

3/13/26

City of Winston-Salem Planning Project ID: 2046573

RE: Neighborhood Outreach

To Whom It May Concern:

As required by the neighborhood outreach portion of the rezoning request, the following summarizes the outreach conducted for the proposed project. We followed the recommended protocols and this is a summary of our efforts.

On March 5th, a letter (attached) was mailed to the closest 201 owners of surrounding properties. The letter notified recipients of the proposed residential redevelopment plan, provided details for a virtual information session scheduled for March 13 to address any questions or concerns, and included an email address for property owners to submit additional questions.

Following the mailing of the letter, one email was received requesting that the link referenced in the letter be resent in order to access the site plan file, which we provided.

On Friday, March 13th at 4:30 p.m., a virtual information session was held via Microsoft Teams. We waited for 30 minutes and there were no attendees. Given that this is lower density than the prior approved plans, we anticipate the lack of feedback from neighboring owners was due to indifference given we cast a wide net on outreach.

Thank you,

A handwritten signature in black ink, appearing to read "Nick Gonzalez", written over a horizontal line.

Nick Gonzalez

Subject: Neighborhood Outreach – Proposed Development on Teague Road

Dear Neighbor,

We are writing to inform you of a proposed residential development located on Teague Rd, which is scheduled to be reviewed at the upcoming Planning Board meeting on April 9th, 2026. We've included the layout for this plan.

As part of our commitment to community engagement, we want to share that the current proposal reflects a **lower** density plan with fewer units total than what was previously approved for the site. Instead of townhomes for rental or sale, these would be homes for sale. The prior plan allowed for 94 units, while the proposed plan includes 63 units. Overall, we feel this is a more cohesive and less disruptive use.

A copy of the proposed site plan is provided on the back side of this letter for your review. For your convenience, the plan will also be available online via the following Dropbox link: <https://www.dropbox.com/scl/fo/rgpwtir4ns4dozq76wqx4/APwv117JVXj6dV9uxXo3Ux0?rlk=ey=x4vnpnxx9xx0uiadktyir1oiz&st=n45w7h5e&dl=0>

We understand the importance of open communication and welcome the opportunity to answer any questions or hear your feedback. To provide a convenient forum for discussion, we will be hosting an open Microsoft Teams call on **March 13th at 4:30 PM**.

Microsoft Teams Link:
<https://teams.microsoft.com/meet/22930317199024?p=uUnnmAELMVoHtiQ81z>
Meeting ID: 229 303 171 990 24
Passcode: HG9wL7on

Dial in by phone
+1 336-448-2838,,686378899#

If you are unable to attend but would like to reach out, please feel free to email us directly at stephen@sagecreek.ws.

We appreciate your time and look forward to connecting with you.

Sincerely,

Nick Gonzalez and Stephen Phillips

