

W-3520 Back Forty Drive Neighborhood Outreach Report

On March 2, 2022, twenty-four (24) outreach letters were sent to property owners and neighbors within 500 feet of the subject site and beyond. These letters provided a summary of the proposed zoning request, as well as a conceptual site plan showing how the site could potentially be developed. In each letter Stimmel also provided contact information (phone and email) in the event any of the neighbors had any questions or concerns about the proposed plan.

One adjacent neighbor reached out regarding the proposed plan.

- 1) Adjacent property owner at 4627 Main Street.
 - a) Property owner had concerns regarding landscape buffer and setback along shared property line. Worked with property owner on a condition for a 120' landscape buffer to be included in the zoning request. Property owner is supportive of the zoning request.

(See attached for a copy of the outreach letter)

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

March 02, 2022

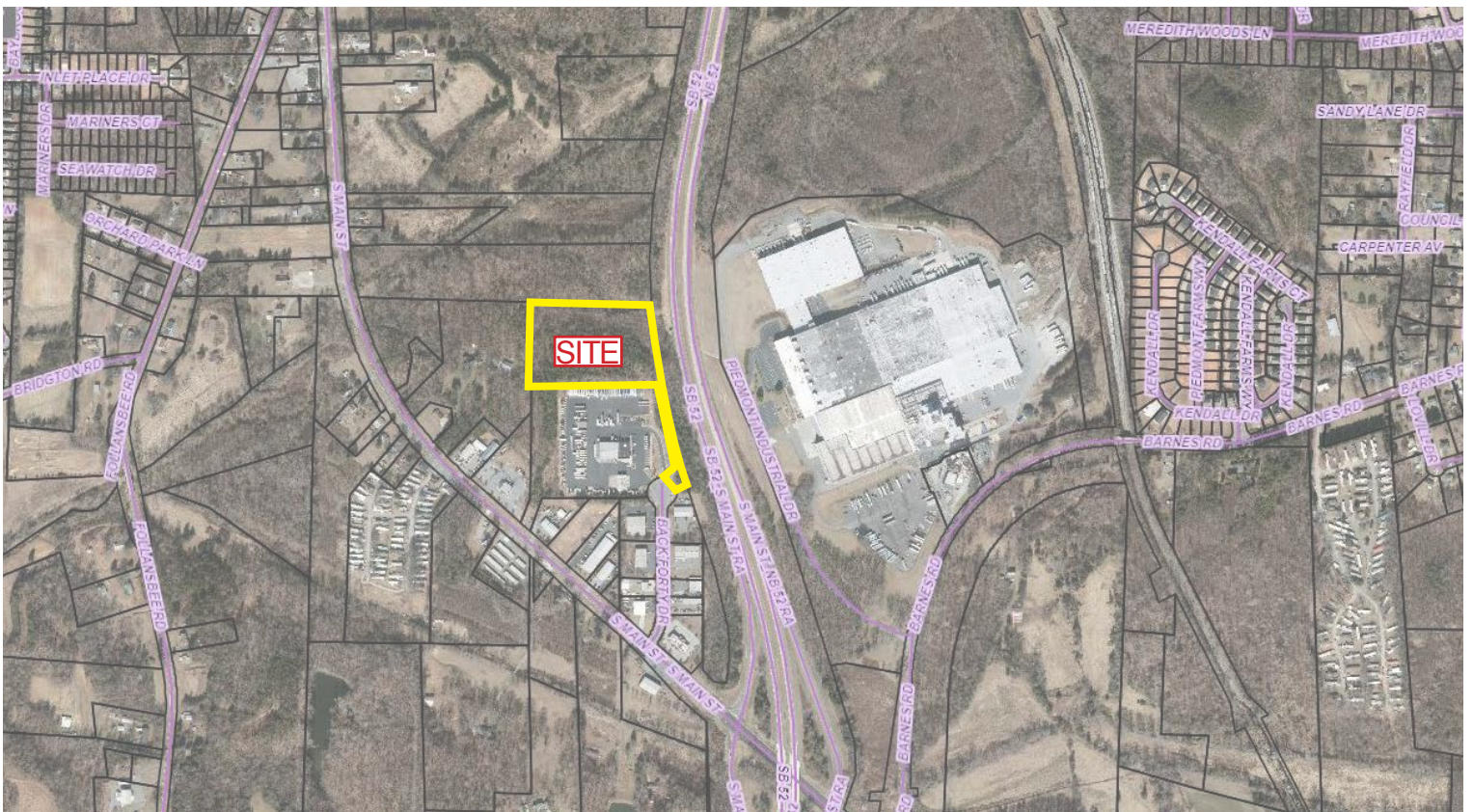
Neighborhood Outreach Letter

Regarding:

Colter Electric, a local business, is looking to build a new facility located behind the Penske facility on Back Forty Drive. The approximate 7-acre site will be accessed off the cul-de-sac of Back Forty Drive. The property is zoned General Business (GB) and will need to be rezoned to Limited Industrial to accommodate an outdoor fenced laydown area for supplies and equipment used by Colter Electric. The zoning request will be for Limited Industrial – Limited Use (LI-L) zoning request will be reviewed by the Planning Board and requires approval by City Council.

Attached is an Conceptual Site Plan of the proposed development. Please note the plan is provided only as an example of the proposed development and is not a part of the rezoning submittal. The actual site plan may change in the future.

For further information or to ask any questions regarding the rezoning request please contact Luke Dickey with Stimmel Associates. Luke can be contacted by email at ldickey@stimmelpa.com or he can be contacted by phone at (336) 723-1067. You may also contact Council Member James Taylor, or the Community Assistance Liaison for the Southeast Ward; Yolanda Taylor. Council Member James Taylor can be reached at (336) 757-2110 or jamestjr@cityofws.org Yolanda Taylor can be reached at (336) 408-8618 or yolandat@cityofws.org





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Conceptual 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.*