

W-3690 Eastern Food Equipment Neighborhood Outreach Report

On April 30, 2026, one hundred eight (108) 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 the site plan for the proposed development. 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 Tuesday, May 12 at 6pm at the Miller Park Community Center located at 400 Leisure Lane. The meeting was facilitated by Luke Dickey with Stimmel Associates. Representatives of the property owner/Eastern Food Equipment attended the meeting. Southwest Ward Council Member Andrees Bowen and community liaison, Jennifer Chrysson, were also in attendance. Four (4) neighbors attended the meeting and one (1) neighbor that could not attend reached out prior to the meeting via phone. Primary concerns focused on the following items:

- 1) Neighbors questioned what changes were being made to the site.

Response – There are no proposed changes to the site or building additions. Renovations are being made to the interior of the building which include a showroom for kitchen equipment and accessories. The primary use is Wholesale Trade A, which is not currently permitted under the existing zoning. The request was to rezone from LB-S to GB-S to allow for the proposed use.

- 2) Neighbors asked about the hours of operation.

Response – Standard business hours of operation would be between 8am and 5pm.

- 3) A neighbor asked about the screening and use of the rear area gravel area.

Response – The existing opaque wooden fencing would remain. The business would keep their business operational vehicles and trailers in the rear which would be gated/secured. Working with Planning Staff on if additional screening would be required due to the existing conditions and site constraints. Site plan shows the addition of two large variety trees to meet tree save and planting requirements.

- 4) A neighbor asked whether the site would be opened up and connect to Ashwood Drive.

Response – No connection to Ashwood Drive is being proposed and the existing opaque wood fence would remain.

5) Neighbors expressed concerns regarding noise pollution from dumpster pick-up.

Response – Bulk trash pick-up would be private and scheduled during business hours.

6) Neighbors reviewed the list of proposed uses and provided input on which uses they would like to see removed.

Response – Petitioner agreed to remove the following uses:

Animal Shelter, Public; Club or Lodge; Convenience Store; Kennel, Indoor; Micro-Brewery or Micro-Distillery; and Veterinary Services.

Please refer to 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.



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

April 30, 2026

Neighborhood Outreach Letter

Dear Neighbor,

You are receiving this letter because your property is within 500-feet or in proximity of a proposed rezoning and are invited to a neighborhood meeting regarding the rezoning request.

Date: Tuesday, May 12

Time: 6pm to 7pm

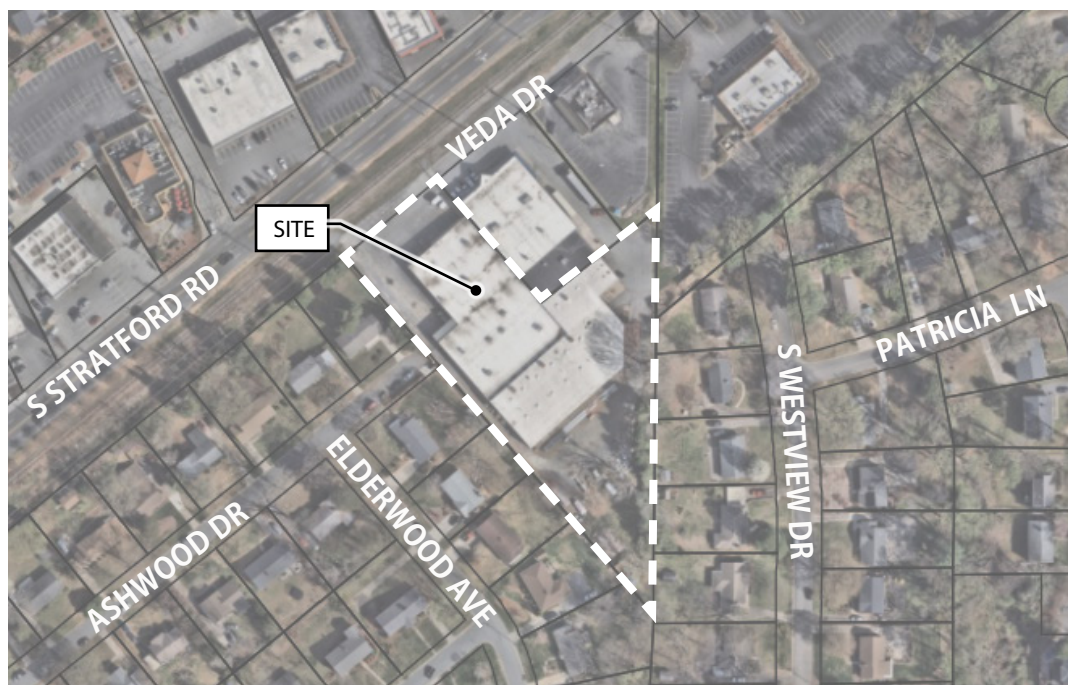
Location: Miller Park Community Center
400 Leisure Lane
Winston-Salem, NC 27103

The proposed rezoning request is for the conversion of the existing building at 599 Stratford Road by Eastern Food Equipment to add the use of Wholesale Trade, A. Eastern Food Equipment is a locally owned food equipment and restaurant equipment supplier that also provides planning and design services. The current zoning of Limited Business-Special Use (LB-S) does not permit the proposed use. The proposed rezoning would be to General Business-Special Use (GB-S).

Please refer to the attached location map of the site to be rezoned and proposed site plan.

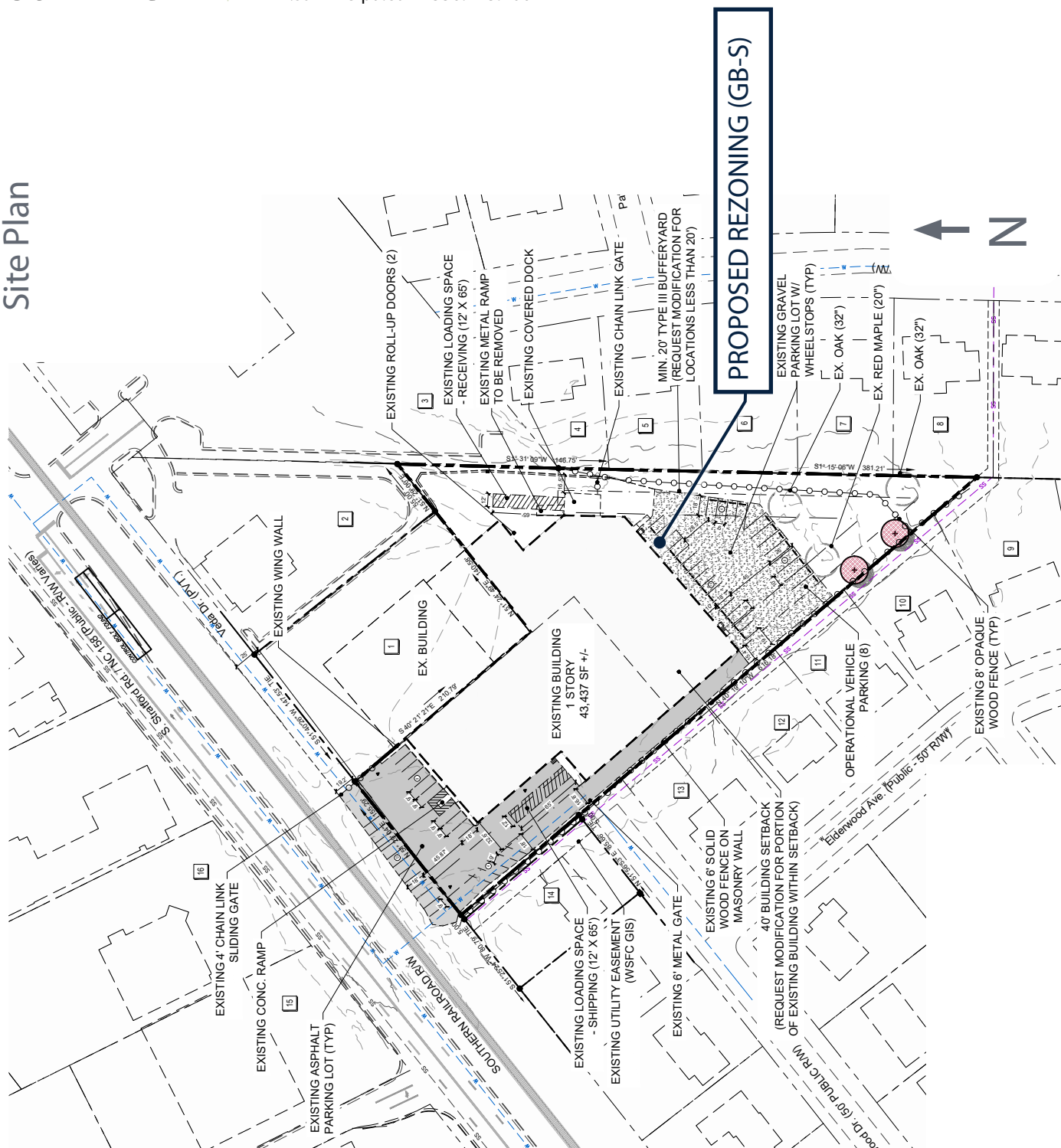
The proposed rezoning will be reviewed by the Winston-Salem/Forsyth County Planning Board who provides a recommendation for approval or denial. The Winston-Salem City Council is the final approval authority.

If you have any questions or would like to discuss the proposed rezoning, please email outreach@stimmelpa.com. Please include Eastern Food in the subject line. Or you can call Luke Dickey (agent of petitioner) with Stimmel Associates at (336) 723-1067.





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.

Ermis Properties Llc
580 S Stratford RD
Winston-Salem NC 27103

Venable Joe
706 S Westview Dr
Winston Salem NC 27103

Stone Samuel L
4409 MISTY MOUNTAIN CT
GERMANTON NC 27019

FKH SFR PROPCO H LP
600 GALLERIA PKWY STE 300
ATLANTA GA 30339

Buckner E Kirk
691 S Westview Dr
Winston Salem NC 27103

Burkard Joseph M
2800 Ashwood Dr
Winston Salem NC 27103

RUDDIMAN JOAN
731 S WESTVIEW DR
WINSTON-SALEM CITY NC 27103

ROHDE KELLY
2830 DEERWOOD DR
WINSTON SALEM NC 27103

Belcher Portia S
724 S Westview Dr
Winston Salem NC 27103

WARDEN RONALD KEITH
PO BOX 310
ADVANCE NC 27006

WINSTY HOLDINGS LLC
224 W 35TH ST SUITE 500 #3247
NEW YORK NY 10001

HARRIS ZACHARY
2733 PATRICIA LN
WINSTON SALEM NC 27103

711 ELDERWOOD LLC
6075 MOUNTAIN BROOK RD
GREENSBORO NC 27455

Mcclamrock Lisa Gay
749 S Westview Dr
Winston Salem NC 27103

Mi Pueblo Hp Llc
PO BOX 1791
Clemmons NC 27012

Miller Joseph
726 Elderwood Ave
Winston Salem NC 27103

HARRELL STEVEN
1196 LEGACY FARE DR
PLEASANT GARDEN NC 27313

MAFFEO MELISSA LYNN
754 S WESTVIEW DR
WINSTON SALEM NC 27103

STRATFORD GALLERIA LLC
106 YORK WAY STE 201
BERMUDA RUN NC 27006

GRANT KATHERINE L
718 S Westview Dr
Winston Salem NC 27103

HINELY DANIEL ROY
736 ASHVIEW DR
WINSTON SALEM NC 27103

Steele Preston M
405 Sleepy Hollow Rd
Henrico VA 23229

KINLEY TRAVIS S
6083 GRINSTED CT
GREENSBORO NC 27455

MANIZZA KATHRYN
755 S Westview Dr
Winston Salem NC 27103

2815 ASHWOOD DR LLC
2815 ASHWOOD DR
WINSTON SALEM NC 27103

GIBSON GERALD II
725 ELDERWOOD AVE
WINSTON SALEM NC 27103

MESSENGER SARA
2800 DEERWOOD DR
WINSTON SALEM NC 27103

JANKIE STEPHANIE VICTORYA
719 S WESTVIEW DR
WINSTON-SALEM NC 27103

STRATFORD COMMONS LLC
1013 LAVENDER LN
KERNERSVILLE NC 27284

Gmn Properties Llc
405 Cedar TRL
Winston-Salem NC 27104

VELASQUEZ KAREN
736 S WESTVIEW DR
WINSTON SALEM NC 27103

Hoyle Mary L
701 S Westview Dr
Winston Salem NC 27103

BROOKS CHARLES W
700 S WESTVIEW DR
WINSTON SALEM NC 27103

Epperson Harold Porter
2801 Ashwood Dr
Winston Salem NC 27103

Warden Motors Inc
401 S Westview DR
Winston-Salem NC 27104

Poindexter Linda G
2831 Deerwood Dr
Winston Salem NC 27103

Hutchins John E
2424 Elizabeth Ave
Winston Salem NC 27103

CULLIN SARAH ANN
739 ELDERWOOD AVE
WINSTON SALEM NC 27103

Shamel Carl D
1440 Woodford RD
Lewisville NC 27023

Warden Inc
PO Box 2107
Yadkinville NC 27055

MOORE RICHARD JACOB
738 ELDERWOOD AVE
WINSTON SALEM NC 27103

HENSEL WOOD PRODUCTS CORP
2924 BUENA VISTA RD
WINSTON SALEM NC 27106

INBAR LIMOR
PO Box 505
Farmville VA 23901

Shields Kory Z
820 S Westview Dr
Winston Salem NC 27103

Correa Nelson
741 Elderwood Ave
Winston Salem NC 27103

SANHUEZA MARIA TERESA
841 Kenwick Dr
Winston Salem NC 27106

Faughnan William J
2816 ASHWOOD DR
WINSTON SALEM NC 27103

Bodenhamer Harold A
619 Mission Rd
Winston Salem NC 27103

Morris Jo C
715 Elderwood Ave
Winston Salem NC 27103

DAS SWAPAN KUMAR
724 Ashview Dr
Winston Salem NC 27103

Webb Sheila W
2825 Ashwood Dr
Winston Salem NC 27103

Nguyen Mike T
PO BOX 848
LINWOOD NC 27299

T&J Stratford LLC
PO BOX 10398
GREENSBORO NC 27404

LAW ELLEN W
706 ASHVIEW DR
WINSTON SALEM NC 27103

Hamrick Pauline Wesson
748 S Westview Dr
Winston Salem NC 27103

Gateway Management Services LTD
154 CHARLOIS BLVD
WINSTON SALEM NC 27103

MASSIE CLARA SCOTT
712 S Westview Dr
Winston Salem NC 27103

BODKINS BRITTANY ANN
742 ASHVIEW DR
WINSTON SALEM NC 27103

LITTLE CRYSTAL ANTONIA
650 MISSION RD
WINSTON-SALEM NC 27103

ABEE BETH R
2811 ASHWOOD DR
WINSTON SALEM NC 27103

Averill Karl Robert
2811 Deerwood Dr
Winston Salem NC 27103

Witcofski Richard L
729 Elderwood Ave
Winston Salem NC 27103

Bowers Thaddeus R
725 S Westview Dr
Winston Salem NC 27103

BOLANOS IRMA HERNANDEZ
2510 SINK ST
WINSTON SALEM NC 27107

Kroustalis & Kranis Investment
405 Cedar TRL
Winston-Salem NC 27104

WALTON JOHN PHILIP
742 S WESTVIEW DR
WINSTON SALEM NC 27103

M AND M REAL ESTATE INC
POBOX 1298
CONOVER NC 28613

HHS HOLDINGS LLC
1930 HEALY DR
WINSTON SALEM NC 27103

RUSSELL JAMIE L
700 Ashview Dr
Winston Salem NC 27103

Europa Invetment Properties LLC
238 HAWTHORNE RD NW
WINSTON-SALEM NC 27104

Ketchie Jason E
2739 Patricia Ln
Winston Salem NC 27103

FLORES ALEXANDER
705 ELDERWOOD AVE
WINSTON SALEM NC 27103

MANTA FERDAUSSI
733 ELDERWOOD AVE
WINSTON SALEM NC 27103

Renegar Timothy Blake
732 Elderwood Ave
Winston Salem NC 27103

CLARK VENTURE GROUP LLC
PO BOX 21511
WINSTON SALEM NC 27120

Hubbard Realty Of Winston Salem Inc
1598 Westbrook Plaza DR STE 200
Winston Salem NC 27103

CANNINO VINCENT A
760 S Westview Dr
Winston Salem NC 27103

Dillingham Marilyn Susan
718 Ashview Dr
Winston Salem NC 27103

VARGAS ZULMA AGUIRRE
4111 Witherow Rd
Winston Salem NC 27106

EDENFIELD CATHERINE F
648 BETHANY CT
WINSTON-SALEM NC 27103

LAMPHEAR ELIZABETH
721 ELDERWOOD AVE
WINSTON-SALEM NC 27103

Harold E Richardson Revocable Living
Trust
730 ASHVIEW DR
WINSTON SALEM NC 27103

RHODES EMILY KATHRYN
2821 ASHWOOD DR
WINSTON SALEM NC 27103

Osborne Kistler
3920 Quilling Rd
Winston Salem NC 27104

MAJESTIC MOVEMENTS LLC
353 JONESTOWN RD
WINSTON SALEM NC 27104

SCHMITT DARLENE L
2859 ASHWOOD DR
WINSTON SALEM NC 27103

JOYNER BRENNEN
2831 ASHWOOD DR
WINSTON-SALEM CITY NC 27103

Galicka Anna K
2849 Ashwood Dr
Winston Salem NC 27103

OCONNOR JACK HENRY
2879 ASHWOOD DR
WINSTON SALEM NC 27103

REBECCA J JAMISON REVOCABLE TRUST
2869 ASHWOOD DR
WINSTON SALEM NC 27103

Underwood Norman E
2838 Ashwood Dr
Winston Salem NC 27103

Moser Joshua B
2868 Ashwood Dr
Winston Salem NC 27103

GIAO TINH T
2848 ASHWOOD DR
WINSTON SALEM NC 27103

Yarbrough Melinda Jane
2878 Ashwood Dr
Winston Salem NC 27103

Ebbitt Jeffrey A
2856 Ashwood Dr
Winston Salem NC 27103

COLLINS ANDREA
2830 ASHWOOD DR
WINSTON SALEM NC 27103

IVEY KIMBERLY A
709 Blackwood Ave
Winston Salem NC 27103

VALENTE GUTIERREZ MIGUEL ANGEL
2831 FOXWOOD LN
WINSTON SALEM NC 27103

MENA LUCIA A
2871 DEERWOOD DR
WINSTON SALEM NC 27103

Slechta Stephen E
2021 Walker Rd
Winston Salem NC 27106

DEBINSKI BEATA
2851 DEERWOOD DR
WINSTON-SALEM NC 27103

CRYSTAL HOUSE LLC
1050 KELWYN LN
LEWISVILLE NC 27203

HARMON TERRENCE COLLIN
748 ASHVIEW DR
WINSTON SALEM NC 27103

Ashford Melissa N
2860 Deerwood Dr
Winston Salem NC 27103

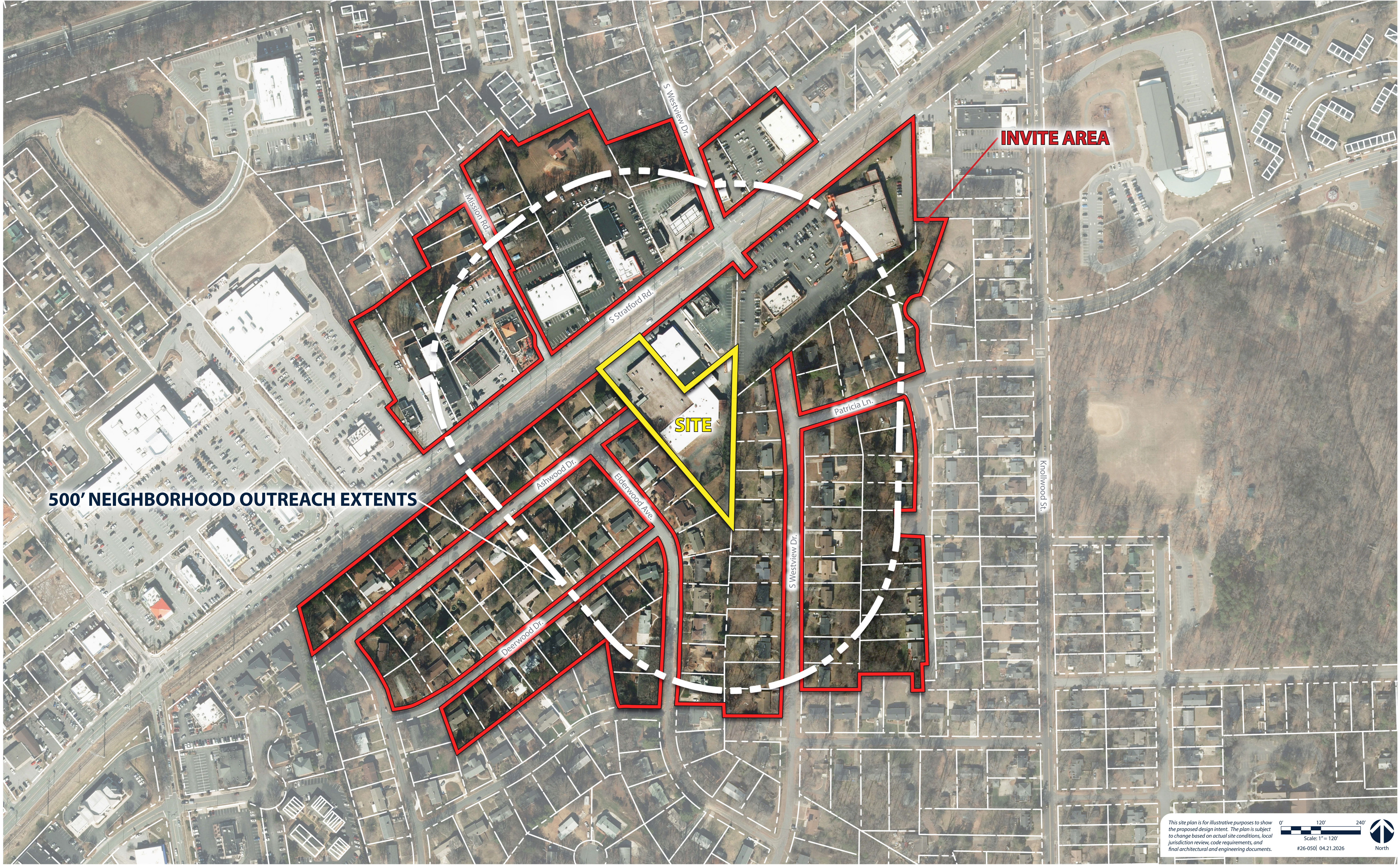
Rominger Robert L
2850 Deerwood Dr
Winston Salem NC 27103

Weed Kelly Marie
2880 Deerwood Dr
Winston Salem NC 27103

HARTLEY ROBERT W
2870 DEERWOOD DR
WINSTON SALEM NC 27103

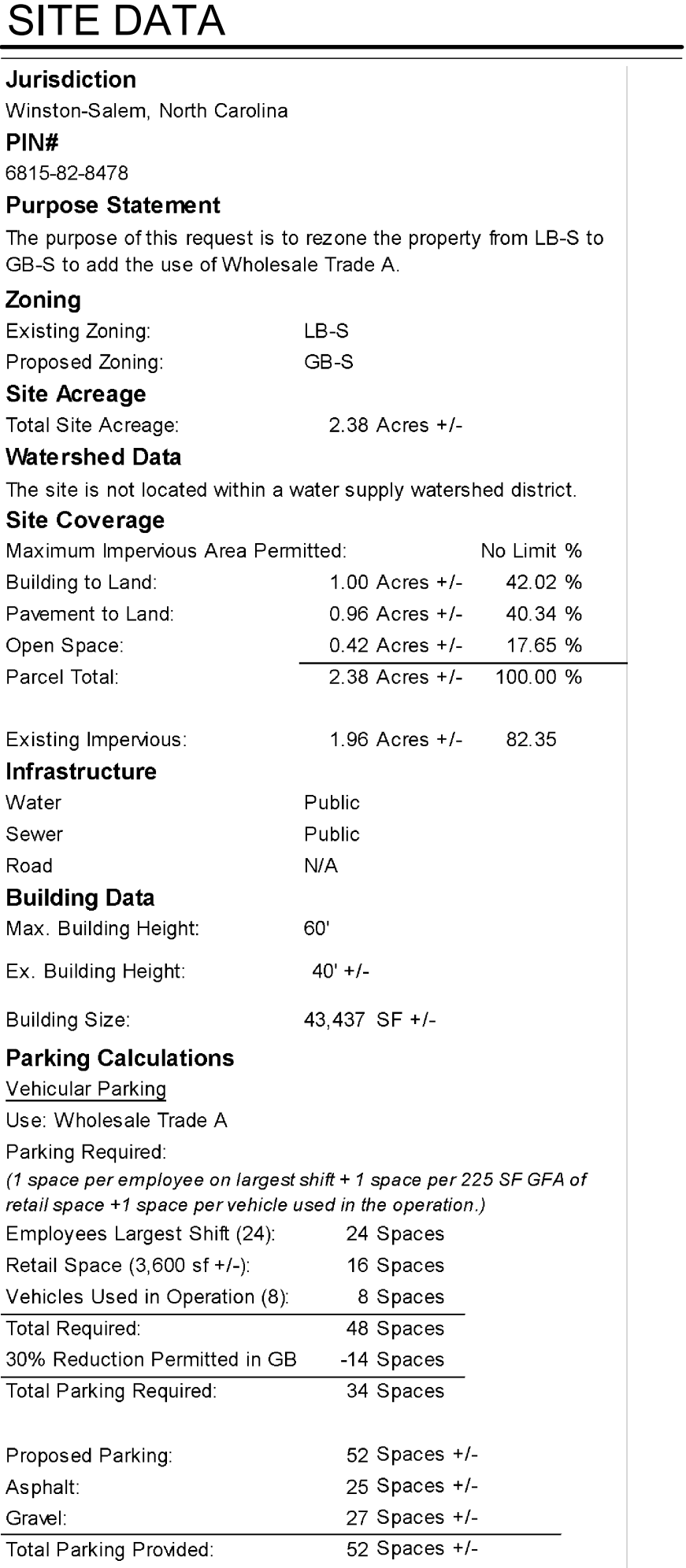
Taylor Donna
2840 Deerwood Dr
Winston Salem NC 27103

	Name	Address:	Phone:	Email:
1	Dan Miller	745 Elderwood Ave		
2	Tom Hamberis	1930 HEALY DR		
3	Stace Hamberis	" "		
4	Channe Buckner	691 S Westview Dr.		
5	Bruce Hubbard	1598 Westbrook PLAZA DR, STE 200 2710		
6	Elizabeth Lamphear	721 Elderwood Ave		
7				
8				
9				
10				
11				
12				



599 Stratford
Winston-Salem, NC

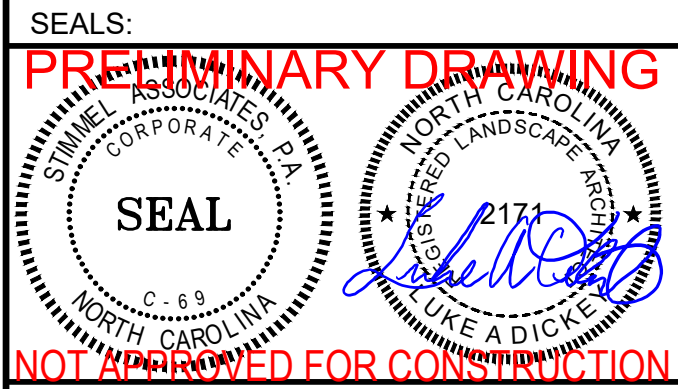
Neighborhood Outreach Exhibit

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Eastern Food Equipment
599 S. Stratford Road

OWNERS/PETITIONERS:

PIN#:	6815-82-8478
Deed Bk-Pg:	3705 - 2624
Owner:	HHS Holdings LLC 1930 Healy Dr. Winston-Salem, NC 27103 P: 336.760.2686 E: bwinfree@easternfoodequip.com



EASTERN FOOD EQUIPMENT
599 S. STRATFORD ROAD
WINSTON-SALEM, NORTH CAROLINA

CLIENT:
BRUCE WINFREE
EASTERN FOOD EQUIPMENT, INC.
1930 HEALY DR.
WINSTON-SALEM, NC 27103
P: 336.760.2686
E: bwinfree@easternfoodequip.com

	05/05/26	Submittal
MARK	DATE	DESCRIPTION
SUBMITTAL DATE:		04/27/26
PROJECT NO:		26-050
DRAWN BY:		SCT
© STIMMEL ASSOCIATES, P.A.		

SHEET TITLE:

Site Plan

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