

W-3496 Express Tire - University Neighborhood Outreach Report

On September 8, 2021, from 5:30pm to 7:00pm, a neighborhood meeting was held at North Forsyth High School Auditorium. Invitation letters were sent to 477 property owners and neighbors within 500 feet of the subject site and beyond. Five (5) people attended the drop-in meeting including two neighbors, two property owners of the residential lot being as part of the rezoning request, and one real estate agent representing the property owners and adjacent properties listed for sale. Representatives from Stimmel Associates provided an overview of the zoning request and the proposed site plan. The attendees were provided an opportunity to ask questions. The conversation focused on the zoning process and the list of uses being requested as part of the special use rezoning request. The neighbors and property owner in attendance all support the requested zoning and signed a petition of support.

Respectfully submitted,



Luke Dickey, PLA
Vice President
Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE
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August 30th, 2021

Neighborhood Outreach Letter

You are invited to: **A Neighborhood Meeting**

Regarding: The proposed relocation of the Express Oil Change and Service Center from Hanes Mill Road to a 1.89-acre site on the east side of University Parkway and South of Noel Drive. The proposed building shall be one story in height. Vegetative buffering is proposed along common property lines shared with the adjacent residential properties.

Attached is an Illustrative Site Plan of the proposed redevelopment. Please note that as the plan is being reviewed by the City of Winston-Salem, changes to the site plan may be made.

Attend The Meeting To See the Plans and Ask Questions

WHEN? Wednesday, September 8th, 2021
 At 5:30 p.m.

WHERE? North Forsyth High School
 5705 Shattalon Drive
 Winston-Salem, NC 27110

North Forsyth High School



Illustrative Site Plan



**This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.*

Illustrative Site Plan

Jurisdiction	
City of Winston-Salem	
Zoning	
Existing Zoning:	LB-L & RS9
Proposed Zoning:	HB-5
Site Acreage	
Total Parcel Acreage:	1.92 Acres +/-
Right-Of-Way Dedication:	0.03 Acres +/-
Total Site Acreage:	1.89 Acres +/-
Watershed Data	
Site is not located within a water supply watershed district	
Site Coverage	
Maximum Impervious Area Permitted:	85.00 %
Building to Land:	0.09 Acres +/- 4.76 %
Pavement to Land:	0.54 Acres +/- 28.57 %
Open Space:	1.26 Acres +/- 66.67 %
Parcel Total:	1.89 Acres +/- 100.00 %
Impervious	
Existing Impervious (To be Removed):	0.18 Acres +/- 9.52 %
Total New Impervious:	0.63 Acres +/- 33.33 %
Building Data	
Max. Building Height:	60'
Total Building Size:	4,083 SF +/- or 7 Service Bays
Parking Calculations	
(Motor Vehicle Repair and Maintenance)	
Parking Required:	21 Spaces
(@ 3 sp. / Vehicle Bay)	
Parking Provided:	24 Spaces +/-
Building Setbacks	
Other:	40' from Adjacent Residential
Bufferyards	
Type Required:	20' Type III
Type Provided:	20' Type III & 20' Type III Substituting small-medium variety trees for large variety trees where overhead utilities are present
Streetyards	
Type Required:	10' Minimum
Type Provided:	10' Minimum



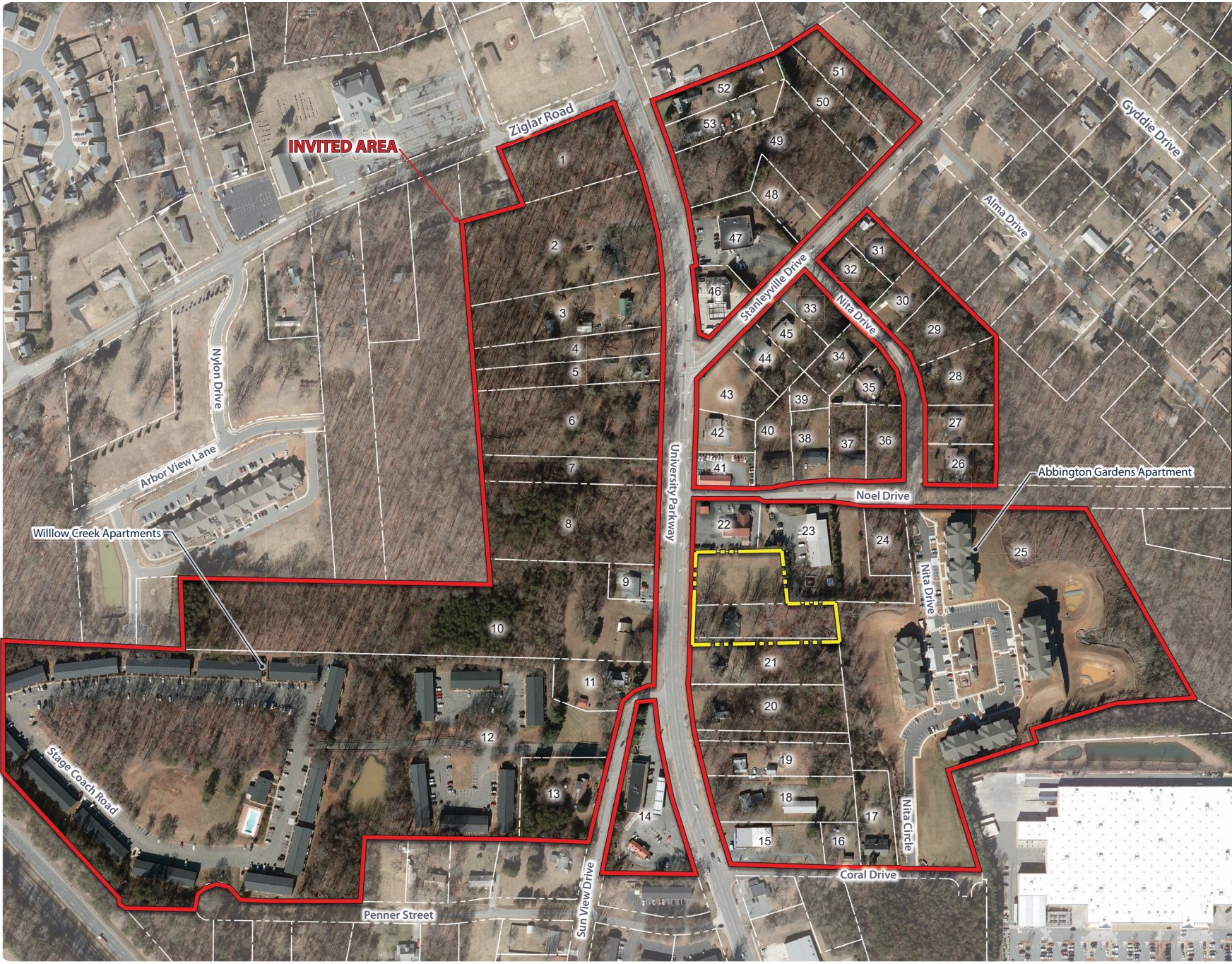
This site plan is for illustrative purposes to show the proposed design intent. The plan is subject to change based on actual site conditions, local jurisdiction review, code requirements, and final architectural and engineering documents.

Scale: 1" = 10'
421-052 | 09/08/2021

Express Tire - University Parkway

Winston-Salem, NC





Property Owner Key		
Lot #	Property Owners	
1	Parker Chevrolet Inc	
2	Gilles James H	
3	Skilling Mark D	
4	Three Properties LLC	
5	Three properties LLC	
6	Davis Luann Watson	
7	Smith Kenneth E	
8	Harold D Reeb Living Trust	
9	Joyce Thomas D	
10	Brando Development LLC	
11	Doss Wanda H	
12	Willow Creek Apartments of Nc LLC	
13	Allman Arlene	
14	Yoo Sun O (Helen)	
15	Johnson Jerry Donald	
16	Clayton Dana W	
17	Barth Darryl L	
18	Brown Carl Sidney	
19	Gardner Nathan Bradley	
20	Bales Sharon Fely	
21	Whiteheart Glenda H	
22	Yoo Hoan Moo	
23	Zahava Properties LLC	
24	Lanmore Mark Alan	
25	Winston Salem Abbington Gardens LLC	
26	Hernandez Escobar Ruben	
27	Finnis Mae	
28	Reyes Eusebio Junior Chavira	
29	Parker Clarence E	
30	Portales Dayvi M	
31	Spean Jackie D	
32	Dominguez Hernandez Gabriel	
33	Stanley Wanda M	
34	Hawks Dena Jones	
35	Escobar Ruben Hernandez	
36	Escobar Ruben Hernandez	
37	Escobar Ruben Hernandez	
38	Granados Assuncion	
39	Hawks Dena Jones	
40	Ramos Hernandez Martha Raquel	
41	Wilson Melissa Get	
42	CSL North Carolina System LP	
43	CSL North Carolina System LP	
44	Mbe Mary Magdalene	
45	Bowers Kasey Lynn	
46	Williams Arthur Tab	
47	Advance Stone Co Inc	
48	Taylor Heather Lynn	
49	Stanleyville LLC	
50	Crews Hoard C Jr	
51	Crews Hoard C	
52	Marion Opal D	
53	Clay Michael T	

Express Tires - University Parkway

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NEIGHBORHOOD MEETING ATTENDANCE

Express Tire - University Parkway

Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	David A. Weaver	6131 University	336-406-4823	david weaver h2o racer@hotmail.com
2	Wanda H. Doss	6130 " PKy	336 377-2322	
3	Phyllis Price	2150 Country Club Rd	336-761-1130	phil@ millerhatcher.com
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NEIGHBORHOOD MEETING ATTENDANCE

Express Tire - University Parkway

Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	CHARLES SUTPHIN	175 WOODSTONE DR STONEVILLE, NC	336 613 1948	CSUTPHIN@TRIAD.RA COM
2	Melvin Dickens, Jr.	2116 Quail Drive W.S. NC 27105	(336) 418-1018	melvin@cityofws.org
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PETITION OF SUPPORT

By signing the petition below, I support the Rezoning, and Special Use Permitting for the **Express Oil Change and Service Center** along University Parkway.

	Name	Address:
1	Wanda H. Doss	6130 University Pky
2	CHARLES B. SWTPHIN	175 WOODSTONE DR. STONEVILLE, NC 27048
3	David A. Weaver	6131 University Parkway
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