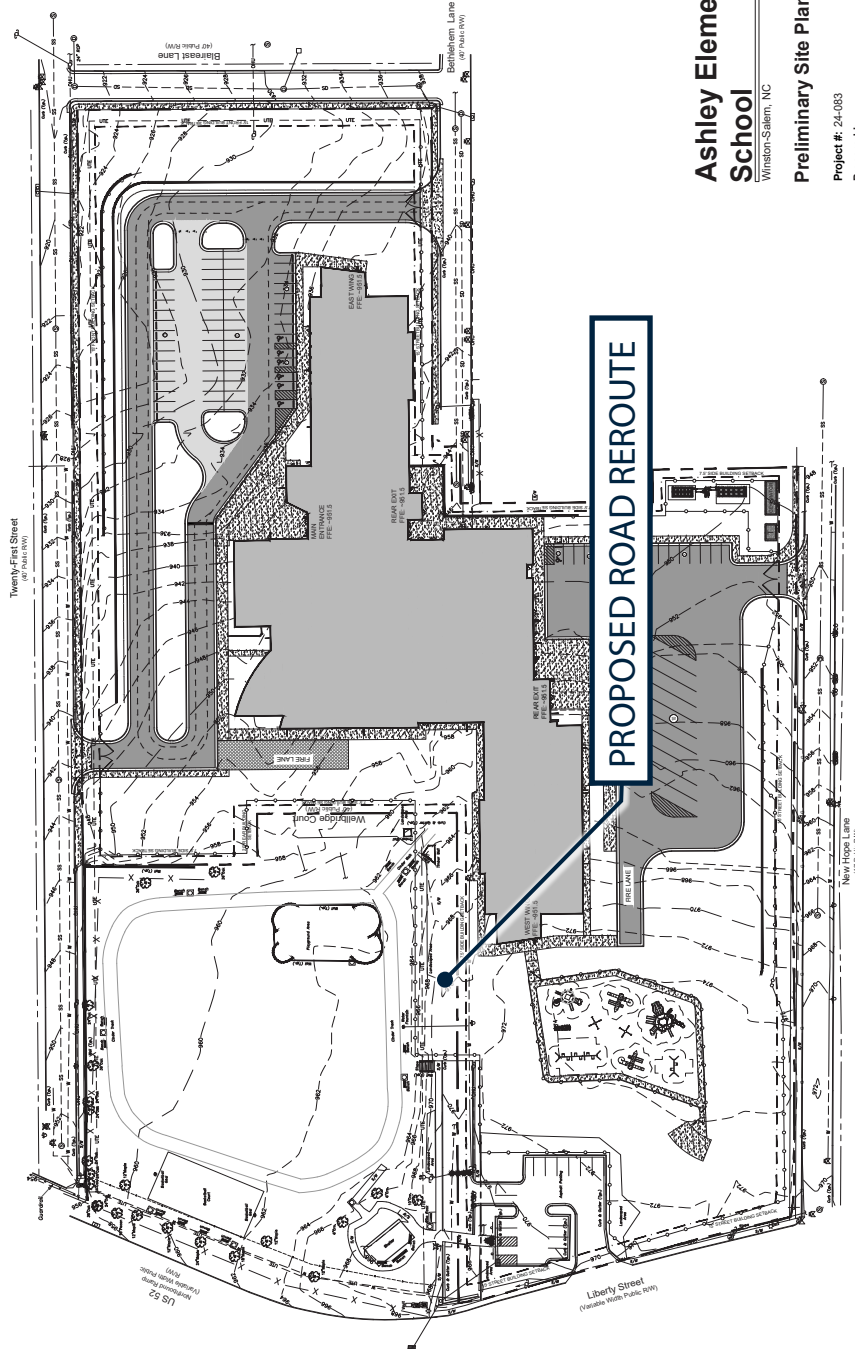
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LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

SEPTEMBER 9, 2025

Site Plan



Ashley Elementary
School
Winston-Salem, NC

09/09/25

Preliminary Site Plan

Project #: 24-083

Prepared by:



601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101-1007

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

SCALE: 1"=40'

North



THIS IS A PRELIMINARY SITE PLAN BASED ON INCOMPLETE SITE RESEARCH. NO SITE RESEARCH HAS BEEN CONDUCTED. CONDITIONS MAY CHANGE SIGNIFICANTLY.

*This is a preliminary site plan and is for reference only.

Ogburn Investments Inc
PO BOX 20189
Winston Salem NC 27120

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

HOWARD SAMANTHA
142 GRANNYS TRL
MOUNT AIRY NC 27030

EAST WINSTON COMMUNITY DEV
CORPORATION INC
1225 E 5TH ST
WINSTON SALEM NC 27101

QAQISH BASIL F
4113 SNYDER DR
WINSTON SALEM NC 27127

VEON KEVIN
1239 E TWENTY-SECOND ST
WINSTON SALEM NC 27105

New Trinity Baptist Church
1240 E Twenty Second ST
Winston-Salem NC 27105

MICHAEL C PEARSALL
REVOCABLE TRUST
1862 RUNNYMEDE RD
WINSTON SALEM NC 27104

Mcintyre Shefon
2000 NE Locust Ave
Winston Salem NC 27105

TORRES EVANGELISTA PASCACIO
735 BARNEY AVE
WINSTON SALEM NC 27107

RK LEGACY RENTALS
1531 WESTBROOK PLAZA DR STE
A
WINSTON SALEM NC 27103

SNGH INC
5 FAIRLAWN AVE
RENSSELAER NY 12144

HERON RESIDENTIAL LLC
4200 OBRIANT PLACE
GREENSBORO NC 27410

GALLOWAY SHELIA BANKS
608 CROWNE OAKS CIR
WINSTON SALEM NC 27106

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

HAYES LA VERN
1215 E SEVENTEENTH ST
WINSTON-SALEM NC 27105

FRASIER HAYWOOD KELLY
3830 THONABY CIR
WINSTON SALEM NC 27107

SNGH INC
5 FAIRLAWN AVE
RENSSELAER NY 12144

Watson Mildred M
1221 E Twenty Second St
Winston Salem NC 27105

PLEMMONS RENTAL PROPERTY
LLC
144 TIFTON ST
ADVANCE NC 27006

Bethlehem Baptist Church Trst
1711 N Claremont AVE
Winston-Salem NC 27105

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

NGUYEN HOANG LAN NGO
1323 PINEBLUFF RD
WINSTON SALEM NC 27103

JENNINGS DWIGHT F
12770 TADWORTH PL APT 201
WOODBIDGE VA 22193

LMS HOMES LLC
2624 ST JOHNS PLACE
WINSTON-SALEM NC 27106

ST PHILLIPS APOSTOLIC CHURCH
1804 N CLAREMONT AVE
WINSTON SALEM NC 27105

Harris Irene Hrs
1231 E Twenty Second St
Winston Salem NC 27105

Frida Jacqueline D
1411 Bethlehem Ln
Winston Salem NC 27105

Blakley Thomas L
801 Dawson St
Winston Salem NC 27105

Johnson Tanya D
1225 E 17th St
Winston Salem NC 27105

TYNDALE PROPERTIES LLC
13663 PROVIDENCE RD 283
WEDDINGTON NC 28104

BLUE SHINE PROPERTIES LLC
2003 BOULEVARD ST STE E
GREENSBORO NC 27407

VALAQUEZ EUSTORGIO
208 W Cherry St
Yadkinville NC 27055

1821 North Cleveland Llc
500 W 4Th ST STE 300
Winston Salem NC 27101

RNC HOLDINGS LLC
85 W COMBS RD B 101 STE 237
SAN TAN VALLEY AZ 85140

FLEMING GAIL V
1404 E TWENTY-FIRST ST
WINSTON SALEM NC 27105

Mayes Landscaping & Concrete
Inc
PO BOX 984
Winston-Salem NC 27102

Jerry C Gilmore
1609 N Liberty St
Winston Salem NC 27105

Global Hospitality Management
Group Inc
PO BOX 487
Pfafttown NC 27040

Gilmore Premier Investments Llc
1600 N Liberty St
Winston-Salem NC 27105

Skylark Enterprises LLC
4508 Brimmer Place Drive
Kernersville NC 27284

Visionz Entertainment Complex
Inc
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Greensboro NC 27407

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Housing Authority of City of
Winston Salem
901 N Cleveland Ave
Winston-Salem NC 27101

Glabex Consortium LLC
4403 Pavla Dr
Winston-Salem NC 27127

Steven Andrews
133 South Bell Avenue
Yardley PA 19067

LML3 LLC
4817 Barkas Dr
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Winston Salem NC 27105

Forsyth Economic Ventures Inc
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Winston Salem NC 27101

Ethel S Foster
619 Motor Rd
Winston Salem NC 27105

FAFA Properties INC
PO BOX 36558
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Winston Salem NC 27105

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Winston Salem NC 27105

Luis Hernandez Perez
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Winston Salem NC 27102

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Winston-Salem NC 27105

Epic World 1 LLC
5130 Indiana Ave
Winston-Salem NC 27106

Wickenburg Investment LLC
1390 Bricknell Ave #340
Miami FL 33131

Adams Outdoor Advertising
Limited Partnership
2299 Scott Futrell Dr
Charlotte NC 28208

Lauren Evans
316 E 25th St
Winston-Salem NC 27105

Greater Damascus Baptist Church
100 N Main St, STE 1500
Winston Salem NC 27101

Anselmo Teofilo Hernandez Diaz
914 E Twenty Second St
Winston-Salem NC 27105

Blue Coast Transportation LLC
914 N Twenty Second St
Winston-Salem NC 27105

Jose Martin Doroteo Cruz
936 E Twenty Second St
Winston-Salem NC 27105

Candelario V Lopez
938 NE 22nd St
Winston Salem NC 27105

Mae Frances Glenn
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Thomas L Blakley
801 Dawson St
Winston Salem NC 27105

Body/Christ Assembly Apost
Church
PO BOX 4331
Winston Salem NC 27115

Robert Young
1619 Shady Mount Ave
Winston Salem NC 27105

BMS Investment Properties LLC
2208 West Cone Blvd
Greensboro NC 27408

Habitat For Humanity of Forsyth
County Inc
1023 W 14th ST
Winston-Salem NC 27105

Edgar Julian Segura Silva
7104 Gentle Springs Court
Raleigh NC 27603

Wanna K Scott
1113 Twenty Second St
Winston Salem NC 27105

Wilberto Gonzalez Sagilan
1117 Twenty Second St
Winston-Salem NC 27105

Ogburn Sam C Real Estate Co
PO BOX 20189
Winston-Salem NC 27120

Joseph Nathaniel Phillips
1023 Lisa Run Dr
Kernersville NC 27284

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1129 E Twenty Second St
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Margarita Uraga Morales
1130 E Twentdy Second St
Winston-Salem NC 27105

Keiya Sherisse Scott
1102 Twenty Second St
Winston Salem NC 27105

Thomas Leroy Bailey
1106 E Twenty Second St
Winston Salem NC 27105

Reiner H Kamper
3645 Edgemoor CT
Clemmons NC 27012

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8703 Joyeland Cir
Charlotte NC 28214

Sheritta Ann Stewart
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Winston-Salem NC 27105

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Daisy Lindsey
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Winston Salem NC 27105

RALLO67 LLC
1412 Langdon Terrace Dr
Indian Trail NC 28079

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Yadkinville NC 27055

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1201 New Hope Ln
Winston-Salem NC 27105

Newton Blasdemir Munoz
1130 Bethlehem Ln
Winston-Salem NC 27105

Sylvia O Grier
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Winston Salem NC 27105

Destiny Temple Inc
PO BOX 11666
Winston-Salem NC 27116

Minerva Lorenzo
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Winston-Salem NC 27105

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Winston-Salem NC 27103

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High Point NC 27262

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Grayson GA 30017

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Kernersville NC 27284

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Las Vegas NV 89121

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Winston Salem NC 27105

Hana Tenée Carson
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Pfafftown NC 27040

Minnie Earlene King
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Winston Salem NC 27105

BPM Property Management LLC
5309 Sunrise Terrace
Winston-Salem NC 27105

RNC Holdings LLC
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San Tan Valley AZ 85140

German Lopez
1104 South Chestnut St
Henderson NC 27536

Justin Draughn
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Winston-Salem NC 27105

Deborah Denise Witherspoon
1205 Bethlehem Ln
Winston Salem NC 27105

Reuben Lee Bailey
1215 Bethlehem Ln
Winston Salem NC 27105

Pentecostal Holy House Of God
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Winston Salem NC 27105

North Carolina Department Of
Transportation
1605 Westbrook Plaza Dr, STE 201
Winston Salem NC 27103

RMBM INC
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Supply NC 28462

Patricia A Marsh
1210 New Hope Ln
Winston-Salem NC 27105

Mayes Landscaping & Concrete
Inc
2400 N Liberty St
Winston-Salem NC 27105

Nobility at Wichita LLC
6255 Towncenter Dr, STE 846
Clemmons NC 27012

310 UMA LLC
301 Welcome Center Blvd
Welcome NC 27295

Dallas Maurice Henry
4149 Macarthur St
Winston Salem NC 27107

1821 North Cleveland LLC
901 N Cleveland Ave
Winston-Salem NC 27101

NEIGHBORHOOD MEETING ATTENDANCE

	Name	Address:	Phone:	Email:
1	Minnie King Pilson	1225 NE 21 st Street		
2	Lauren Evans	22 nd St		
3	Jahron Mayes	23 rd St		
4	TEE-TEE PARMON	901 N Cleveland Ave WSN 2710		
5	Katya Urraco	901 N Cleveland Ave WSN 2701		
6	Ted Ortiz	901 N Cleveland Ave WSN 27101		
7	Darrell Walker	3800 N Liberty St W		
8	Wesley Curtis	2731 WILKINGFORD RD WINSTON SALEM		
9	Luis P. H.	916 - 2918 New Hope Ln		
10	Eustorgio/maria V	1224 NE 22nd St. Winston Salem, NC 27105		
11	Herbert Brown	1110 NE 22nd St. Winston-Salem N.C. 27105		
12	Wanna Scott	1113 NE 22nd		

NEIGHBORHOOD MEETING ATTENDANCE

	Name	Address:	Phone:	Email:
13	C.M. Barbara Burke			
14	Martha T. Salter	P.O. Box 4351 W.S. N.C. 27055 3727 Island Ave		
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