

## Desmond Corley

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**From:** Luke Dickey <LDickey@stimmelpa.com>  
**Sent:** Wednesday, July 29, 2020 10:40 AM  
**To:** Desmond Corley  
**Cc:** Gary Roberts  
**Subject:** [EXTERNAL] W-3449 Neighborhood Outreach  
**Attachments:** Neighborhood Outreach Letter W-3449.pdf; Neighborhood Outreach Area.pdf

Desmond,

Attached is the outreach letter sent to the neighbors for W-3449 (Country Club Storage). The letter was sent to 217 property owners within 500 feet from the site and beyond. See attached exhibit. Properties outlined in blue are within 500 feet and the properties highlighted in yellow were also sent letters.

Additionally, the developer had individual phone calls with the two adjacent residential neighbors directly to the north of the site and with the leadership of Trinity United Methodist Church. All were generally supportive of the proposed use and plan.

One of the adjacent neighbors located at 3824 Cavalier Drive provided a list of concerns regarding the project. The list of concerns includes:

- 1) Concern regarding the existing large trees on the property and dead limbs that have fallen in the yard. Have requested that the large trees be removed.
  - Responded that the previous zoning required that a 40-foot undisturbed buffer was to be provided and the intent was for the plan to meet the same requirements. Additionally, the existing trees would be utilized to meet tree save requirements.
- 2) Concern regarding the stormwater management and potential for mosquitos and additional water from storm events.
  - Responded that the proposed stormwater management system would be a sand filter system and not a pond with open water; reducing the potential for mosquitos. The system would be designed per City requirements and look at ways to minimize impacts from stormwater run-off.
- 3) Concern regarding previous experience of increase of ants in the lawn after construction of the meditation garden on the church property.
  - Responded the development will treat the ground for pests on a regular basis once open for business.
- 4) Installation of a wrought iron type fence similar to other storage buildings that have a fence and gated entrance.
  - Responded the security for this facility will be individually coded access for tenants only at the doors on the building. The plan does not intend to gate or fence the facility as there is no outdoor storage

As of 7/29/20 Stimmel has not received any calls from neighbors.



LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

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