



W-3605 Neighborhood Outreach Summary

Bryce A. Stuart Municipal Building
100 East First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
[www.cityofws.org/departments/
planning-and-development-services](http://www.cityofws.org/departments/planning-and-development-services)

On behalf of the City of Winston-Salem and in coordination with the office of Council Member Barbara H. Burke, Planning staff was directed to conduct the required neighborhood outreach meeting with any concerned citizens regarding this rezoning request.

The attached neighborhood outreach letter was sent to all property owners within 500 feet of the subject property along with a location map and a list of uses currently allowed in the Limited Industrial (LI) zoning district.

An in-person neighborhood outreach was held at the Mazie Woodruff Center on December 5, 2023, from 5:30 PM-6:30 PM with Council Member Burke, Community Assistance Liaison Tamra Bradshaw-Sheller, Planning & Development Services Director Chris Murphy, and Principal Planner Bryan D. Wilson in attendance.

A brief presentation by Council Member Burke and Chris Murphy was followed by an informal question and answer session with eleven (11) citizens present. General questions regarding what the rezoning entailed, including the requested uses, were answered by both Council Member Burke and Chris Murphy. Council Member Burke also answered questions about the possibility of affordable housing at the site. Additionally, Council Member Burke responded to public inquiry about the possible future uses unrelated to the request.

Other questions were asked by citizens about how the property would be accessed. Chris Murphy responded that the most likely access point would be from Motor Road.

In summary, those present were generally accepting of this rezoning request and the meeting was adjourned. Please see the attached copy of the neighborhood outreach letter and attendance sheet.



City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: W. Patrick Pate

County Commissioners: Don Martin, Chairman; Gloria D. Whisenhunt, Vice Chair; Dan Besse; Richard V. Linville; Tonya McDaniel; David R. Plyler; Malishai Woodbury; County Manager: Dudley Watts, Jr.

City-County Planning Board: Chris Leak, Chair; Jason Grubbs, Vice Chair; Walter O. Farabee; Clarence R. Lambe, Jr.; Mo McRae; Salvador Patiño; Lindsey R. Schwab; Brenda J. Smith; Jack Steelman

YOU ARE INVITED TO:

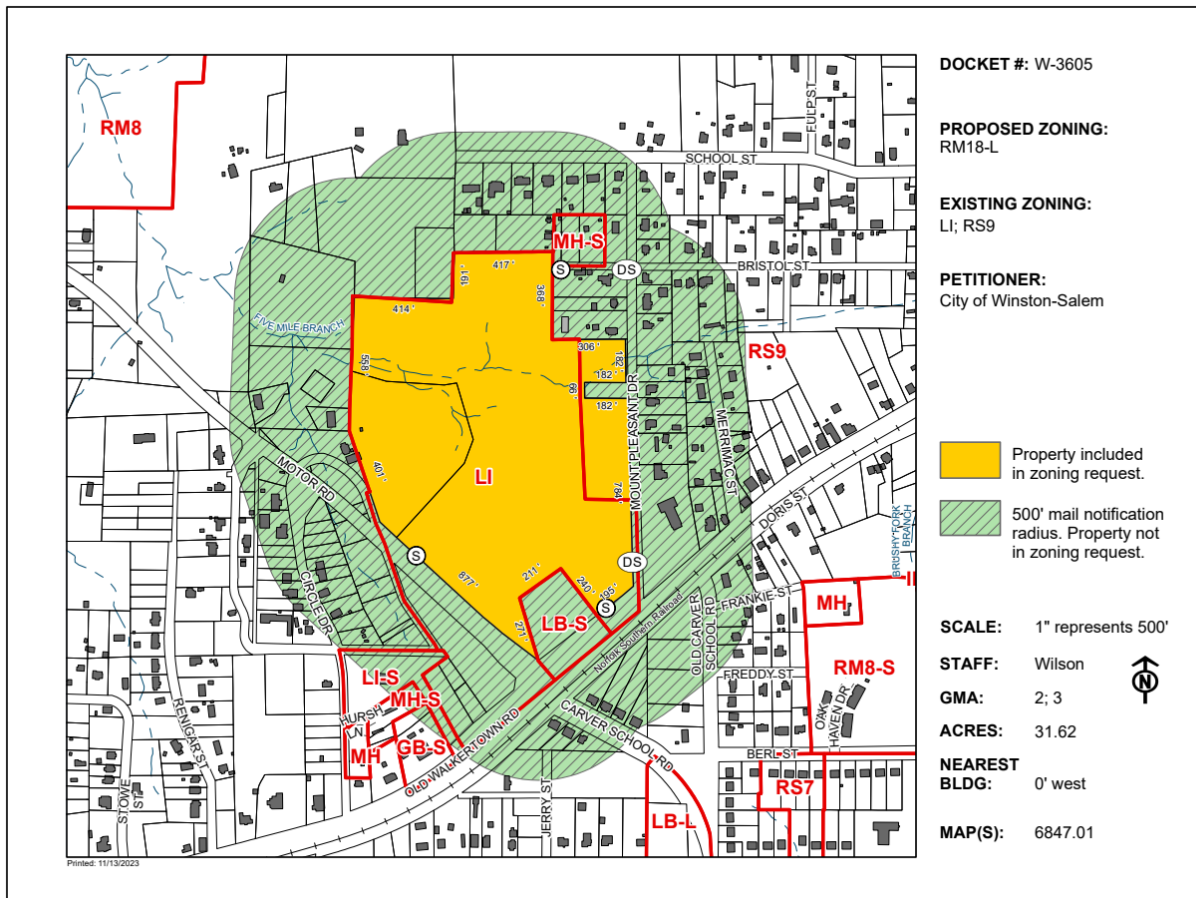
An in-person Neighborhood Meeting

REGARDING:

A meeting with Council Member Burke and Planning Staff to review the proposed rezoning for the site located at the corner of Old Walkertown Road and Motor Road (the area highlighted in yellow below). The rezoning request is to rezone the property from LI to RM-18-L for the uses Residential Building Single-Family; Residential Building, Twin Home; Residential Building, Townhome; and Residential Building, Multi-Family. The current LI uses are on the next page.

WHEN: Tuesday, December 5, 2023
5:30 – 6:30 p.m.

WHERE: Mazie Woodruff Center
4905 Lansing Drive
Winston-Salem, NC 27105



USES ALLOWED IN THE LI ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Academic Medical Center
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Car Wash
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
College or University
Fish Hatchery
Fuel Dealer
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Hospital or Health Center
Institutional Vocational Training Center
Kennel, Indoor
Kennel, Outdoor (F)
Manufacturing A
Manufacturing B
Micro-Brewery or Micro-Distillery
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer
Nursery, Lawn and Garden Supply Store, Retail Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recycling Center
School, Vocational or Professional Services, A
Services, B
Signs, Off-Premises
Special Events Center
Storage Services, Retail (W)
Terminal, Bus or Taxi
Testing and Research Lab

Transmission Tower
Urban Agriculture (W)
Utilities
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Landfill, Construction and Demolition (F)
Landfill, Construction and Demolition (W)
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Landfill, Land Clearing/Inert Debris, greater than 2 acres (F)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Borrow Site
Dirt Storage
Helistop
Landfill, Sanitary (F)
Solid Waste Transfer Station

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site⁵
Shelter for Homeless

⁵SUP not required if standards of Section 5.2.2A are met

W-3605 Neighborhood Outreach Meeting Sign-In Sheet

December 5, 2023

Sign-in Sheet

Phyllis Owens-Mosley - 4446 Old CARVER School Rd - 336 782-1786

Donald EVANS - 4495 Old CARVER School Rd. - 336-744-7049

Marta EVANS - " "

Fatsy Watkins (Juanita Danzy)

4815 Frankie St W-S, NC 27105 (336) 767 9848

JEFF BARBOUR

&
PAULETTA

4865 Circle Dr.

Lisa Martin 1539 Motor Rd

Pauline Martin 1539 motor rd. 27105

336 609 3920 Paulinem2347@gmail.com

Constance Hill and Nuwo Johnson / 336-695-6373

615-892-2541

1531 Motor Rd.

*Mailing Address: 1314 Waybridge Ln
Winston-Salem, NC 27103