

## **W-3664 Stratford Grove Neighborhood Outreach Report**

On September 2, 2025, three hundred eleven (311) neighborhood outreach letters were sent to property owners within 500 feet of the subject site and beyond to invite them to a neighborhood meeting. The letters provided a summary of the rezoning requests and a copy of the site plan for the proposed townhome development. The letter also provided the location and date for the proposed neighborhood meeting. Contact information for Luke Dickey with Stimmel Associates as representative of the petitioner was provided if a neighbor had any questions and/or was unable to attend the meeting.

The meeting was held on Tuesday, September 16 at 6pm at the Little Creek Neighborhood Center located at 610 Foxcroft Drive. The meeting was facilitated by Luke Dickey with Stimmel Associates. The community liaison of the Southwest Ward, Jennifer Chrysson, was also in attendance. Nine (9) neighbors attended the meeting and two (2) neighbors that could not attend reached out after the meeting via phone. Primary concerns focused on the following items:

- 1) Traffic concerns in the overall area due to increased development. Have seen an increase of cut-through traffic on Brandywine Road.

Response – The main access to the project will be from Stratford Road. NCDOT/City are reviewing and will provide comments on whether any turn lanes shall be required. A secondary connection will be made to the future Kimwell Drive extension. Waiting on City comments whether the construction of a portion of the Kimwell Drive with ties to the existing shopping center will be required as part of the development. The proposed development did not require a Traffic Impact Analysis. No connections are to be made to Brandywine Road and do not anticipate increased traffic on Brandywine Road. Additional traffic may be added to Somerset through the shopping center for those desiring to head west.

- 2) Neighbors shared concerns regarding sewer capacity for their neighborhood with the additional units.

Response – Proposed sewer tie-in would be to the public sanitary sewer line in Brandywine Road. We are not aware of any capacity issues in the area. The plan went through Sketch Plan review and City Utilities did not provide any comments regarding potential capacity concerns with the existing system.

- 3) Neighbors expressed concerns regarding stormwater run-off from the proposed development and existing issues from the shopping center.

Response – Project will be required to manage stormwater per the City of Winston-Salem requirements. The shopping center's stormwater discharge is coming through the corner of the project's property and any trash would be intercepted by the project site first.

- 4) Neighbors expressed concerns regarding the removal of trees and the visual impact to their property.

Response – a majority of the trees would be removed for grading of the site and install of utilities. A minimum 15' Type II bufferyard shall be provided along the shared property line which incorporates evergreen planting requirements. Where feasible, can maintain existing trees within the bufferyard where the sitework would not damage the viability of the tree.

- 5) Neighbors expressed concerns regarding light and noise pollution.

Response – Development will have to follow the City of Winston-Salem's lighting ordinance. With additional neighbors due to the development, there will be additional noise than the currently wooded lot. If approved, the new development neighbors would be subject to the City of Winston-Salem's noise ordinance.

- 6) Other general items during the discussion focused on if a builder has been selected, general size and costs for units, whether the residents would be permitted to choose paint colors, if the units will be all electric heat pumps, and has the HOA documentation been set-up and the fees.

Response – majority of these details would be determined at a future date. For the zoning, building elevations have been submitted that include brick on the lower level and fiber cement board siding on the upper level. The proposed townhomes are two stories. The submitted elevations are part of the zoning approval and the final plans must be in conformance with the submitted elevations.

- 7) The next significant dates for the Planning Board Meeting and City Council Meeting were shared with the neighbors.
- 8) The two neighbors that could not attend the meeting called and had the same general questions regarding traffic, access points, cost for units, and general development timeframes.

Please refer to attached copy of the outreach invite letter and site plan provided to the neighbors.

Respectfully submitted,



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



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SEPTEMBER 2, 2025

## Neighborhood Outreach Letter

Dear Neighbor,

You are receiving this letter because your property is within 500-feet or in proximity of a proposed rezoning and are invited to a neighborhood meeting regarding the rezoning request.

The proposed rezoning request is for a townhome development located at 2556 S. Stratford Road between the Food Lion Shopping Center and Densmore Street. The site is approximately 13.54 acres and zoned Residential Single Family (RS9). The proposed plan is for up to 107 townhomes with the primary access to Stratford Road and a secondary access to the future extension of Kimwell Drive. The request is to rezone to Residential Multifamily (RM8) which permits up to 8 units per acre.

Please refer to the attached location map of the site to be rezoned and proposed site plan.

The proposed rezoning will be reviewed by the Winston-Salem/Forsyth County Planning Board who provides a recommendation for approval or denial. The Winston-Salem City Council is the final approval authority. If you have any questions or would like to discuss the proposed rezoning, please email [outreach@stimmelpa.com](mailto:outreach@stimmelpa.com).

Please include Stratford Grove in the subject line. Or you can call Luke Dickey (agent of petitioner) with Stimmel Associates at (336) 723-1067.

Date: Tuesday, September 16

Time: 6pm to 7pm

Location: Little Creek Neighborhood Center  
610 Foxcroft Drive  
Winston-Salem, NC 27103





SEPTEMBER 2, 2025



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2600 BRANDYWINE RD  
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Malton James R  
2200 Silas Creek Pkwy  
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SPEAKS JEFFREY D  
3333 ROBINHOOD RD # B  
WINSTON SALEM NC 27106

WHITLEY ROBERT LEE  
110 GAMBLE DR  
WINSTON SALEM NC 27103

L AND L FAMILY PROPERTIES LLC  
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Advance NC 27006

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Winston Salem NC 27103

Vlahos James P  
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GLOBAL PARTNERS  
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WINSTON SALEM NC 27103

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100 SILVERTHORNE CT  
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Gfeller Krista Long  
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2545 SOMERSET CENTER DR  
WINSTON SALEM NC 27103

Soler Phyllis B  
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LATITUDE PROPERTIES LLC  
142 ISLEWORTH DR  
ADVANCE NC 27006

WBBC LLC  
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WINSTON-SALEM NC 27104

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WINSTON SALEM NC 27103

SEGUERRA HARNELL  
124 DENSMORE ST  
WINSTON SALEM NC 27103

HOGG DAVID LEE  
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Ziogas George  
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Van Camp Robert C  
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Doughan Michael J  
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ARELLANO JONATHAN RICARDO  
ROMERO  
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Corbett Preston Emmett  
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BRUNO CHRISTOPHER D  
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PETTY KEITH  
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WINSTON SALEM NC 27103

Coplin Mary C  
304 Ashford Ct  
Winston Salem NC 27103

LEVERS MELVIN NELSON  
425 HOLLINSWOOD AVE  
WINSTON SALEM NC 27103

Mcalister Henry L  
509 Cherbourg Ave  
Winston Salem NC 27103

BUTTERFIELD NORVELL  
2292 Ashford Dr  
Winston Salem NC 27103

DILLARD GENEVIEVE  
401 Hollinswood Ave  
Winston Salem NC 27103

PARSONS JOHN M  
516 CHERBOURG AVE  
WINSTON SALEM NC 27103

RICHARDS ROBERT T  
160 Silverthorne Ct  
Winston Salem NC 27103

LONG MICHAEL WILLIAM  
396 Hollinswood Ave  
Winston Salem NC 27103

ANNA KUAN CELARIER LIVING  
TRUST  
201 WORTHLAND CT  
WINSTON SALEM NC 27103

TRANSOU BRENDA S  
135 SILVERTHORNE CT  
WINSTON-SALEM NC 27103

Cote Dany  
505 Cherbourg Ave  
Winston Salem NC 27103

REID ANGUS F  
2668 S STRATFORD RD  
WINSTON SALEM NC 27103

Hunter William S  
740 Somerset Dr  
Winston Salem NC 27103

MASON SALLY MILLAR  
377 HOLLINSWOOD AVE  
WINSTON SALEM NC 27103

Mueller John C  
524 Cherbourg Ave  
Winston Salem NC 27103

Wagoner Sue M  
2304 Ashford Dr  
Winston Salem NC 27103

KENNETH EDWARD PATRIDGE &  
KELLEY ELEANOR KENNER  
PATRIDGE REVOCABLE LIVING  
TRUST  
529 CHERBOURG AVE  
Radford Russell D  
204 Worthland Ct  
Winston Salem NC 27103

LEFFUE JUSTIN DAVID  
405 Hollinswood Ave  
Winston Salem NC 27103

Wells Brent Michael  
541 Cherbourg Ave  
Winston Salem NC 27103

BEADLE DONOVAN D  
145 SILVERTHORNE CT  
WINSTON-SALEM NC 27103

WILLARD RICHARD  
512 Cherbourg Ave  
Winston Salem NC 27103

HILTZ CHRISTY L  
150 SILVERTHORNE CT  
WINSTON SALEM NC 27103

Willie Lateek J  
317 Ashford Ct  
Winston Salem NC 27103

SADLER JOHN DOUGLAS  
2201 Bayeux Ct  
Winston Salem NC 27103

WARD ANIYA S  
2293 ASHFORD DR  
WINSTON SALEM NC 27103

MURPHY MARTIN J  
536 CHERBOURG AVE  
WINSTON SALEM NC 27103

GARY D Boggs & Sue M Boggs  
Revocable Living Trust  
516 Dulin RD  
MOCKSVILLE NC 27028

Little Dwayne R  
376 Hollinswood Ave  
Winston Salem NC 27103

VANCE JEFFREY R  
432 HOLLINSWOOD AVE  
WINSTON SALEM NC 27103

Ford Pamela N  
517 Cherbourg Ave  
Winston Salem NC 27103

Cook John A  
7105 Hasentree WAY  
WAKE FOREST NC 27587

Chance Richard Sadler  
389 Hollinswood Ave  
Winston Salem NC 27103

CITY OF WINSTON SALEM  
101 N MAIN ST  
WINSTON SALEM NC 27101

Mcgee Princilla W  
417 Hollinswood Ave  
Winston Salem NC 27103

Collins Steven Wayne  
2301 Ashford Dr  
Winston Salem NC 27103

CHACON CARLOTA G  
500 CHERBOURG AVE  
WINSTON SALEM NC 27103

Blackerby Noble Dennis  
175 Silverthorne Ct  
Winston Salem NC 27103

Taylor Christopher P  
388 Hollinswood Ave  
Winston Salem NC 27103

FKH SFR PROPCO H LP  
600 GALLERIA PKWY STE 300  
ATLANTA GA 30339

JOHNSTON RYAN M  
332 WORTHLAND DR  
WINSTON SALEM NC 27103

Dominick Stephen A  
2108 Hollinswood Ct  
Winston Salem NC 27103

SVIDUNOVICH EDUARD  
2208 BAYEUX CT  
WINSTON SALEM NC 27103

Gilbert David E  
308 Ashford Ct  
Winston Salem NC 27103

Davis Tommy  
2009 Ernsford Dr  
Winston Salem NC 27103

PEPPER LINDA W  
385 HOLLINSWOOD RD  
WINSTON SALEM NC 27103

SMITH RAYMOND  
532 CHERBOURG AVE  
WINSTON-SALEM NC 27103

BLACKSTOCK JESSICA C  
720 SOMERSET DR  
WINSTON SALEM NC 27103

Chrysson Jennifer W  
5005 Williams Rd  
Lewisville NC 27023

LEDBETTER JOEY DALE  
429 Hollinswood Ave  
Winston Salem NC 27103

CHRISTOPHER J FLURI LIVING  
TRUST  
780 SOMERSET DR  
WINSTON SALEM NC 27103

RUSSELL MATTHEW DAVID  
513 CHERBOURG AVE  
WINSTON SALEM NC 27103

SMITH JOHN JOSEPH  
1985 ERNSFORD DR  
WINSTON SALEM NC 27103

Price Vaston Jake  
2296 Ashford Dr  
Winston Salem NC 27103

TICLAVILCA ACUNA DIANA  
537 CHERBOURG AVE  
WINSTON SALEM NC 27103

Tedder Stanley Lee  
2305 Ashford Dr  
Winston Salem NC 27103

WESTCAR PROPERTIES LLC  
2544 HARVEL SCHOOL RD  
YADKINVILLE NC 27055

KENNEDY ELIZABETH CARROLL  
1095 REST ROAD  
GERMANTON NC 27019

Crookshank Elizabeth Shaw  
336 Worthland Dr  
Winston Salem NC 27103

Wilson Jeffrey David  
2209 Bayeux Ct  
Winston Salem NC 27103

Hawkins Darrell Gene  
2277 Ashford Dr  
Winston Salem NC 27103

Phan Ngoc Thanh  
1990 Ernsford Dr  
Winston Salem NC 27103

OATIS LINDSAY G  
520 CHERBOURG AVE  
WINSTON SALEM NC 27103

Hunter Ronald R  
373 Hollinswood Ave  
Winston Salem NC 27103

SEMONES JOHN ANDERSON  
311 SONATA DR  
LEWISVILLE NC 27023

MARTIN DANE WARREN  
1997 ERNSFORD DR  
WINSTON SALEM NC 27103

Olympio Georgia Kantrales  
397 Hollinswood Ave  
Winston Salem NC 27103

KATSODAS PETE  
525 CHERBOURG AVE  
WINSTON SALEM NC 27103

VALENTINO MARIA B  
208 WORTHLAND CT  
WINSTON SALEM NC 27103

Washing Larry E  
320 Ashford Ct  
Winston Salem NC 27103

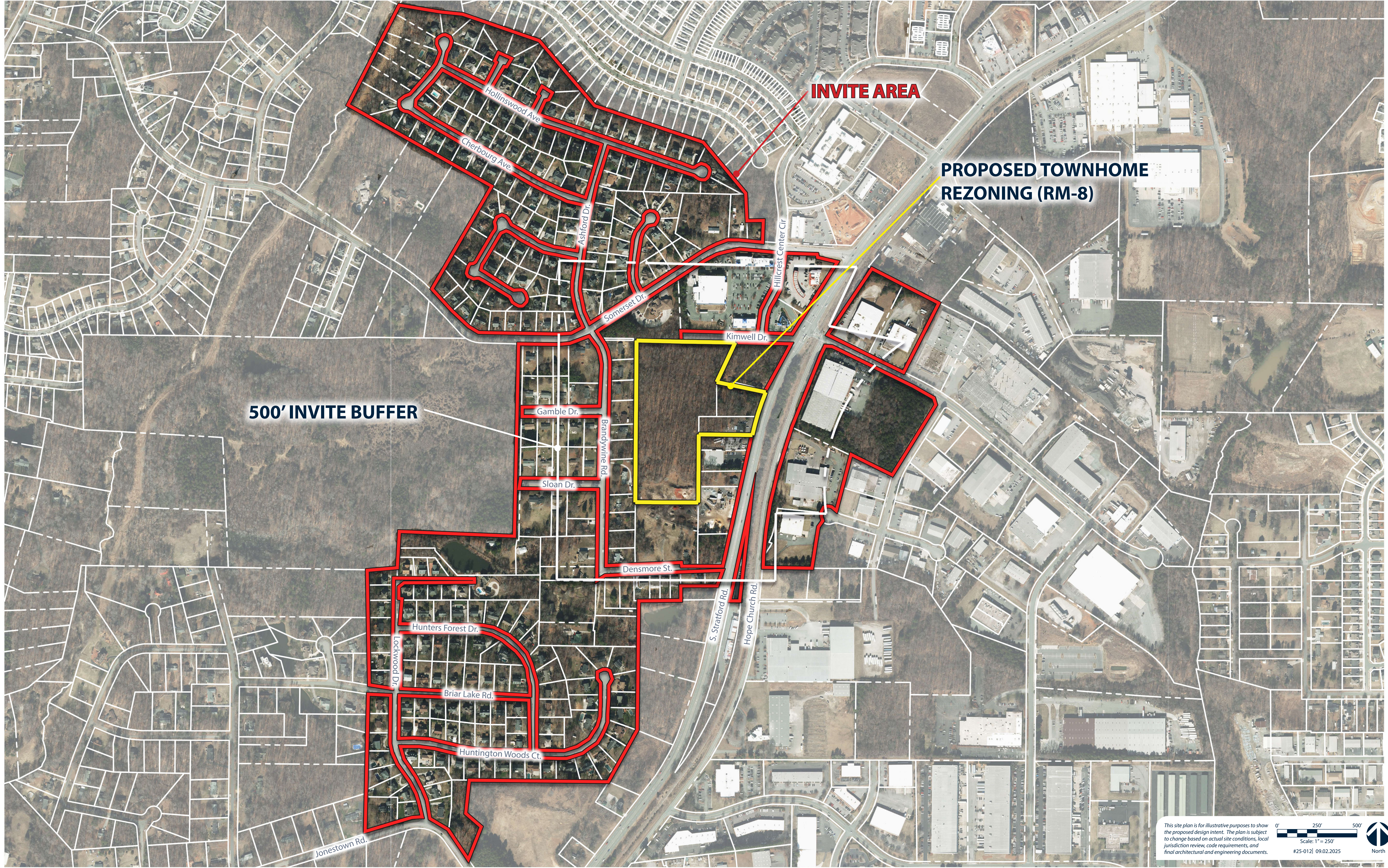
Storey James E  
508 Cherbourg Ave  
Winston Salem NC 27103

ROGERS MOSES  
2100 HOLLINSWOOD CT  
WINSTON SALEM NC 27103

NOELL ARCHIE B  
2200 BAYEUX CT  
WINSTON SALEM NC 27103

# NEIGHBORHOOD MEETING ATTENDANCE

|    | Name                  | Address:              | Phone: | Email: |
|----|-----------------------|-----------------------|--------|--------|
| 1  | Sally Mason           | 377 Hollinswood Ave   |        |        |
| 2  | Elleanor Smith        | 408 " "               |        |        |
| 3  | Pam + Bob Collette    | 1803 Lake Point Dr    |        |        |
| 4  | David + Susan Dinkins | 111 Gamble Dr Winston |        |        |
| 5  |                       |                       |        |        |
| 6  |                       |                       |        |        |
| 7  |                       |                       |        |        |
| 8  |                       |                       |        |        |
| 9  |                       |                       |        |        |
| 10 |                       |                       |        |        |
| 11 |                       |                       |        |        |
| 12 |                       |                       |        |        |







1 Front Elevation  
A201 3/16" = 1'-0"

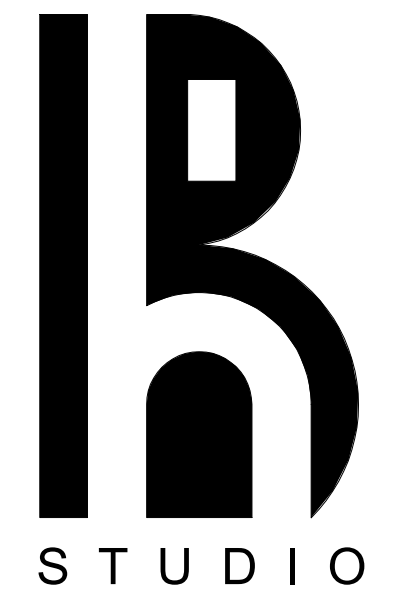


2 Rear Elevation  
A201 3/16" = 1'-0"



## Elevation Notes

1. The contractor shall examine and become familiar with all documents in their entirety, survey the project, and become familiar with existing conditions and scope of work. If any discrepancy and / or uncertainty as to what material or product is to be used, verify with the owner or architect.  
2. Center board & batten on elements as noted on elevation.



BROADHILL  
STUDIO, LLC  
56 BROAD ST, 3RD FL  
CHARLESTON, SC 29401

Left & Right  
Elevations  
1/4" = 1'-0"  
BH23017  
02.23.24

A202