

Rezoning Case #W-3527

Summary of Neighborhood Outreach Meeting

A neighborhood outreach meeting was held Tuesday, April 19th, from 6:30 pm to 7:30 pm at the Southside Branch Library on Buchanan Street in Winston-Salem. On April 2, (78) invitations were mailed to the owners of the houses in the neighborhood within 500 feet of the 697 Salisbury Ridge property. (15) neighbors attended as well as the architect and civil engineer who will design our project, and our councilman, John Larson. Plans and elevations of the house and parking were on display as well as photographs of menu items from the tearoom.

There was a casual “meet and greet” from 6:30 to 7:00 pm. A short presentation about the project was given at 7:00 pm and then the floor was opened for questions and comments. Questions included operating hours of the tearoom, how long the construction would take, and an example of menu items. Comments were generally favorable. One neighbor commented that she thought that the addition of the tearoom would help bring renewed life into the neighborhood as many homes are becoming rentals and are falling into disrepair. Another neighbor commented that she has been in the neighborhood since 1942 and that the house next door to her has been vacant for a number of years. She thought that the addition of the tearoom to the neighborhood would help bring interest back to Washington Park.

The meeting ended at 7:45 pm and everyone in attendance seemed to be in a positive attitude as they left. Some of the neighbors expressed an interest in attending the Planning Board meeting.

April 2, 2022

To: Our Neighbors
Regarding: Notice of Intent to Rezone

Hello,

We are writing to notify you of our desire to rezone our property at 697 Salisbury Ridge Road in Winston-Salem. We would like to invite you to an information session that we will host at the Southside Branch Library, which is located at 3185 Buchanan Street in Winston-Salem. The information session is scheduled in the large meeting room on Tuesday, April 19th, from 6:30pm to 7:30pm. At 7pm there will be a brief presentation followed by a time to answer any questions you might have about the project.

Tuesday, April 19th
From 6:30pm to 7:30pm
Presentation and Q&A at 7pm
Southside Branch Library
3185 Buchanan Street
Winston-Salem

We have hired a local architect, Kevin Owen, AIA of Owner Architecture, pllc, who has designed many similar local projects such as the Spring House Restaurant, Quanto Basta Italian Eatery, and Finnegan's Wake. We have also hired a local civil engineer, Steve Causey PE with Allied Engineering and Design, who has designed many projects in and around Winston-Salem, to make sure our parking and surrounding area blends well with the neighborhood and meets local ordinances. We will have renderings of our proposed site plan and elevations of the house at the meeting.

The property is currently zoned as RS7, which is single family with minimum lot size of 0.16 acre. We would like to have it rezoned to NB-S which is intended to accommodate low intensity office or retail close to or within residential areas ... without disrupting the character of the neighborhood. We will live in part of the house and convert the other part of it to a tearoom.

A tearoom is primarily a small café that serves a variety of teas and light refreshments. The service is typically with fine china on linens. The name of the tearoom is The Flour Box Tearoom & Café. We have operated it for over 6 years now in other locations but are ready to bring it to a property that we own and where we live.

We hope to see you there!

Sincerely,
Michael and Ludmilla Ranieri
697 Salisbury Ridge Road