

# Neighborhood Outreach Disclaimer

In an effort to provide good communication in a timely manner with residential areas which are close to pending rezoning requests, neighborhood outreach is a requirement when any rezoning or site plan amendment request is filed where the subject property is located within 500' of residentially zoned property.

Petitioners are required to conduct some form of neighborhood outreach i.e. neighborhood meeting, sending mailed letters, and/or door-to-door communication.

Petitioners are then required to provide a written summary of their outreach efforts to Planning staff at least eight (8) days prior to the scheduled Planning Board public hearing. This summary will be included in the Staff Report provided to the Planning Board and Elected Body.

The summary shall describe the scope of outreach along with the issues discussed. Please include the "who, what, when, and where".

Example #1: On July 14 we mailed 17 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and asking them to contact us by August 1 if they had any questions or concerns to express. We heard back from 3 individuals who had questions about how our request may impact traffic in the area and what type of buffering or screening we were going to provide. We responded to their concerns to the best of our ability.

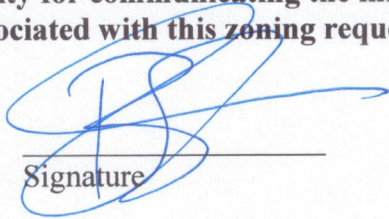
Example #2: On July 14 at 7pm, we held a neighborhood meeting (i.e. on site, or at the Civic Club located at 1430 North Main Street). We had contacted a total of 12 surrounding property owners by a combination of going door to door and mailing letters making them aware of the meeting. We did this approximately 7 days prior to the meeting. Four people attended the meeting. Two of the attendees did not seem to be supportive of our request.

**If the petitioner fails to submit the required summary at least eight (8) days prior to the Planning Board meeting, their request will be automatically continued to the next Planning Board meeting.** This allows staff the ability to advise any neighbors that the item is automatically continued and therefore relieves them of having to make arrangements to attend the Planning Board meeting.

Staff also encourages all applicants to contact their respective Council Member to discuss their request and also to include the respective Council Member on invitations for any planned neighborhood meetings.

**By signing below, the applicant/owner for case W-3440 attests that they have read and understand the material listed above and that Planning staff has adequately addressed any questions. The undersigned hereby accepts responsibility for communicating the information listed above to all applicants/owners/petitioners associated with this zoning request.**

BART S. SARGENT  
Name (Printed)

  
Signature

4-1-20  
Date

April 1, 2020

To: Winston-Salem City-County Planning Board

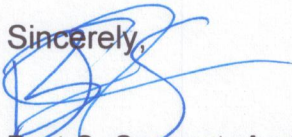
Re: Neighborhood Outreach for 100 Sunnynoll Court, Winston-Salem, NC  
(Case #W-3440)

To Whom it May Concern,

On March 20, 2020 thirty-nine letters were mailed to the property owners in the general area surrounding the above referenced site. I have attached a copy of this letter and the list of owners we received, herewith. The purpose of these letters was to inform each owner of our application for variance to our current Special Use Permit. In these letters we explained the general scope of the project, installation of new above ground fuel tanks and removal of existing underground fuel tanks. A contact name, phone number and email address were provided for those wishing to express opposition to this work. s.

To date, we have not received any response from the adjacent owners (positive or negative.) However, we have been in contact with Councilwoman Adams and have explained the project scope in detail. Our design plans represent our best efforts to minimize impact to the neighborhood as well as improve safety and security.

Sincerely,



Bart S. Sargent, Architect  
[Bsargent@samuelgroup.net](mailto:Bsargent@samuelgroup.net)

March 18, 2020

Dear Resident,

We'd like to inform you of future work to be done at our location on 100 Sunnynoll Ct., Winston-Salem, NC. Our plan is to replace our underground storage tanks and fuel system with similar components that will be above ground. Specifically, we plan to remove the underground tanks and replace them with above ground tanks, which we will insulate and house in a new building, so that they will be quieter and not visible from the outside. We will use new tanks, new piping and a new fuel system. The new tank housing will be located along Silas Creek Parkway and will be screened by the existing topography and retaining walls. We plan to begin our work in the third quarter of 2020 and end in the second quarter of next year.

Please know that we do not believe that the current tanks or fuel system have leaked, but after we complete this project we will have a more environmentally friendly system that will better prevent against and more easily contain any possible future leaks should they occur.

We've been keeping Councilwoman Adams apprised as we move forward with this plan as well, and would like to give you the opportunity to voice any opposition. If you'd like to express any opposition please reach out to Joseph Rogers at [joseph.rogers@wellsfargo.com](mailto:joseph.rogers@wellsfargo.com) or 704-467-0058.

This project is scheduled to be presented to the full City-County Planning Board at their next meeting, tentatively scheduled for April 9<sup>th</sup>. As we all are aware at this day and time this meeting could be postponed and rescheduled.

Thank you and we appreciate the opportunity to inform you of this project.



WINSTON SALEM SILAS CENTER – PROPERTIES WITH 500'

01.

PARCEL: 6817-72-4941.00  
ADDRESS: 2680 GREEN CREST DRIVE  
OWNER: CLONINGER ROBERT L  
OWNER ADDRESS: 119 LONETREE DRIVE  
ADVANCE, NC 27006

02.

PARCEL: 6817-72-5841.00  
ADDRESS: 2706 GREEN CREST DRIVE  
OWNER: HUBBARD REALTY OF WINSTON SALEM INC.  
OWNER ADDRESS: 1598 WESTBROOK PLAZA DRIVE, SUITE 200  
WINSTON SALEM, NC 27103

03.

PARCEL: 6817-72-4716.00  
ADDRESS: 0 REYNOLDA ROAD  
OWNER: K HOVNANIAN HOMES OF NC INC.  
OWNER ADDRESS: 2706 N CHURCH STREET  
GREENSBORO, NC 27405

04.

PARCEL: 6817-72-5770.00  
ADDRESS: 2660 GREEN CREST DRIVE  
OWNER: SPAIN MICHAEL L.  
OWNER ADDRESS: 2660 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106

05.

PARCEL: 6817-72-4664.00  
ADDRESS: 0 REYNOLDA ROAD  
OWNER: HUNTINGTON COURT APTS.  
OWNER ADDRESS: PO BOX 17136  
WINSTON SALEM, NC 27116

06.

PARCEL: 6817-72-6538.00  
ADDRESS: 2650 GREEN CREST DRIVE  
OWNER: HORTON ADAM  
OWNER ADDRESS: 2650 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106

07.

PARCEL: 6817-72-5407.00  
ADDRESS: 0 REYNOLDA ROAD  
OWNER: NAGEL JOHN W.  
OWNER ADDRESS: 3910 QUILLING ROAD  
WINSTON SALEM, NC 27104

9.  
PARCEL: 6817-72-6478.00  
ADDRESS: 2640 GREEN CREST DRIVE  
OWNER: RING JIMMY  
OWNER ADDRESS: 2640 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106

10.  
PARCEL: 6817-72-7410.00  
ADDRESS: 2630 GREEN CREST DRIVE  
OWNER: AUTO SPRING CO INC.  
OWNER ADDRESS: 1323 N LIBERTY STREET  
WINSTON SALEM, NC 27105

11.  
PARCEL: 6817-72-5248.00  
ADDRESS: 2641 REYNOLDA ROAD  
OWNER: NELMS JOHN A.  
OWNER ADDRESS: 2641 REYNOLDA ROAD  
WINSTON SALEM, NC 27106

12.  
PARCEL: 6817-72-7340.00  
ADDRESS: 2620 GREEN CREST DRIVE  
OWNER: LUCY LLC.  
OWNER ADDRESS: 5941 IMMANUEL ROAD  
CLEMMONS, NC 27012

13.  
PARCEL: 6817-72-6111.00  
ADDRESS: 2635 REYNOLDA ROAD  
OWNER: NAC ASSOCIATES 2 LLC.  
OWNER ADDRESS: 2635 REYNOLDA ROAD  
WINSTON SALEM, NC 27106

14.  
PARCEL: 6817-72-7280.00  
ADDRESS: 2616 GREEN CREST DRIVE  
OWNER: SALMONS LAURA A.  
OWNER ADDRESS: 2616 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106

15.  
PARCEL: 6817-71-7905.00  
ADDRESS: 2631 REYNOLDA ROAD  
OWNER: RESOURCE INSTITUTE INC.  
OWNER ADDRESS: 2631 REYNOLDA ROAD SUITE A  
WINSTON SALEM, NC 27106

16.  
PARCEL: 6817-72-8151.00  
ADDRESS: 2610 GREEN CREST DRIVE  
OWNER: SIMMONS RICHARD DOUGLAS  
OWNER ADDRESS: 2610 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106

17.  
PARCEL: 6817-71-8745.00  
ADDRESS: 2615 REYNOLDA ROAD  
OWNER: RAY JERRY W.  
OWNER ADDRESS: PO BOX 1342  
WINSTON SALEM, NC 27102

18.  
PARCEL: 6817-71-9846.00  
ADDRESS: 0 FERN CLIFFE DRIVE  
OWNER: RAY JERRY W.  
OWNER ADDRESS: PO BOX 1342  
WINSTON SALEM, NC 27102

19.  
PARCEL: 6817-71-9977.00  
ADDRESS: 0 FERN CLIFFE DRIVE  
OWNER: RAY JERRY W.  
OWNER ADDRESS: PO BOX 1342  
WINSTON SALEM, NC 27102

20.  
PARCEL: 6817-82-0034.00  
ADDRESS: 1560 FERN CLIFFE DRIVE  
OWNER: HEFLIN ROBIN E.  
OWNER ADDRESS: 1560 FERN CLIFFE DRIVE  
WINSTON SALEM, NC 27106

21.  
PARCEL: 6817-82-0184.00  
ADDRESS: 1550 FERN CLIFFE DRIVE  
OWNER: FARWEST PROPERTIES MANAGEMENT LLC.  
OWNER ADDRESS: 6210 E MERCER WAY  
MERCER ISLAND, WA 98040

22.  
PARCEL: 6817-81-0744.00  
ADDRESS: 2611 REYNOLDA ROAD  
OWNER: 2608 REYNOLDA ROAD LLC.  
OWNER ADDRESS: PO BOX 25625  
WINSTON SALEM, NC 27114

23.  
PARCEL: 6817-81-2520.00  
ADDRESS: 2601 REYNOLDA ROAD  
OWNER: CNL RETIREMENT PC1 NORTH CAROL  
OWNER ADDRESS: PO BOX 847  
CARLSBAD, CA 92018

24.  
PARCEL: 6817-81-5862.00  
ADDRESS: 155 SUNNYNOLL COURT  
OWNER: ALS ASSOCIATES LLC.  
OWNER ADDRESS: 155 SUNNYNOLL COURT, SUITE 100  
WINSTON SALEM, NC 27106

25.  
PARCEL: 6817-81-6527.00  
ADDRESS: 175 SUNNYNOLL COURT  
OWNER: SUNNYNOLL PROPERTIES LLC.  
OWNER ADDRESS: 2841 FARMONT ROAD  
WINSTON SALEM, NC 27106

26.  
PARCEL: 6817-82-4191.00  
ADDRESS: 125 SUNNYNOLL COURT  
OWNER: SUNNYNOLL PROPERTIES LLC.  
OWNER ADDRESS: 175 SUNNYNOLL COURT  
WINSTON SALEM, NC 27106

27.  
PARCEL: 6817-92-3430.00  
ADDRESS: 875 CROWNE FOREST COURT  
OWNER: CROWNE RIDGE ASSOCIATES  
OWNER ADDRESS: PO BOX 530292  
BIRMINGHAM, AL 35253

28.  
PARCEL: 6817-93-1154.00  
ADDRESS: 0 SILAS CREEK PARKWAY  
OWNER: PERRY CLIFFORD W.  
OWNER ADDRESS: 1 W 4TH STREET  
WINSTON SALEM, NC 27101

29.  
PARCEL: 6817-83-3089.00  
ADDRESS: 2985 FAIRLAWN DRIVE  
OWNER: 99 SNC LLC.  
OWNER ADDRESS: 210 CROOKED GULLEY CIRCLE  
SUNSET BEACH, NC 28468

30.  
PARCEL: 6817-73-9184.00  
ADDRESS: 0 FAIRLAWN DRIVE  
OWNER: JEMSITE DEVELOPMENT LLC.  
OWNER ADDRESS: 1680 N US HIGHWAY 221 N  
JEFFERSON, NC 28640

31.  
PARCEL: 6817-82-0229.00  
ADDRESS: 2611 GREEN CREST DRIVE  
OWNER: JONES PHILLIS  
OWNER ADDRESS: 3555 NORTHLAKE BOULEVARD  
PALM BEACH GARDENS, FL 33403

32.  
PARCEL: 6817-72-9379.00  
ADDRESS: 2621 GREEN CREST DRIVE  
OWNER: SIMMONS CAROLINA  
OWNER ADDRESS: 2621 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106

33.  
PARCEL: 6817-72-9438.00  
ADDRESS: 2631 GREEN CREST DRIVE  
OWNER: PILLSBURY DAVID C.  
OWNER ADDRESS: 2631 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106

34.  
PARCEL: 6817-72-8598.00  
ADDRESS: 2641 GREEN CREST DRIVE  
OWNER: WEST PAUL JAMES  
OWNER ADDRESS: 401 E 8TH STREET, SUITE 214 PMB 117  
SIOUX FALLS, SD 57103

35.  
PARCEL: 6817-72-8647.00  
ADDRESS: 2651 GREEN CREST DRIVE  
OWNER: MOSER MATTHEW CRAIG  
OWNER ADDRESS: 2651 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106

36.  
PARCEL: 6817-72-8717.00  
ADDRESS: 2661 GREEN CREST DRIVE  
OWNER: GROTE NORMA J.  
OWNER ADDRESS: 2661 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106



37.

PARCEL: 6817-72-7876.00

ADDRESS: 2671 GREEN CREST DRIVE

OWNER: FUERBACHER CHARLES THOMAS

OWNER ADDRESS: 2671 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106

38.

PARCEL: 6817-72-7946.00

ADDRESS: 2681 GREEN CREST DRIVE

OWNER: CHEEK JULIA ANN

OWNER ADDRESS: 2681 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106

39.

PARCEL: 6817-73-7009.00

ADDRESS: 2691 GREEN CREST DRIVE

OWNER: CLAYTON LAURA E.

OWNER ADDRESS: 2691 GREEN CREST DRIVE  
WINSTON SALEM, NC 27106