

March 31, 2021

**Neighborhood Outreach Summary Report
Christian Brothers Automotive
(Special Use District Rezoning)**

Docket W-3460

On March 26th, 2021 from 5pm to 6pm, a drop-in meeting was held at Jamison Park, in the covered picnic area. Notices of this rezoning application and invitations to the drop-in meeting were mailed on March 18th, 2021 to 15 neighboring property owners located within 500-ft of the subject site. An additional invite was given to City Council Member, Mr. Robert Clark. The invitation letter included details about the rezoning application, time and location of the drop-in meeting, as well as a phone number for neighboring property owners to call with questions and feedback. At the drop-in meeting, a viewing station was set up under the picnic shelter to allow for the viewing of the project's aerial vicinity map, proposed site plan, and proposed building elevations and renderings. Two Summit staff members were present to answer any questions and walk attendees through the proposed project. Mr. Clark attended the meeting and shared his thoughts on the project and provided guidance on the Planning Board and City Council review processes. Sign in forms were provided at the meeting, however, no neighboring property owners attended, and no calls were received to the number provided in the invitation letter.

Please see the following attachments and exhibits provided as examples of the materials mailed in the invitation letter, addresses where the mailings were sent, and photos of the display provided at the drop-in meeting.

Sincerely,



Stephen Dodson, PE
Project Engineer II
Summit Design and Engineering Services, PLLC

DISPLAY EXHIBIT AT JAMISON PARK



**SAMPLE INVITATION LETTER
AND DOCUMENTS PROVIDED
TO NEIGHBORING PROPERTY OWNERS**

March 17, 2021

Re: **Rezoning of Neighboring Property**
5525 Vienna Ln., Winston-Salem, NC 27106
Forsyth County Parcel ID: 5896-65-6825

Dear Property Owner,

As a property owner within 500 feet of the property referenced above, and as shown on the enclosed location map, please be advised that this parcel is the subject of an application to change its Zoning designation:

FROM: MU-S (Mixed Use – Special District) Two Phase **TO:** GB-S (General Business)

This rezoning request is being made to allow for a Motor Vehicle, Repair and Maintenance use on the subject property. For your reference, we have enclosed a list of uses currently allowed on the property. As part of this notice, we are inviting you to a drop-in style meeting where neighboring property owners can view the proposed site plan, building drawings, and have the opportunity to ask questions about the proposed project. This meeting will be held outdoors under a covered shelter and will acknowledge CDC guidelines and social distancing practices. We welcome you to this event to learn more about the project and have included the details below:

What:
Drop-In Meeting for Neighboring Property Owners

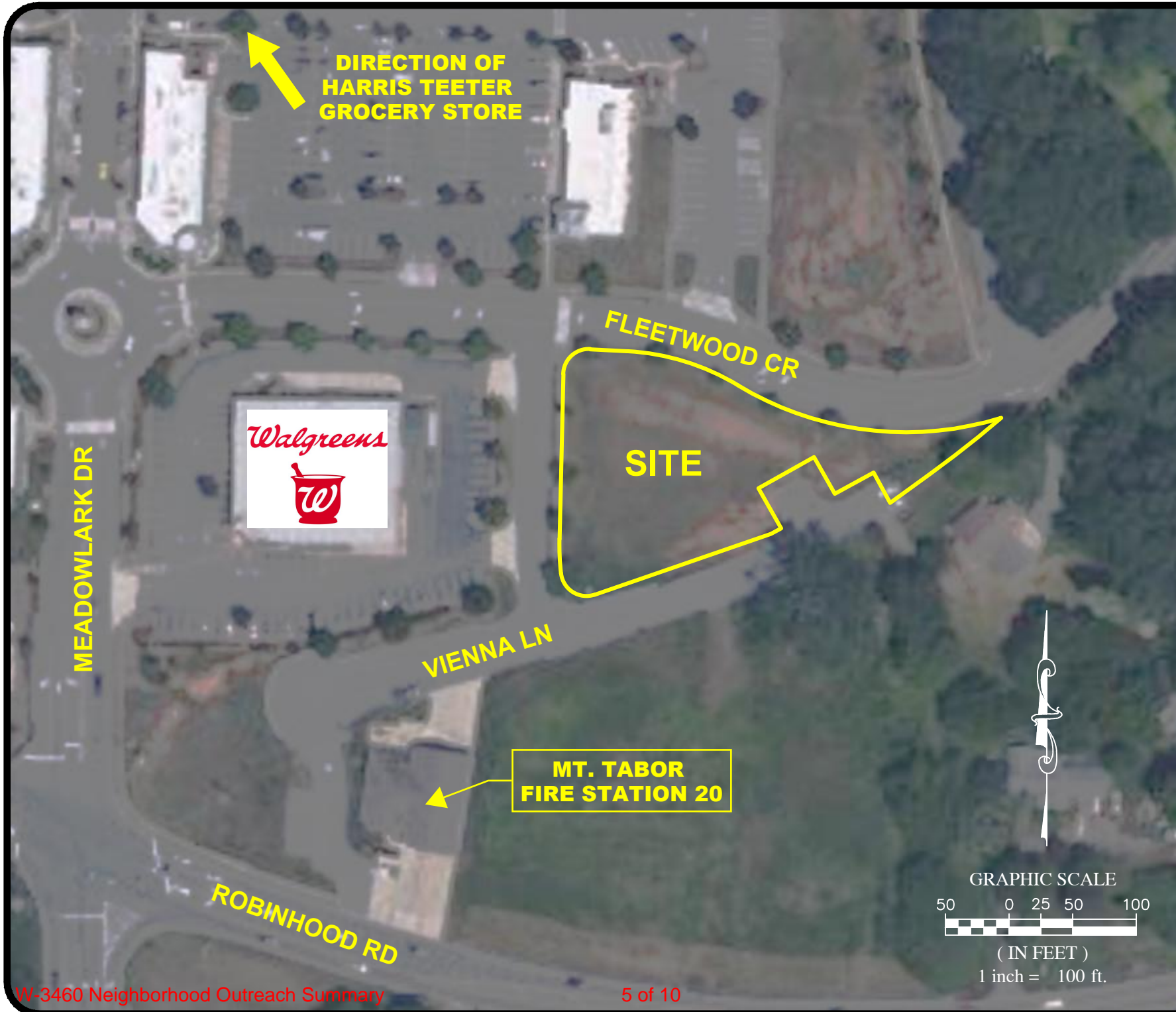
When:
March 26th, 2021 from 5pm to 6pm

Where:
Jamison Park
Outdoor Covered Shelter
285 Meadowlark Dr.
Winston-Salem, NC 27106

This outreach is being conducted as part of the planning process for this project and will help us address any concerns neighboring property owners may have of the proposed development. Feedback received during this meeting will be included as part of the Planning Board's Public Hearing scheduled for April 8th, 2021. Should you have any questions, or if you are not able to attend this drop-in meeting, please contact me at 336-223-4854. We look forward to meeting you!

Sincerely,
Stephen Dodson, PE





**DIRECTION OF
HARRIS TEETER
GROCERY STORE**



FLEETWOOD CR

SITE

VIENNA LN

**MT. TABOR
FIRE STATION 20**

MEADOWLARK DR

ROBINHOOD RD



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 100 ft.



**SITE ADDRESS:
5525 VIENNA LN.
WINSTON-SALEM, NC**



April 2021

LAND USE PROPOSED FOR THIS PROJECT

MOTOR VEHICLE, REPAIR AND MAINTENANCE

LAND USES CURRENTLY ALLOWED TO BE DEVELOPED ON THE SUBJECT PROPERTY

ABC STORE
ARTS & CRAFTS STUDIO
CONVENIENCE STORE
FOOD OR DRUG STORE
FURNITURE AND HOME FURNISHINGS STORE
GENERAL MERCHANDISE STORE
HARDWARE STORE
NURSERY, LAWN AND GARDEN SUPPLY STORE
RETAIL
RESTAURANT WITHOUT DRIVE-THROUGH SERVICE
RESTAURANT (WITH DRIVE-THROUGH SERVICE)
RETAIL STORE - SPECIALTY OR MISCELLANEOUS
BANKING AND FINANCIAL SERVICES.
CAR WASH
MEDICAL OR DENTAL LABORATORY
MEDICAL AND SURGICAL OFFICES
NON-STORE RETAILER
OFFICES – MISCELLANEOUS
PROFESSIONAL OFFICE, SERVICES - BUSINESS A
SERVICES - PERSONAL
TESTING AND RESEARCH LAB
VETERINARY SERVICES
RECREATIONAL SERVICES - INDOOR
RECREATIONAL SERVICES - OUTDOOR
SWIMMING POOL - PRIVATE
THEATER - INDOOR
CHILD DAYCARE CENTER
CLUB OR LODGE
GOVERNMENT OFFICES
LIBRARY - PUBLIC
MUSEUM OR ART GALLERY
NEIGHBORHOOD ORGANIZATION
POLICE OR FIRE STATION
POST OFFICE
SCHOOL – VOCATIONAL OR PROFESSIONAL
UTILITIES

MAILING LIST OF NEIGHBORING PROPERTY OWNERS

Alfredo Martin Perez
5150 Robinhood Road
Winston Salem, NC 27106

Bonita C. Nixon
1417 Biltmore Drive
Charlotte, NC 28207

Piedmont Natural Gas Company, Inc.
4720 Piedmont Row Drive
Charlotte, NC 28210

5109 Robinhood Village LP
2298 Mt. Pleasant Street
Charleston, SC 29403

North Carolina Department of
Transportation
1605 Westbrook Plaza Drive
Suite 201
Winston Salem, NC 27103

Sandra B. Reich Irrevocable Trust
4000 Elkton Trail
Winston Salem, NC 27107

Piedmont Natural Gas Company Inc.
4720 Piedmont Row Drive
Charlotte, NC 28210

Village at Robinhood LLC
PO Box 237
Tazewell, TN 37879

Danielle Renee Chernouski
5130 Robinhood Road
Winston Salem, NC 27106

Wilar 230 LLC
104 Wilmot Road
Stop MS 1420
Deerfield, IL 60015

GTE Properties LLC
2937 Westpoint Boulevard
Winston Salem, NC 27103

Vienna Volunteer Fire Department
6328 Yadkinville Road
Pfafftown, NC 27040

Jess W. Vaught
3120 Baltimore Road
East Bend, NC 27018

Andrew Scott Beck
1525 Attanook Road
Winston Salem, NC 27106

Tyler McBride
5248 Fleetwood Circle
Winston Salem, NC 27106

**SIGN-IN SHEET PROVIDED
AT DROP-IN MEETING**

Meeting Sign In

Project: CBA Winston-Salem

Date: 3/26/2021

Facilitator: Summit Design and Engineering Services, LLC

Time: 5pm to 6pm

Meeting Location: Jamison Park, Winston-Salem, NC

PRINT NAME	ADDRESS	PHONE	EMAIL	
1.				
2.				
3.				
4.	NO NEIGHBORING PROPERTY OWNERS ATTENDED			
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				