

THE STALDER GROUP LLC

PO BOX 5581 HIGH POINT NC 27262 336-688-2204 jstalder@northstate.net

September 8, 2025

Dear Neighbor,

This letter is to notify you that the owners of 230 Oakwood Drive have applied to the City of Winston Salem to expand parking on the property. Because the property is zoned Limited Office-Special, there will be a public hearing to review the request.

The property is a single lot, a little more than one-half acre in size, located on the northwest corner of the intersection of Oakwood Drive and Queen Street. The building was previously used as a dental office and that use will stay the same. The primary reason for the parking expansion is to provide adequate on-site parking, especially handicapped parking, for our patients.

Please take time to review the enclosed site plan. The additional parking is highlighted. The plan proposes that existing plantings along the streets and property lines will remain and only two of the larger trees on the property will be disturbed.

Our team will be at 230 Oakwood Drive on Tuesday, September 16 from 6:00-6:30 pm. I invite you to come by at that time to see the property up close and share your questions and comments.

If you are unable to meet us at that time, you may contact me directly with your questions and comments or arrange to meet at another time. Please call or text 336.688.2204 or email jstalder@northstate.net.

The City of Winston Salem has scheduled a Planning Board public hearing for Thursday, October 9 at 6:00 pm.

Sincerely,

A handwritten signature in cursive script that reads "Judy Stalder".

Judy Stalder
Development Consultant

Community Outreach Report

230 Oakwood Drive

A neighborhood meeting was held for property owners in the vicinity of 230 Oakwood Drive on Tuesday, September 16 at 6:00 pm. An informational letter dated September 8 and the most recent site plan were sent by US Mail to the 120 addresses supplied by Planning and Development Services. The meeting was held on the site (230 Oakwood Drive) to provide better access and to be able to walk neighbors through the proposed changes. A copy of the letter and list of addressees is attached. The letter provided the meeting location, a general description of the property, and the proposed changes.

Attendees:

Todd Transou, 242 Oakwood Court
Council Member Scott Andree-Bowen

Presentation:

We introduced our team members and Council Member Andree-Bowen to Mr. Transou and pointed out where the proposed changes would take place on the site. We also pointed out existing trees and shrubs that would remain.

Questions and Comments:

1. Will the existing buffer along my (north) property line remain? *Yes, the existing buffer will remain undisturbed.*
2. How much construction noise should I expect? *You should expect some noise. However, this is a small job and we do not expect large equipment on site. At most, you may see a front loader or mini excavator.*
3. Where will the construction staging be located? *That location has not been determined at this point. Please be aware that there is only one entrance to the property and it is near the north property line, so probably in that area. Again, this is a small job and should not take more than a few months to complete.*
4. My neighbors are out of town. How can they get more information if needed? *Please ask them to call, text or email or we can arrange for a second meeting.*

[illegible]

REZONING HISTORY

THE PROPERTY WAS PREVIOUSLY REZONED UNDER ZONING DISTRICT M-19M.

LANDSCAPING CALCULATIONS

1. FERTILIZER AND INSECTICIDE: FERTILIZER AND INSECTICIDE REQUIRED BY SOIL TYPE AND PLANT SPECIES. SEE PRODUCT INFORMATION, OR LANDSCAPING EXTENSION SHEETS, FOR FERTILIZER AND INSECTICIDE REQUIREMENTS.

2. SOIL: SOIL TYPE AND PLANT SPECIES. SEE PRODUCT INFORMATION, OR LANDSCAPING EXTENSION SHEETS, FOR SOIL REQUIREMENTS.

3. MULCH: MULCH TYPE AND PLANT SPECIES. SEE PRODUCT INFORMATION, OR LANDSCAPING EXTENSION SHEETS, FOR MULCH REQUIREMENTS.

4. WATER: WATER TYPE AND PLANT SPECIES. SEE PRODUCT INFORMATION, OR LANDSCAPING EXTENSION SHEETS, FOR WATER REQUIREMENTS.

5. LIGHT: LIGHT TYPE AND PLANT SPECIES. SEE PRODUCT INFORMATION, OR LANDSCAPING EXTENSION SHEETS, FOR LIGHT REQUIREMENTS.

6. TEMPERATURE: TEMPERATURE TYPE AND PLANT SPECIES. SEE PRODUCT INFORMATION, OR LANDSCAPING EXTENSION SHEETS, FOR TEMPERATURE REQUIREMENTS.

7. HUMIDITY: HUMIDITY TYPE AND PLANT SPECIES. SEE PRODUCT INFORMATION, OR LANDSCAPING EXTENSION SHEETS, FOR HUMIDITY REQUIREMENTS.

8. WIND: WIND TYPE AND PLANT SPECIES. SEE PRODUCT INFORMATION, OR LANDSCAPING EXTENSION SHEETS, FOR WIND REQUIREMENTS.

9. DROPPED STATEMENT

TOTAL 2014	8,234	ADLER	11,833	STIR	ARNDT
APPROXIMATE SAVINGS %					
SITE CONSIDERIES					
PAID TO LAND					
PAYMENT TO LAND					
OPEN SPACE TO LAND					
TOTAL					

SITE SIZE & COVERAGES

TOTAL AREA:	639 ACRES
RAW DEVELOPMENT:	614 ACRES
SITE AREA:	639 ACRES

INFRASTRUCTURE

VALID:
SCEN:
STREET:
TAXID COLLECTION:

PAYMENT TO CITY OF WASHINGTON, SALARY STANDARDS
PAYMENT TO CITY OF WASHINGTON, SALARY STANDARDS
ACCESS TO COUNTRYSIDE GOLF VIA PRIVATE DRIVE
TO WASHINGTON SUBURBS
TELEPHONE RECEIVING TO BE SHOWN UP AND OVERTIME

JURISDICTIONAL NOTE

FOR LOT 5020
HOL STREET EATON ALDO
PBR 502 OF 70 LOTS
PBR 826 SEATTLE
MAX BOLD MEDIAN
ALLOWED USE:
EX-10D
REQUESTED USER:

WELLS CO. F.L.
NONE
NONE
NONE
44 FEET
OFFICERS
OFFICERS
DIGITAL OFFICE
OFFICIALS

ZONING INFORMATION

UNITED STATES GOVERNMENT

CITY LABORERS STRIKE	11 PM ACES
PLANNED RICHMOND	11 PM ACES
1 STREET PINE 300 SO. PI. OF GROSS COLUMBIAN AREA	11 PM ACES
2 300 SO. PI. 300 SO. PI. + 11 PM ACES	11 PM ACES
PLANNED RICHMOND	11 PM ACES

OFF STREET PARKING:

SITE DATA

SITE AREA: 0.58 ± ACRE 25,440 SQ.

VICINITY MAP

R.T.S.

HALLEN & ADOX CT.

GORDON ST.

SITE

158
5
1584250 RD.

DATE RECEIVED	DATE	BY
DATE	APPROVED BY	DATE
REVISIONS	APPROVED BY	DATE
REASONING PLAN		
REZ-1		

**SITE PLANS for
TWIN CITY DENTISTRY**
WINSTON SALEM TOWNSHIP, FORSYTH COUNTY
WINSTON SALEM, NORTH CAROLINA

BWA

Engineer
Planner
Surveyor

22149400, 2400100, 2400200, 2400300, 2400400, 2400500, 2400600, 2400700, 2400800, 2400900, 2401000, 2401100, 2401200, 2401300, 2401400, 2401500, 2401600, 2401700, 2401800, 2401900, 2402000, 2402100, 2402200, 2402300, 2402400, 2402500, 2402600, 2402700, 2402800, 2402900, 2403000, 2403100, 2403200, 2403300, 2403400, 2403500, 2403600, 2403700, 2403800, 2403900, 2404000, 2404100, 2404200, 2404300, 2404400, 2404500, 2404600, 2404700, 2404800, 2404900, 2405000, 2405100, 2405200, 2405300, 2405400, 2405500, 2405600, 2405700, 2405800, 2405900, 2406000, 2406100, 2406200, 2406300, 2406400, 2406500, 2406600, 2406700, 2406800, 2406900, 2407000, 2407100, 2407200, 2407300, 2407400, 2407500, 2407600, 2407700, 2407800, 2407900, 2408000, 2408100, 2408200, 2408300, 2408400, 2408500, 2408600, 2408700, 2408800, 2408900, 2409000, 2409100, 2409200, 2409300, 2409400, 2409500, 2409600, 2409700, 2409800, 2409900, 2410000, 2410100, 2410200, 2410300, 2410400, 2410500, 2410600, 2410700, 2410800, 2410900, 2411000, 2411100, 2411200, 2411300, 2411400, 2411500, 2411600, 2411700, 2411800, 2411900, 2412000, 2412100, 2412200, 2412300, 2412400, 2412500, 2412600, 2412700, 2412800, 2412900, 2413000, 2413100, 2413200, 2413300, 2413400, 2413500, 2413600, 2413700, 2413800, 2413900, 2414000, 2414100, 2414200, 2414300, 2414400, 2414500, 2414600, 2414700, 2414800, 2414900, 2415000, 2415100, 2415200, 2415300, 2415400, 2415500, 2415600, 2415700, 2415800, 2415900, 2416000, 2416100, 2416200, 2416300, 2416400, 2416500, 2416600, 2416700, 2416800, 2416900, 2417000, 2417100, 2417200, 2417300, 2417400, 2417500, 2417600, 2417700, 2417800, 2417900, 2418000, 2418100, 2418200, 2418300, 2418400, 2418500, 2418600, 2418700, 2418800, 2418900, 2419000, 2419100, 2419200, 2419300, 2419400, 2419500, 2419600, 2419700, 2419800, 2419900, 2420000, 2420100, 2420200, 2420300, 2420400, 2420500, 2420600, 2420700, 2420800, 2420900, 2421000, 2421100, 2421200, 2421300, 2421400, 2421500, 2421600, 2421700, 2421800, 2421900, 2422000, 2422100, 2422200, 2422300, 2422400, 2422500, 2422600, 2422700, 2422800, 2422900, 2423000, 2423100, 2423200, 2423300, 2423400, 2423500, 2423600, 2423700, 2423800, 2423900, 2424000, 2424100, 2424200, 2424300, 2424400, 2424500, 2424600, 2424700, 2424800, 2424900, 2425000, 2425100, 2425200, 2425300, 2425400, 2425500, 2425600, 2425700, 2425800, 2425900, 2426000, 2426100, 2426200, 2426300, 2426400, 2426500, 2426600, 2426700, 2426800, 2426900, 2427000, 2427100, 2427200, 2427300, 2427400, 2427500, 2427600, 2427700, 2427800, 2427900, 2428000, 2428100, 2428200, 2428300, 2428400, 2428500, 2428600, 2428700, 2428800, 2428900, 2429000, 2429100, 2429200, 2429300, 2429400, 2429500, 2429600, 2429700, 2429800, 2429900, 2430000, 2430100, 2430200, 2430300, 2430400, 2430500, 2430600, 2430700, 2430800, 2430900, 2431000, 2431100, 2431200, 2431300, 2431400, 2431500, 2431600, 2431700, 2431800, 2431900, 2432000, 2432100, 2432200, 2432300, 2432400, 2432500, 2432600, 2432700, 2432800, 2432900, 2433000, 2433100, 2433200, 2433300, 2433400, 2433500, 2433600, 2433700, 2433800, 2433900, 2434000, 2434100, 2434200, 2434300, 2434400, 2434500, 2434600, 2434700, 2434800, 2434900, 2435000, 2435100, 2435200, 2435300, 2435400, 2435500, 2435600, 2435700, 2435800, 2435900, 2436000, 2436100, 2436200, 2436300, 2436400, 2436500, 2436600, 2436700, 2436800, 2436900, 2437000, 2437100, 2437200, 2437300, 2437400, 2437500, 2437600, 2437700, 2437800, 2437900, 2438000, 2438100, 2438200, 2438300, 2438400, 2438500, 2438600, 2438700, 2438800, 2438900, 2439000, 2439100, 2439200, 2439300, 2439400, 2439500, 2439600, 2439700, 2439800, 2439900, 2440000, 2440100, 2440200, 2440300, 2440400, 2440500, 2440600, 2440700, 2440800, 2440900, 2441000, 2441100, 2441200, 2441300, 2441400, 2441500, 2441600, 2441700, 2441800, 2441900, 2442000, 2442100, 2442200, 2442300, 2442400, 2442500, 2442600, 2442700, 2442800, 2442900, 2443000, 2443100, 2443200, 2443300, 2443400, 2443500, 2443600, 2443700, 2443800, 2443900, 2444000, 2444100, 2444200, 2444300, 2444400, 2444500, 2444600, 2444700, 2444800, 2444900, 2445000, 2445100,