

W-3643

APPLICATION FOR REZONING

4751 Yadkinville Road

City-County Planning Board; Forsyth County & Winston-Salem

March 13, 2025



Isaacson Sheridan
804 Green Valley Road, Suite 200
Greensboro, NC 27408

ZONING CONDITIONS

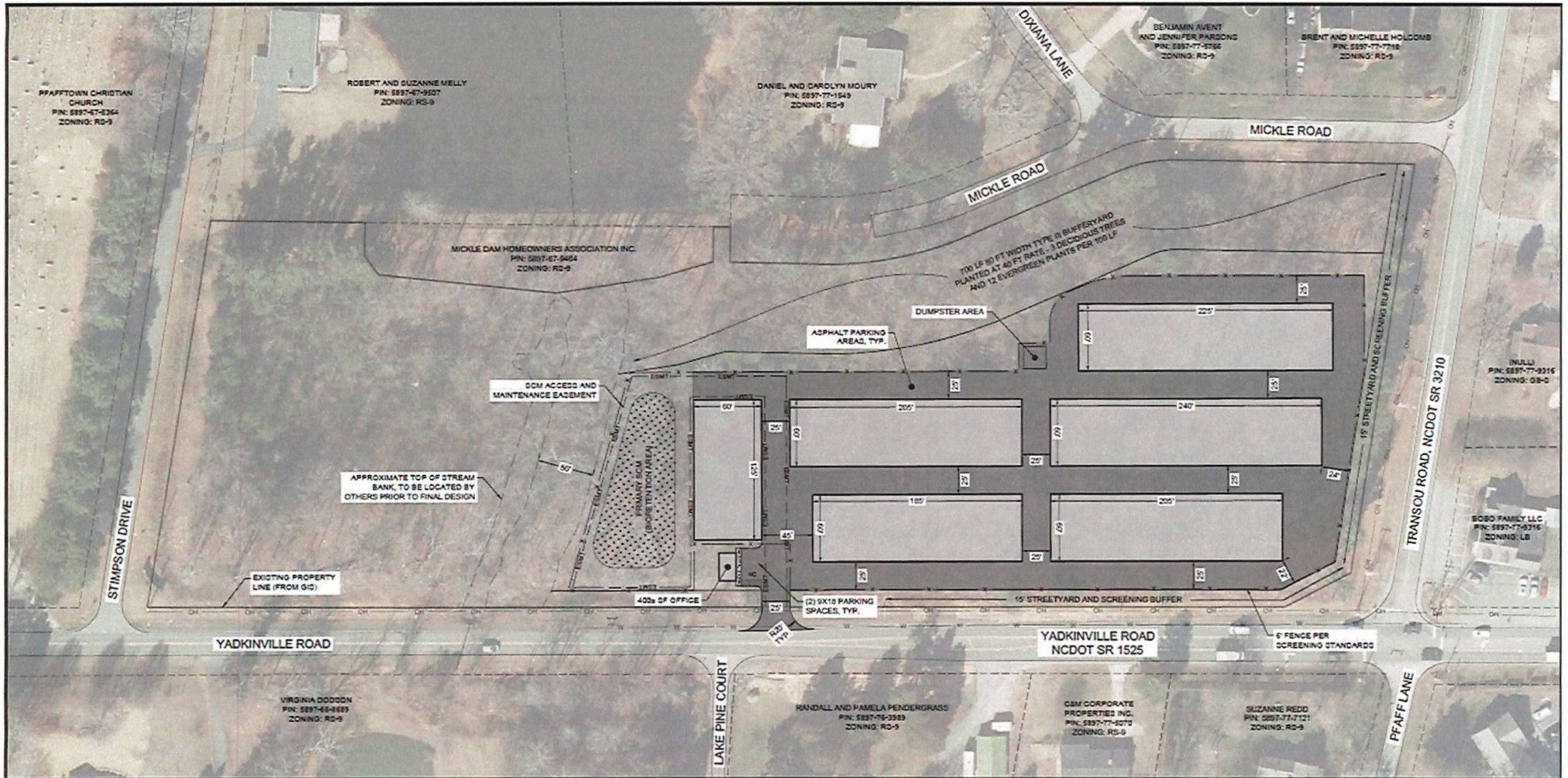
PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. The developer shall install a twenty (20) foot Type II bufferyard along the Transou Road frontage which shall continue 550 feet westward along the Yadkinville Road frontage of the site.
- b. The developer shall install an eighty (80) foot wide Type III bufferyard along the frontage with Mickle Road meeting the forty (40) foot Type III bufferyard planting requirements.

OTHER REQUIREMENTS:

- a. Outdoor storage of boats, RVs, and other similar vehicles shall be prohibited.
- b. The maximum building height shall be thirty (30) feet.
- c. The site shall be allowed a maximum of two (2) freestanding monument signs with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. All freestanding signs shall be limited in placement to either the Yadkinville Road or Transou Road frontage. No freestanding sign shall be permitted within one hundred (100) feet of the Mickle Road right-of-way.
- d. All property within 300 feet of Stimpson Drive, as measured eastward along the southern property line from the intersection of Stimpson Drive and Yadkinville Road, shall remain undisturbed.

ILLUSTRATIVE SKETCH PLAN



REPRESENTATIVE CONSTRUCTION



TRAFFIC CONCERNS – ESTIMATED TRIPS/DAY

As currently zoned per staff report:

Existing Zoning: RS9

$8.17 \times 43,560 / 9,000 = 39$ potential lots $\times 9.57$ (SFR Trip Rate) = 373
Trips per Day

ITE Trip Generation Manual estimate:

TRIP GENERATION SUMMARY												
Code	Land Use	Size	Unit	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
151	Mini-Warehouse	50	KSF	37	37	74	3	2	5	4	4	8

COMMUNITY OUTREACH



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January 7, 2025

Re: Proposed Development Project – 4751 Yadkinville Road

Dear Neighbor:

Our firm represents Matt Kostelic of KOZ Properties, L.L.C., contract purchaser of that certain real property located at 4751 Yadkinville Road (identified as Forsyth County tax parcel 5897-77-3307; referred to herein as the “Property”). Mr. Kostelic is a local real estate developer based in Winston-Salem and has identified the Property as a suitable location for his next project. As of now, no rezoning application or other development-related requests have been submitted to the City of Winston-Salem. We are currently in the early stages of evaluating the highest and best use of the Property.

The purpose of this letter is to engage interested neighboring property owners early in the development process, and partner to ensure that the project is compatible with existing land uses in the area. Although the Property fronts a major thoroughfare and lies adjacent to an existing commercial retail center, Mr. Kostelic understands and appreciates the importance of community input in balancing growth with the qualities that make this area special. Our goal is to gather input in effort to ensure that any future development aligns with the character of the community.

Mr. Kostelic intends to become a property owner and stakeholder in the community and is committed to being a good neighbor. To provide an opportunity to discuss future development plans with you, we will host a community Zoom meeting on January 16 at 5:30pm. If you have interest in discussing development plans for the Property, please contact me via the email address shown above to receive the Zoom link. If you are unable to attend but would like to discuss the project, please do not hesitate to contact me when convenient for you.

At this stage, discussion will remain preliminary as we continue to evaluate development potential for the Property. We look forward to hearing your perspectives and working together to ensure that this project benefits the community as a whole.

Very truly yours,


Nicholas K. Blackwood

ISAACSON SHERIDAN | 804 GREEN VALLEY ROAD | SUITE 200 | GREENSBORO, NC 27408
Main: 336.275.7626 | Facsimile: 336.273.7293 | www.isaacsonsheridan.com

February 13, 2025

Re: Rezoning Request – 4751 Yadkinville Road

Dear Neighbor:

Our firm represents Matt Kostelic of KOZ Properties, L.L.C., contract purchaser of that certain real property located at 4751 Yadkinville Road (identified as Forsyth County tax parcel 5897-77-3307; referred to herein as the “Property”). You may have recently received a similar letter regarding proposed development of the Property and a previously held community meeting (copy enclosed herein). Mr. Kostelic has elected to move forward with the rezoning request necessary to permit his intended development of the Property, being a self-storage facility. The Property is currently zoned RS-9, intended to accommodate relatively high-density single-family development. To permit his intended use of the Property, Mr. Kostelic has submitted an application to the City of Winston-Salem (the “City”) requesting rezoning to GB-L (General Business – Special Use Limited District).

The Property, which consists of approximately 8.17 acres, lies adjacent to the Yadkinville Road/Transou Road Activity Center, identified in the City’s West Suburban Area Plan. This Activity Center is intended to accommodate a mix of commercial and office development, as well as both townhomes and single-family detached residential dwelling units. Although Mr. Kostelic’s proposed development requires rezoning, self-storage provides for a low-intensity, low traffic-generating use that will serve as a natural transition from this Activity Center to lower density single-family use west of Transou Road. Mr. Kostelic’s rezoning application has been conditioned to permit only self-storage development, so there is no potential for more traditional, potentially impactful commercial development (i.e. retail center or convenience store) if approved.

After careful consideration of community feedback received during the prior community meeting, Mr. Kostelic has determined that, in the best interest of neighboring single-family residents, all development shall be oriented to the Property’s southeasternmost corner. Doing so preserves a significant portion of the Property as undisturbed, natural open space, and provides assurance that neither this project, nor any future development (single-family homes or otherwise), will impact the Property’s existing stream/drainage basin or compromise the integrity of the Mickle Dam Homeowners Association dam, which borders the Property’s northern boundary. Further, the nature of Mr. Kostelic’s Special Use Limited District application allows for the addition of various zoning conditions intended to mitigate impacts on neighboring property owners (i.e. enhanced landscape buffers and streetyard screening), and we welcome your input to ensure compatibility with existing residential use along this major thoroughfare.

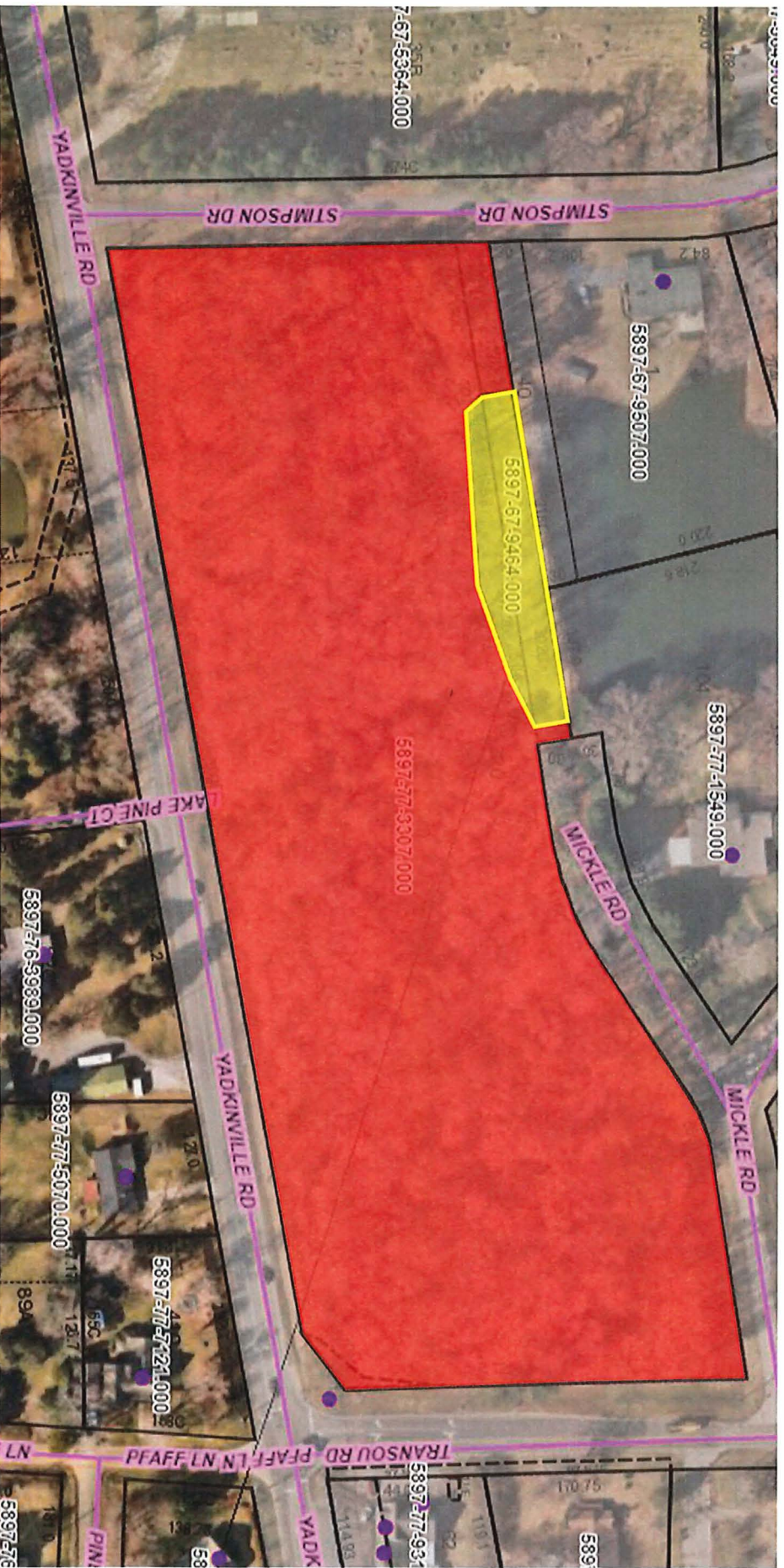
To provide another opportunity to discuss this proposed rezoning, Mr. Kostelic will host an in-person community meeting on Thursday, February 27 at 6:00pm at Old Town Baptist Church (4386 Shattalon Drive). If you are unable to attend but would like to continue our discussion regarding the project, please do not hesitate to contact me when convenient for you. The City’s Planning Board will meet to consider Mr. Kostelic’s rezoning request on March 13 at 4:30pm.

Very truly yours,


Nicholas K. Blackwood

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GIS AERIAL – HOA DAM



City-County Planning Board
Bryce Stuart Municipal Building
Winston-Salem, North Carolina

March 13, 2025

Members of the City-County Planning Board,

Re: In Favor of the of the Rezoning (GB-L) of Property by Grandview, Inc.

My name is Rennie Adcock, and I live at 3440 Dixiana Lane in Pfafftown. I am the current President of the Mickle Dam HOA that connects to this property on the intersection of Transou and Yadkinville Roads. Our HOA incorporated as a non-profit in 2003 for the sole purpose of maintaining and protecting our lake and dam. Our HOA is in favor of this rezoning of the property below our dam. There are several reasons we approve of this project.

- The developer has taken our concerns and suggestions to help protect our lake and dam, keeping the property below our dam in its natural wooded state. It meets one of the long-range goals by this planning board... "Calling for the protection of watersheds, wetlands, natural areas and streams throughout the county." An 80-foot visual buffer area would also further disconnect our neighborhood from the proposed Storage facility.
- In 2011, our HOA fought strongly against a proposal to rezone this property to make it multi-family use. We collected over 300 signatures against adding multiple family units to this small, congested area. Adding new residents would place our private lake and dam at a higher liability. There is no fence, and folks, especially children, ignore signs to keep out. In 2008, we petitioned the city to have the road on top of this dam closed. Local neighbors walk the one-mile loop around this lake and over our dam every day.
- We realize eventually, this property will be sold to someone. We would rather have a clean, neat, modern, fenced storage facility than multiple homes adding to the road and foot traffic around this established older neighborhood.
- The traffic at the corners of Transou and Yadkinville is very high. New home builds and Reagan High School, keep this intersection very busy. A storage facility would bring much less traffic to this intersection. This low traffic impact matters.
- The State regulates and inspects our dam on a routine basis. Our HOA spends a lot of time and money keeping our dam in good shape. We are concerned that any residential development of this property could place an undue risk on our HOA. This well-maintained fenced storage facility will not.

- That is why we so appreciate this developer's plan to donate the land under our dam to the HOA, so that we can keep it in its natural state, undeveloped, full of trees for the wildlife and a buffer from Yadkinville Road.

I represent our entire HOA, and I've listed our names and addresses below:

Mickle Dam Homeowners Association:

Dan & Carolyn Moury	3400 Dixiana Lane
David & Julie Baummer	3420 Dixiana Lane
Guy & Sherri Palms	3426 Dixiana Lane
David & Sarah Becker	3430 Dixiana Lane
Rennie & Sandy Adcock	3440 Dixiana Lane
Greg & Karen Osmon	3446 Dixiana Lane
Bob & Sue Melly	3411 Stimpson Drive
Bobby Cope & John Denti	3421 Stimpson Drive
Carolyn Huettel	3429 Stimpson Drive
Mike & Wendy Lee	3441 Stimpson Drive
Larry & Sue Robbins	3451 Stimpson Drive
Mike & Jamie Richards	3461 Stimpson Drive

Sincerely,

Rennie Adcock
HOA President
336-703-7657