

W-3600 Pilgrim Court | W-3601 25th Street Neighborhood Outreach Report

On August 30, 2023, 130 outreach letters were sent to property owners and neighbors within 500 feet of the subject site and beyond. The letters provided a summary of the proposed rezoning requests for the properties west of Pilgrim Court from LO-S to GO-L and RM12-L and for the property off 25th Street from LO-S to RM18-L. A conceptual plan was included that showed a potential layout for the existing building to be utilized for a self storage facility and the remaining parcels with list of potential uses and potential amount of units. Forty (40) neighbors responded to the invitation or to requested additional information. An online Microsoft Teams meeting was held on September 14, 2023 at 5:30 pm.

Correspondence Prior to Meeting:

- 1) A neighbor within Arbor Place called for additional information:
 - a) Requested if a more detailed conceptual plan was available. – Response was that a more detailed conceptual plan was not available and the zoning request was Limited Use and did not include.
 - b) Asked if proposed residential would be owner occupied. – Response was a residential developer was not on board at this time and type of residential product has not been determined.
 - c) Stated that if residential would prefer a lower density and higher end product similar to Arbor Place to maintain values.
- 2) A neighbor within Arbor Place called for an overview and stated they would prefer single family homes on Bumgardner Street.
- 3) A neighbor on Old Town Club Road called for additional information and an overview of the proposed rezoning was provided.
- 4) A neighbor on Amhurst Lane called and would not be attending the meeting. A general overview of the zoning request was provided. As a homeowner she expressed that she was concerned with density and preferred home ownership over rental units.
- 5) A neighbor on Kent Mews Drive called and would not be able to attend the meeting. A general overview of the rezoning proposal was provided. Neighbor stated:
 - a) Concerns regarding multifamily uses and lower product values compared to neighbors.
 - b) Concerns with self-storage facility and compatibility with neighbors.
- 6) A neighbor on Regency Drive called and gathering information to share with neighbors. Provided a general overview of the zoning request and process.
- 7) A representative of Boston Thurmond United reached out for additional information. Additional information was provided via email and a brief site visit was held at the Pilgrim Court site to provide a overview of the zoning request and potential uses.

Online Meeting:

- 1) Forty (40) neighbors attended the online meeting. Thirty-three (33) joined online and seven (7) joined by phone. An overview of the zoning request was provided discussing the proposed rezoning, buffers, access, stormwater, the overall zoning process, and that a TIA was not required for the rezoning as there were no proposed site plans as part of the zoning submittal. Please refer to attached plans.

Representatives included: Luke Dickey (Stimmel), Stephen Owen (Stimmel), John Reece (Developer)

After the zoning overview, the floor was opened for questions.

- a) Questions regarding the residential uses focused on what the types of residential uses were proposed and price points.
Response was that the developer was focused on the redevelopment of the existing office building to a self-storage facility. A residential developer was not on board, but the zoning would set-up the opportunity to add a variety of housing options in the area that was called for a mix-used development which included residential per the area plan. Rezoning of the existing office site would permit the use storage retail services, office, retail and townhomes or multifamily residential. Price points would be determined in the future. Future proposed multifamily development may require Planning Board review.
- b) A couple neighbors asked if lower income or affordable housing was intended for the residential development.
Response was that since a residential developer was not on board at the time, the inclusion of affordable housing has not been determined.
- c) A neighbor expressed concerns with the uses of Nursing Care Institution and Life Care Community for the 25th Street site.
Response was that if those uses were a concern, developer would review. Note: The uses of Nursing Care Institution and Life Care Community have been removed from the zoning request.
- d) Traffic was a concern of residents from the potential multifamily development and proposed access points.
Response was proposed access for the 25th Street site would most likely be from 25th Street with direct public street access. A private drive way is located behind the 25th Street site but additional access easements would be required. Topography and grade connection may be an issue.

Access for the parcels off Bumgardner would most likely be off Bumgardner and potentially Pilgrim Court.

Access to the proposed self-storage facility would be at the existing driveway cuts on Coliseum Drive and Pilgrim Court.

All proposed driveways would be subject to WSDOT/City review and approval.

Self-storage traffic would be minimal compared to the existing office use.

Based on zoning request, the total number of multifamily units would be around 121-units which would not trigger a traffic impact analysis.

- e) Neighbors wanted additional information regarding the proposed self-storage facility regarding, secured access, hours of operation, and if outdoor storage would be permitted.

Response was the driveway access to the facility would not be gated, but the access to the building will be through a code access system.

Hours of operation would not be 24-hour access, but 6am until 10pm. No access permitted outside of those hours. Self-storage facility office would be open until 6pm.

Outdoor storage would not be permitted.

The façade of the existing building would remain.

- f) Neighbors requested examples of a similar self-storage facility project.

Response was the developer had converted an existing office building to a self-storage facility in High Point off East Chester Drive.

- g) A neighbor asked if the old house and barn on Bumgardner Street was to be included.

Response was it was not part of the request.

- h) A neighbor questioned if the self-storage facility was not successful, what other uses would be permitted.

Response was the zoning request would permit for office use, pending meeting parking requirements, and potential conversion of the building to multifamily. The existing building could be torn down and the site redeveloped for office, townhomes, or multifamily.

Please refer to attached letter and exhibits from the meeting.

Respectfully submitted,



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



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

August 29, 2023

Neighborhood Outreach Letter

You are invited to an online meeting to review the proposed zoning request for three properties located on Pilgrim Court and 25th Street. The current zoning of the properties are Limited Office (LO) and Limited Office Special Use (LO-S) which permit the existing office building at 2650 Pilgrim Court and parking on the adjacent lots. The request is to rezone to General Office Limited (GO-L) on the parcels on the western side of Pilgrim Court to convert the existing building to a storage facility and allow for office and residential townhomes or multifamily uses. The property located off 25th Street would be rezoned to Residential Multifamily-18 Limited (RM18-L) to permit residential development which may include single family, townhomes, or multifamily residential.

The proposed rezoning will be reviewed by the Planning Board who provides a recommendation for approval or denial. The City Council is the final approval authority.

Please refer to attached map showing the proposed parcels to be rezoned.

If you would like to join the online meeting, please email Stimmel Associates (Agent of Petitioner) at outreach@stimmelpa.com before 12pm Thursday, September 14, 2023. Please include PILGRIM COURT in the subject line so Stimmel staff will know which project the email is regarding. Staff will respond with a link which will allow you to attend the meeting.

If you have any questions or are unable to attend the meeting and would like to discuss the proposed rezoning, please reach out to the email above, or you can call Luke Dickey with Stimmel Associates at (336) 723-1067.

Date: Thursday, September 14, 2023
Time: 5:30pm to 6:30pm
Location: Online Via Microsoft Teams



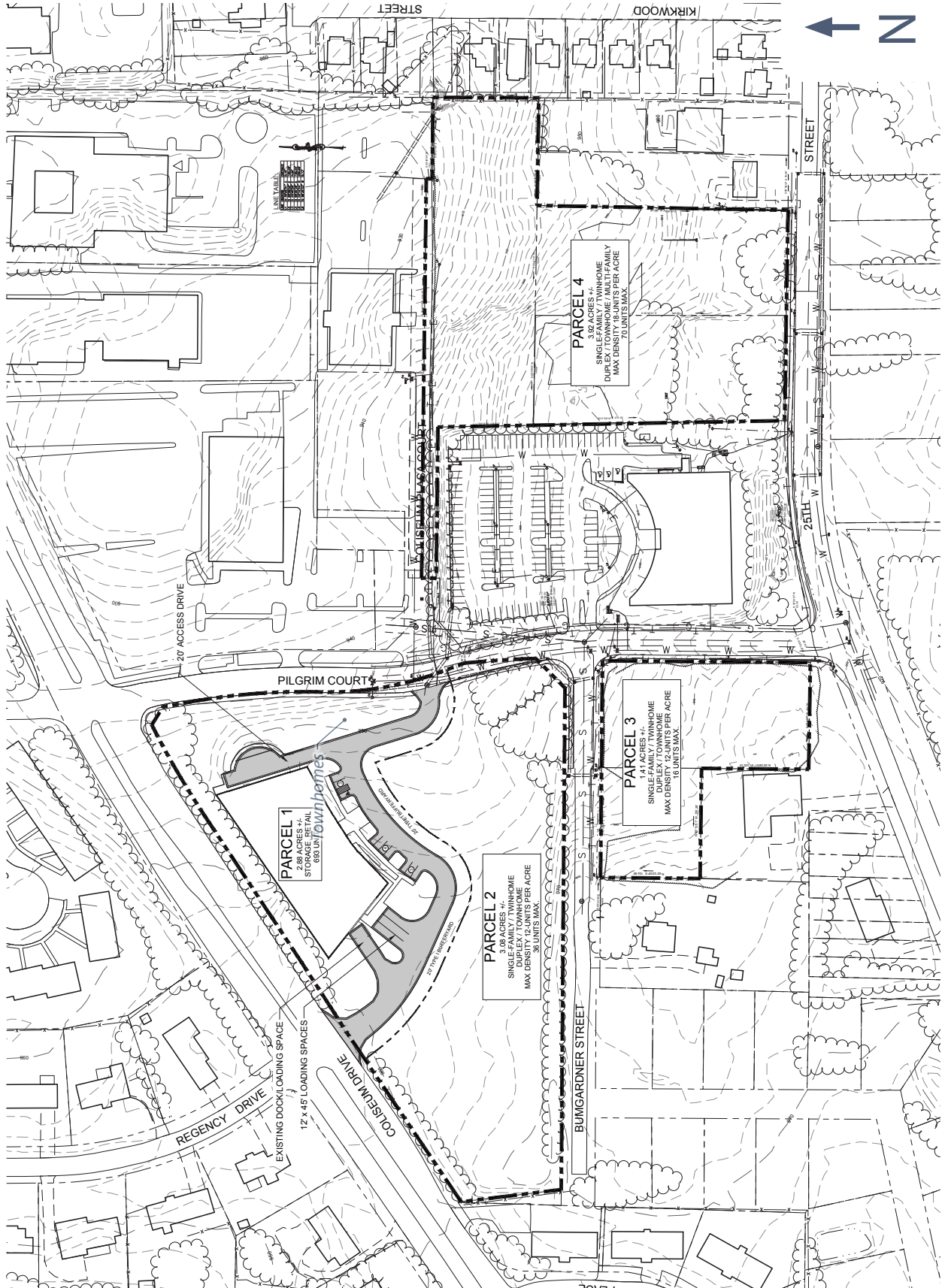


LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

August 29, 2023

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.

MILLER CHRISTA M
2654 ARBOR PLACE CT
WINSTON SALEM NC 27104

MAINE JESSICA L
2713 REGENCY DR
WINSTON SALEM NC 27106

ARBOR ACRES UNITED METHODIST
RETIREMENT COMMUNITY INC
1240 ARBOR RD
WINSTON-SALEM NC 27104

THOMPKINSQ OLIVIA B
910 W TWENTY FIFTH ST
WINSTON-SALEM NC 27105

POWERS PENNY R
182 PIPERS RDG E # 10
WINSTON SALEM NC 27127

BALLARD JESSIE BROWN
741 W TWENTY FIFTH AND ONE HALF
ST
WINSTON SALEM NC 27105

BECKER GILBERT H
2685 ARBOR PLACE CT
WINSTON SALEM NC 27104

DAVIS RONALD K
811 W TWENTY FIFTH ST
WINSTON SALEM NC 27105

BAILEY BERNICE ALEXANDER
1255 ARBOR RD
WINSTON SALEM NC 27104

POE STEPHEN D
2745 OLD TOWN CLUB RD
WINSTON SALEM NC 27106

HEINZ W LITTLE REVOCABLE TRUST
2632 ARBOR PLACE CT
WINSTON SALEM NC 27104

REAL PEOPLE REAL HOMES LLC
8011 NORTH POINT BLVD STE H
WINSTON SALEM NC 27106

NEILL T DAVID
1227 ARBOR PLACE DR
WINSTON-SALEM NC 27104

USA SELLER SOLUTIONS LLC
PO BOX 15816
DURHAM NC 27704

PANTERA JAN KIGER
5344 W PROSPECT CT
VISALIA CA 93291

LITTLE TED A
PO BOX 21151
GREENSBORO NC 27420

BROWN GEORGIANNA M
2517 KIRKWOOD ST
WINSTON SALEM NC 27105

WDB HOMES LLC
1643 MARBLE HILL DR
CHARLOTTE NC 28262

OGBURN SAM C REAL ESTATE CO
PO BOX 20189
WINSTON SALEM NC 27120

DEWITT MICHAEL E
2707 TUDOR RD
WINSTON SALEM NC 27106

DALTON CLARENCE L
809 CAMPBELL GLEN LANE
WINSTON SALEM NC 27103

LASH GEORGE W
744 W TWENTY SIXTH ST
WINSTON SALEM NC 27105

PAYNE FRANKIE C
2665 GROSVENOR PL
WINSTON SALEM NC 27106

P C INVESTMENT PROPERTIES
PO BOX 12473
WINSTON SALEM NC 27117

HABITAT FOR HUMANITY OF FORSYTH
COUNTY INC
1023 W 14TH ST
WINSTON-SALEM NC 27105

SHADRACH & ELEANOR GOLDEN
FAMILY TRUST
742 W TWENTY SIXTH ST
WINSTON SALEM NC 27105

SMITH VICTOR D
2653 ARBOR PLACE CT
WINSTON SALEM NC 27104

GRIGGS ANNIE D
2512 KIRKWOOD ST
WINSTON SALEM NC 27105

HENDERSON DOUGLAS M
2618 ARBOR PLACE CT
WINSTON SALEM NC 27104

SOPER BRIAN R
2606 ARBOR PLACE CT
WINSTON SALEM NC 27104

LOPEZ ROSALINA HERNANDEZ
2529 KIRKWOOD ST
WINSTON SALEM NC 27105

BONIN INVESTMENT CORP
2721 PILGRIM CT
WINSTON-SALEM NC 27106

BASSETT WYATT PATRICK EXUM
2680 ARBOR PLACE CT
WINSTON SALEM NC 27104

HALL CHARLES A
808 W 26TH ST
WINSTON SALEM NC 27105

BYERS JAMES MICHAEL
2609 ARBOR PLACE CT
WINSTON SALEM NC 27104

FUSSELL JULIA R
2706 TUDOR RD
WINSTON SALEM NC 27106

LKSD INVESTMENTS INC
1598 WESTBROOK PLAZA DRIVE SUITE
200
WINSTON SALEM NC 27103

4 12 STREET PARTNERS LLC
830 NE 25TH ST
WINSTON SALEM NC 27105

FAN FURU
751 W TWENTY-SIXTH ST
WINSTON SALEM NC 27105

OGBURN INVESTMENTS INC
PO BOX 20189
WINSTON SALEM NC 27120

ANDERSON JOHN EDWIN
2661 ARBOR PLACE CT
WINSTON SALEM NC 27104

BROWN LESLIE A
2697 ARBOR PLACE CT
WINSTON SALEM NC 27104

BATTLE RESIDENTIAL PROPERTIES LLC
113 SYCAMORE COMMONS LN
ADVANCE NC 27006

CRUMBLIN JESSIE L
2509 AMHURST ST
WINSTON SALEM NC 27105

KELLY-HOLMES JESSIE
2508 AMHURST ST
WINSTON SALEM NC 27105

COLVIN RYAN CARY
2718 REGENCY DR
WINSTON SALEM NC 27106

JONES LUCINDA KELLAM
2605 ARBOR PLACE CT
WINSTON-SALEM NC 27104

EBERLE THOMAS
2708 TUDOR RD
WINSTON SALEM NC 27106

MCKELVEY JEFFREY A
2719 TUDOR RD
WINSTON SALEM NC 27106

MCGILL PAUL STEWART
1204 REYNOLDA RD SUITE D
WINSTON SALEM NC 27104

CLAYBORN EVELENA R
813 W TWENTY SIXTH ST
WINSTON SALEM NC 27105

ADAMS JOSEPH
812 W TWENTY SIXTH ST
WINSTON SALEM NC 27105

WALLEY BRUCE D
2646 ARBOR PLACE CT
WINSTON SALEM NC 27104

BUMGARDNER EDITH I
7876 GRAPEVINE RD
LEWISVILLE NC 27023

BRAUN RONALD L
2679 ARBOR PLACE CT
WINSTON SALEM NC 27104

BRADLEY JOHN LAYTON
2686 ARBOR PLACE CT
WINSTON SALEM NC 27104

RALSTON JAMES ER
2637 ARBOR PLACE CT
WINSTON SALEM NC 27104

HIGGS AVERICE R
1005 W TWENTY FIFTH ST
WINSTON SALEM NC 27104

HUNTER CHARLES RICHARD
1231 ARBOR PLACE DR
WINSTON SALEM NC 27104

ARBOR ACRES UNITED METHODIST
RETIREMENT COMMUNITY INC
1240 ARBOR RD
WINSTON-SALEM NC 27104

OGBURN INVESTMENTS INC
PO BOX 20189
WINSTON SALEM NC 27120

THE VIVIAN H BURKE REVOCABLE
TRUST
3410 CUMBERLAND RD
WINSTON SALEM NC 27105

HOLDER FAMILY REVOCABLE LIVING
TRUST
2610 ARBOR PLACE CT
WINSTON SALEM NC 27104

SHEPARD BOBBY J
2522 OCONO ST
WINSTON SALEM NC 27105

ARBOR ACRES UNITED METHODIST RET
COM IN
1240 ARBOR RD
WINSTON-SALEM NC 27104

HOLCOMB VIOLET P
2829 SNIDER RD
YADKINVILLE NC 27055

AURELIO RUIZ PROPERTIES LLC
1108 MCMANUS ST
GREENSBORO NC 27403

DOGWOOD REAL ESTATE INVESTMENTS
LLC
4310 CLARKSBURG RD
CLEMMONS NC 27012

ROBINSON SANDRA GALE
2520 AMHURST ST
WINSTON SALEM NC 27105

DAVIDSON SANDRA MARIE LACKEY
1211 COLISEUM DR
WINSTON SALEM NC 27106

PIERCE DEXTER L
2701 REGENCY DR
WINSTON SALEM NC 27106

HALL IRENE C
2540 AMHURST ST
WINSTON SALEM NC 27105

LYTLE GWENDOLYN P
800 W TWENTY SIXTH ST
WINSTON SALEM NC 27105

MOS OF FC LLC
PO BOX 20189
WINSTON SALEM NC 27120

DOROTHY C ALLEN IRREVOCABLE
TRUST
3865 CRUSADE DR
WINSTON SALEM NC 27101

BROWN CORINE
749 TWENTY FIFTH AND ONE HALF ST
W
WINSTON SALEM NC 27105

SHAFER JOLIE DIANE
905 W TWENTY-FIFTH ST
WINSTON SALEM NC 27105

BURKE JAMES
2673 ARBOR PLACE CT
WINSTON SALEM NC 27104

LI JIANBO
2692 ARBOR PLACE CT
WINSTON SALEM NC 27104

SIMPSON ELIZABETH I
2622 ARBOR PLACE CT
WINSTON-SALEM NC 27104

ARBOR ACRES UNITED METHODIST
RETIREMENT COMMUNITY INC
1240 ARBOR RD
WINSTON-SALEM NC 27104

DILLARD JAMES A
2525 KIRKWOOD ST
WINSTON SALEM NC 27105

JOHNSON RICHARD W
123 MISSING ADDRESS

KELLY PERRIN
2706 REGENCY DR
WINSTON SALEM NC 27106

KENDALL LARRY D
2516 AMHURST ST
WINSTON SALEM NC 27105

HEARST-ARGYLE PROPERTIES INC
170 E RIDGEWOOD AVE
RIDGEWOOD NJ 07450

IMPRINTS CARES
711 COLISEUM PLAZA CT
WINSTON SALEM NC 27106

LYTLE GWENDOLYN P
800 W TWENTY SIXTH ST
WINSTON SALEM NC 27105

BARNARD TONY C
2721 REGENCY DR
WINSTON SALEM NC 27106

L&O MAINTENANCE
3950 PHILPARK DR
WINSTON-SALEM NC 27106

FORD JAMES LOWRY
2691 ARBOR PLACE CT
WINSTON SALEM NC 27104

QUICK ROBERT A
2735 OLD TOWN CLUB RD
WINSTON SALEM NC 27106

ARBOR ACRES UNITED METHODIST
RETIREMENT COMMUNITY INC
1240 ARBOR RD
WINSTON-SALEM NC 27104

GAITAN MARIA JUANA
2528 AMHURST ST
WINSTON SALEM NC 27105

EVANS DUDLEY D
809 W TWENTY FIFTH ST
WINSTON SALEM NC 27105

GUPTON TIMOTHY CRAIG
PO BOX 1236
BLOWING ROCK NC 28605

ARBOR PLACE HOMEOWNERS ASSOC
1645 WESTBROOK PLAZA DR
WINSTON-SALEM NC 27103

SIMPSON LOUIE M
2701 TUDOR RD
WINSTON SALEM NC 27106

SOCKWELL RONNIE
5987 FOX RIDGE LN
WINSTON SALEM NC 27104

GRAVES MARILYN MONROE
2515 AMHURST ST
WINSTON SALEM NC 27105

TIMMONS CYNTHIA
1055 SEQUOIA DR
LEWISVILLE NC 27023

APPLE JAMES M
1215 ARBOR PLACE DR
WINSTON SALEM NC 27104

MARION W BROWN LIVING TRUST
1624 W WELLINGTON WAY
MUSTANG OK 73064

GONZALEZ JOSE JUNIOR
204 SIERRA VISTA AVE
MOUNTAIN VIEW CA 94043

J & V PROPERTIES LLC
4299 WHISPERING OAKS DR
WINSTON-SALEM NC 27106

JACKSON LAUREN C
2727 OLD TOWN CLUB RD
WINSTON SALEM NC 27106

DE LOS SANTOS VALENTE
1345 CALVERT DR
WINSTON SALEM NC 27107

SHELTON BRUCE K
2645 ARBOR PLACE CT
WINSTON SALEM NC 27104

DILLARD JAMES A
2525 KIRKWOOD ST
WINSTON SALEM NC 27105

MICKO INC
1045 DEER CREEK LN
KING NC 27021

BASSETT WYATT PATRICK EXUM
2680 ARBOR PLACE CT
WINSTON SALEM NC 27104

SOLEO PROPERTIES INCORPORATED
6857 EDEN ROCK CT
LEWISVILLE NC 27023

MELTON SARAH V
1001 W TWENTY FIFTH ST
WINSTON SALEM NC 27104

FINCH JENNIFER EARLY
1235 ARBOR PLACE DR
WINSTON-SALEM NC 27104

MCGILL PAUL STEWART
1204 REYNOLDA RD SUITE D
WINSTON-SALEM NC 27104

VANDEVENTER PETER B
2614 ARBOR PLACE CT
WINSTON SALEM NC 27104

SHEPARD BOBBY JOE
750 TWENTY FIFTH & HALF ST
WINSTON SALEM NC 27105

CAYETANO ALFREDO SILIO
1125 COLISEUM DR
WINSTON SALEM NC 27106

FOLAN MCDARA P
1219 ARBOR PLACE DR
WINSTON SALEM NC 27104

REGALADO LUIS
15701 WALNUT HILL DR
CHARLOTTE NC 28278

J & V PROPERTIES LLC
4299 WHISPERING OAKS DR
WINSTON-SALEM NC 27106

KILLMEIER ROBERT D
2700 TUDOR RD
WINSTON SALEM NC 27106

GUY PAUL D
2707 REGENCY DR
WINSTON SALEM NC 27106

HEARST-ARGYLE PROPERTIES INC
170 E RIDGEWOOD AVE
RIDGEWOOD NJ 07450

GUNNING NANNIE B
802 W TWENTY FIFTH ST
WINSTON SALEM NC 27105

MEDEL ENRIQUEZ CASTULA
2548 KIRKWOOD ST
WINSTON SALEM NC 27105

GOODWIN CLAUDETTE LETITIA
821 W TWENTY FIFTH ST
WINSTON SALEM NC 27105

CLEMENTE SANDRA DOMINGUEZ
3310 STOCKTON ST
WINSTON SALEM NC 27127

YOUNG JULIUS SMITH
2667 ARBOR PLACE CT
WINSTON-SALEM NC 27104

THE AMERICAN NATIONAL RED CROSS
9450 SW GEMINI DRIVE #75048
BEAVERTON OR 97008

LACKEY DIANE B
2698 ARBOR PLACE CT
WINSTON SALEM NC 27104

WELTON C REX
2626 ARBOR PLACE CT
WINSTON SALEM NC 27104

MARTIN BERNICE RAENETTA
2520 KIRKWOOD ST
WINSTON SALEM NC 27105

OCONO WXXXXIIIIV SALEM TOWNSHIP
2516 TRUST
PO BOX 631
CLEMMONS NC 27012

KENDALL LARRY D
2516 AMHURST ST
WINSTON SALEM NC 27105

WELDON BRIAN L
2712 REGENCY DR
WINSTON SALEM NC 27106

OGBURN INVESTMENTS INC
PO BOX 20189
WINSTON SALEM NC 27120

CHEHAITLI ROULA
2718 TUDOR RD
WINSTON SALEM NC 27106

CRAIG ELAINE R
2713 TUDOR RD
WINSTON-SALEM NC 27106

SANDOVAL JESUS RAFAEL
809 W TWENTY SIXTH ST
WINSTON SALEM NC 27105

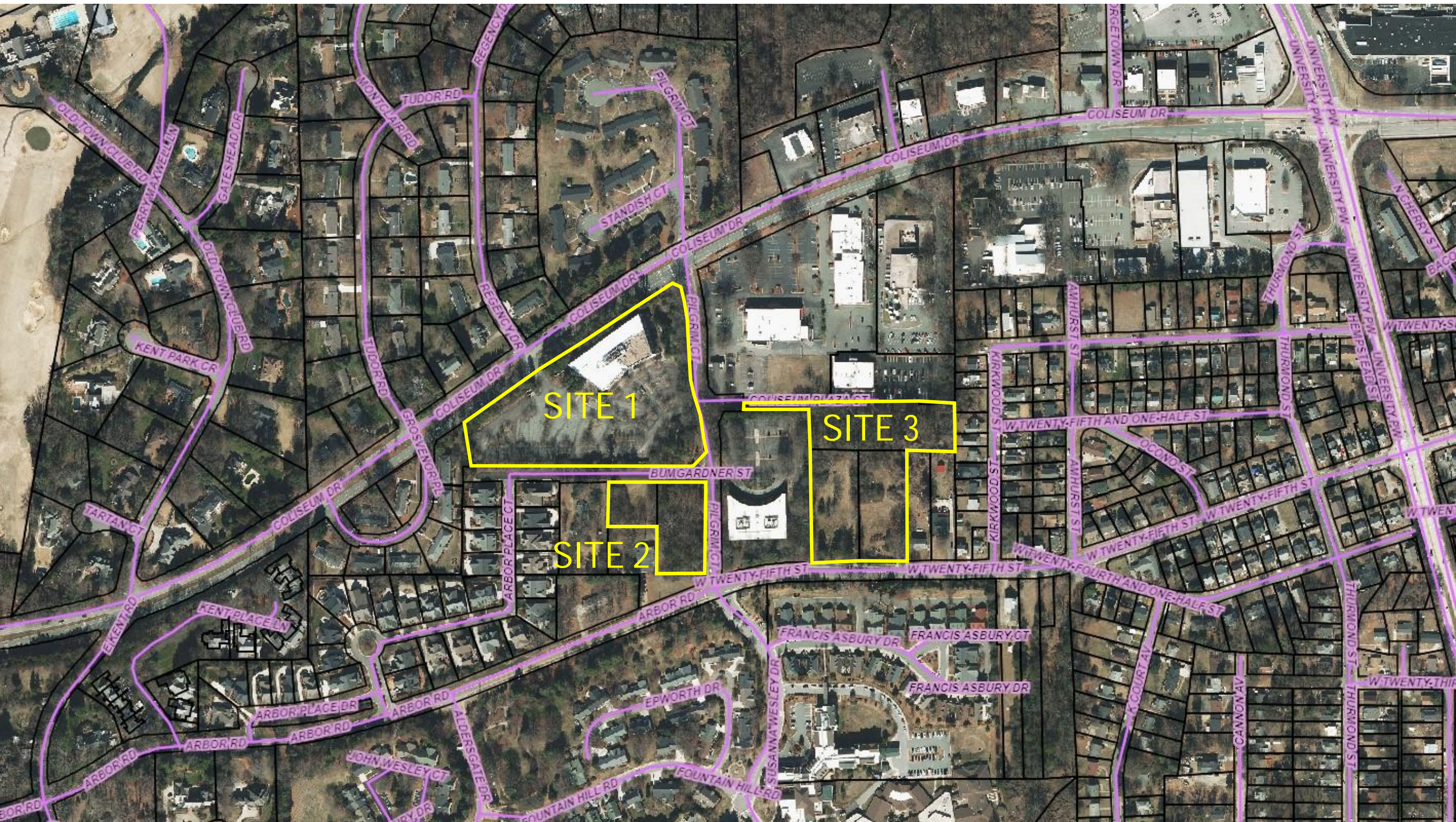
SMITH KENNETTA S
2541 KIRKWOOD ST
WINSTON SALEM NC 27105

PHILLIPS PAMELA L
1265 ARBOR RD
WINSTON SALEM NC 27104

Pilgrim Court & 25th Street

City of Winston-Salem, NC





SITE 1

SITE 3

SITE 2

Existing Zoning

Site 1:

LO-S
W-1768 approved 7/20/1992
5.84 acres +/- per GIS

Site 2:

LO-S
W-3186 approved 7/1/2013
1.41 acres +/- per GIS

Site 3:

LO-S & LO
W-3186 approved 7/1/2013
3.84 acres +/- per GIS



Existing Zoning

Site 1:

LO-S

W-1768 approved 7/20/1992

Office Building: 107,600 sf +/-

290+ Parking Spaces

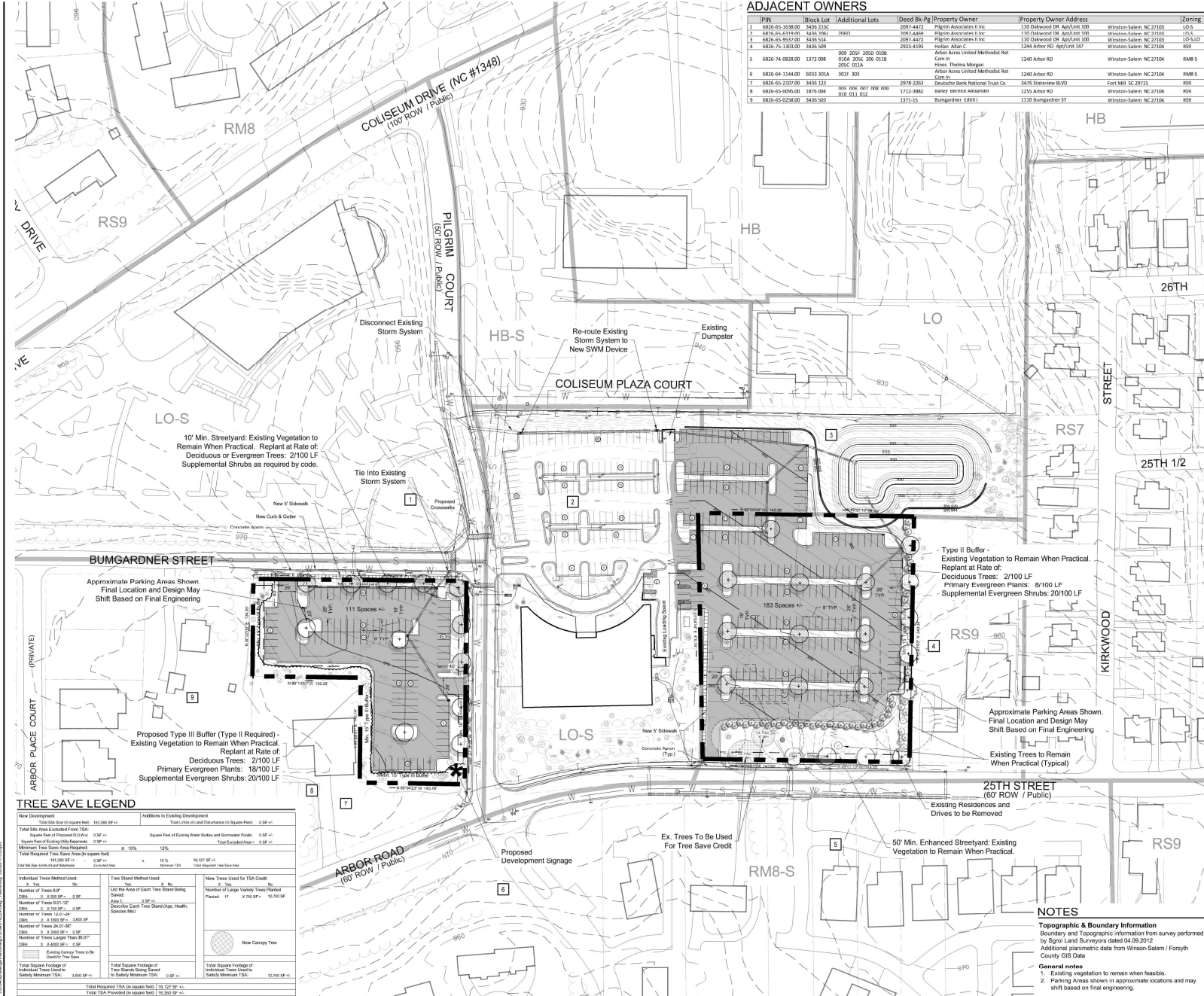


Existing Zoning

Site 2:
LO-S
W-3186 approved 7/1/2013
111 Space Parking Lot

Site 3:
LO-S & LO
W-3186 approved 7/1/2013
183 Space Parking Lot

Approved Uses:
Church/Religious Institution, Neighborhood Library, Public Museum or Art Gallery Offices
Residential Uses (up to 12 units per acre):
Duplex
Single Family
Twin Home
Multifamily
Townhouse



ADJACENT OWNERS

Plot #	Block Lot	Additional Lots	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6826-65-1638-00	3438 2104	2007 4472	Pilgrim Associates II Inc.	110 Oakwood Dr., Apt/Unit 100	LO-S
2	6826-65-1638-00	3438 2104	2007 4472	Pilgrim Associates II Inc.	110 Oakwood Dr., Apt/Unit 100	LO-S
3	6826-65-1638-00	3438 2104	2007 4472	Pilgrim Associates II Inc.	110 Oakwood Dr., Apt/Unit 100	LO-S
4	6826-65-1638-00	3438 2104	2007 4472	Pilgrim Associates II Inc.	110 Oakwood Dr., Apt/Unit 100	LO-S
5	6826-65-1638-00	3438 2104	2007 4472	Pilgrim Associates II Inc.	110 Oakwood Dr., Apt/Unit 100	LO-S
6	6826-65-1638-00	3438 2104	2007 4472	Pilgrim Associates II Inc.	110 Oakwood Dr., Apt/Unit 100	LO-S
7	6826-65-1638-00	3438 2104	2007 4472	Pilgrim Associates II Inc.	110 Oakwood Dr., Apt/Unit 100	LO-S
8	6826-65-1638-00	3438 2104	2007 4472	Pilgrim Associates II Inc.	110 Oakwood Dr., Apt/Unit 100	LO-S
9	6826-65-1638-00	3438 2104	2007 4472	Pilgrim Associates II Inc.	110 Oakwood Dr., Apt/Unit 100	LO-S



SITE DATA

Jurisdiction: Winston-Salem, NC

Purpose Statement: The purpose of this request is to rezone from existing RS9 zoning to LO-S to allow for additional parking.

Zoning:
Existing Zoning: RS9
Proposed Zoning: LO-S

Proposed Uses:
Office/Regional/Industrial/Neighborhood
Library, Public Gallery
Museum, Art Gallery
Retail
Residential Building, Detach
Residential Building, Duplex Family
Residential Building, Two Home
Residential Building, Medium
Residential Building, Townhouse

Site Acreage (Per SLS Survey Dated 04/08/2012):
Western Tract: 1.41 Acres +/-
Eastern Tract: 2.29 Acres +/-
Total Site Acreage: 3.70 Acres +/-

Building Data:
No Buildings On Site

Watershed Data:
Site is Not Located Within A Water Supply Watershed District

Growth Management Area:
Site is Located Within The OMA 2 (Urban Neighboring) District

Site Coverage:
Maximum Impervious Area Permitted: 75.00%
Phase 1 Development
Building To Land: 0.00 Acres +/- 0.00%
Paved Area To Land: 2.47 Acres +/- 66.79%
Open Space: 1.23 Acres +/- 33.21%
Parcel Total: 3.70 SF +/- 100.00%

Total Impervious: 2.47 Acres +/- 66.79%

Infrastructure:
Water: Not Applicable
Sewer: Not Applicable
Road: Not Applicable

Parking Calculations:
Parking Required: 0 Spaces
Parking Provided (West): 111 Spaces +/-
Parking Provided (East): 183 Spaces +/-
Total Spaces Provided: 294 Spaces +/-

Building Setbacks:
Front: Waived (per Section 8-3-14.180(f))
Rear: Waived (per Section 8-3-14.180(f))
Side: Waived (per Section 8-3-14.180(f))
Street: Waived (per Section 8-3-14.180(f))

Bufferyards:
Required: Type II Buffer (Adjacent To SFR Zoning) 15' min.
Western Lot: 15' Min. Type III Buffer
Eastern Lot: 15' Min. Type II Buffer

Streetyards:
Streetyard Required: 10' min.
Streetyard Provided: 10' min.

Stimmel

Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning

601 N. Trade Street, Suite 200
Winston-Salem, NC 27101-2916
P: 336.723.1007 F: 336.723.1009
E: info@stimmel.com

SEAL:

PRELIMINARY DRAINAGE

NO APPROVED FOR CONSTRUCTION

Pilgrim Court
WINSTON-SALEM, NC

CLIENT:
MR. JOHN WHITAKER
PILGRIM ASSOCIATES II, INC.
110 OAKWOOD DR., SUITE 100
WINSTON-SALEM, NC 27103
T: (336) 397-0333
F: (336) 397-0308
E: john.whitaker@piv-llc.com

DRAWN: SO / LD
DATE: 05/13/2013

REVISIONS:
05.08.13 - Per IDR Comments

JOB NO: 12-043
SHEET TITLE:

SCALE: 1" = 60'

RZ-1
© STIMMEL ASSOCIATES, P.A.

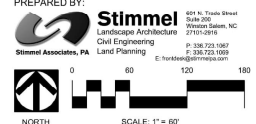
Pilgrim Court

PETITIONERS:
MR. JOHN WHITAKER T: (336) 397-0333
PILGRIM ASSOCIATES II, INC. F: (336) 397-0308
110 OAKWOOD DR., E: john.whitaker@piv-llc.com
SUITE 100
WINSTON-SALEM, NC 27103

OWNERS:
PILGRIM ASSOCIATES II, INC.
110 OAKWOOD DR., SUITE 100
WINSTON-SALEM, NC 27103
T: (336) 397-0333
F: (336) 397-0308
E: john.whitaker@piv-llc.com

PREPARED BY:
Stimmel
Landscape Architecture
Civil Engineering
Land Planning

601 N. Trade Street
Winston-Salem, NC 27101-2916
P: 336.723.1007
F: 336.723.1009
E: info@stimmel.com



NOTES

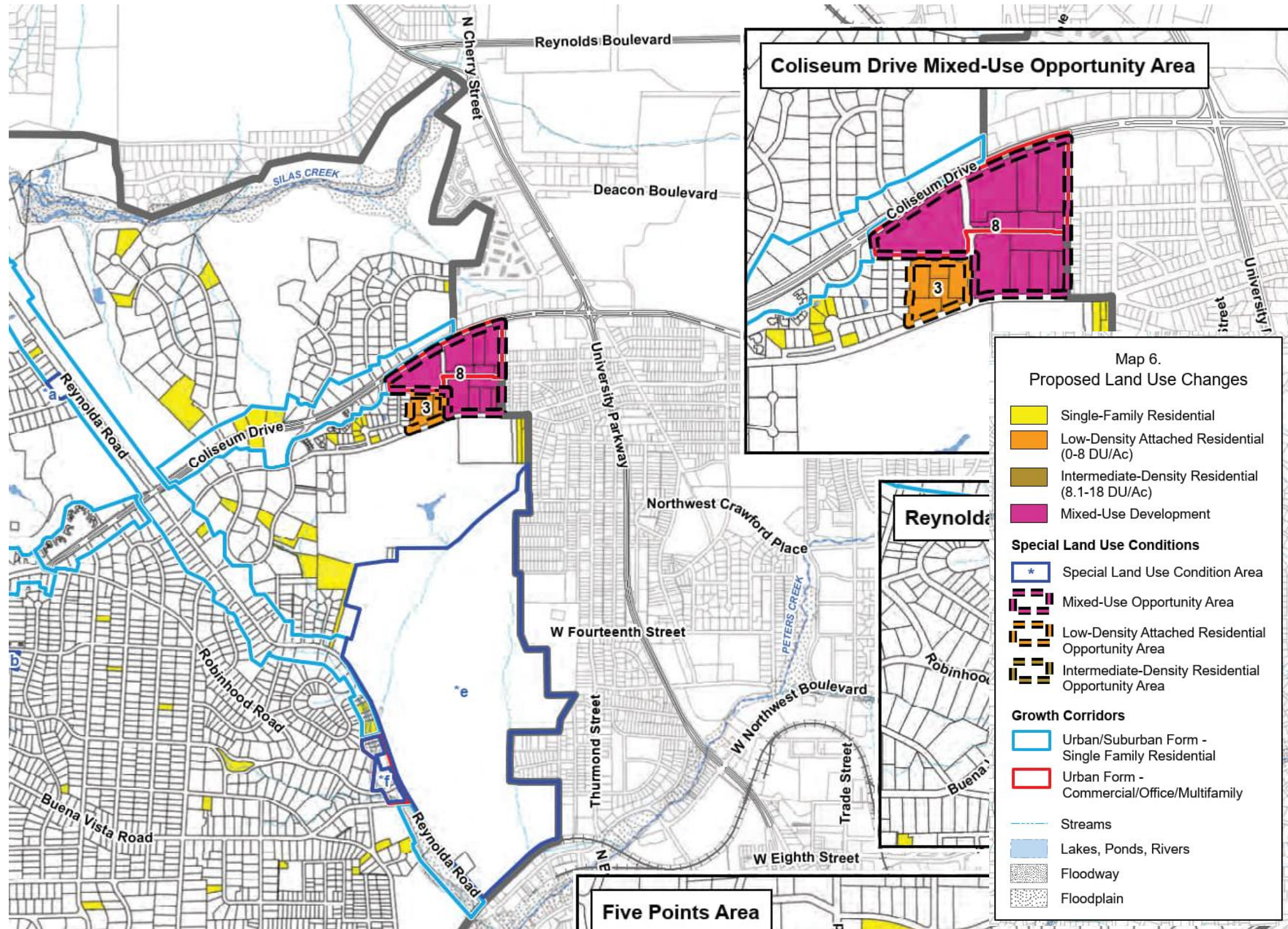
Topographic & Boundary Information
Boundary and Topographic information from survey performed by Spurland Surveyors dated 04/08/2012. Additional planimetric data from Winston-Salem / Forsyth County GIS Data.

General notes
1. Existing vegetation to remain when feasible.
2. Parking Areas shown in approximate locations and may shift based on final engineering.

Northwest Area Plan - 2017

Mixed-Use Development & Attached Residential

- redevelopment to a mix of retail, office and residential uses that take on a more urban form
- redevelop the site with small footprint townhouse development or clustered single-family structures at a density of up to eight dwelling units per acre



Proposed Zoning

Site 1:

Proposed Zoning: GO-L

Proposed Uses:

Storage Services, Retail
Offices

Residential Building, Multifamily
Residential Building, Townhouse

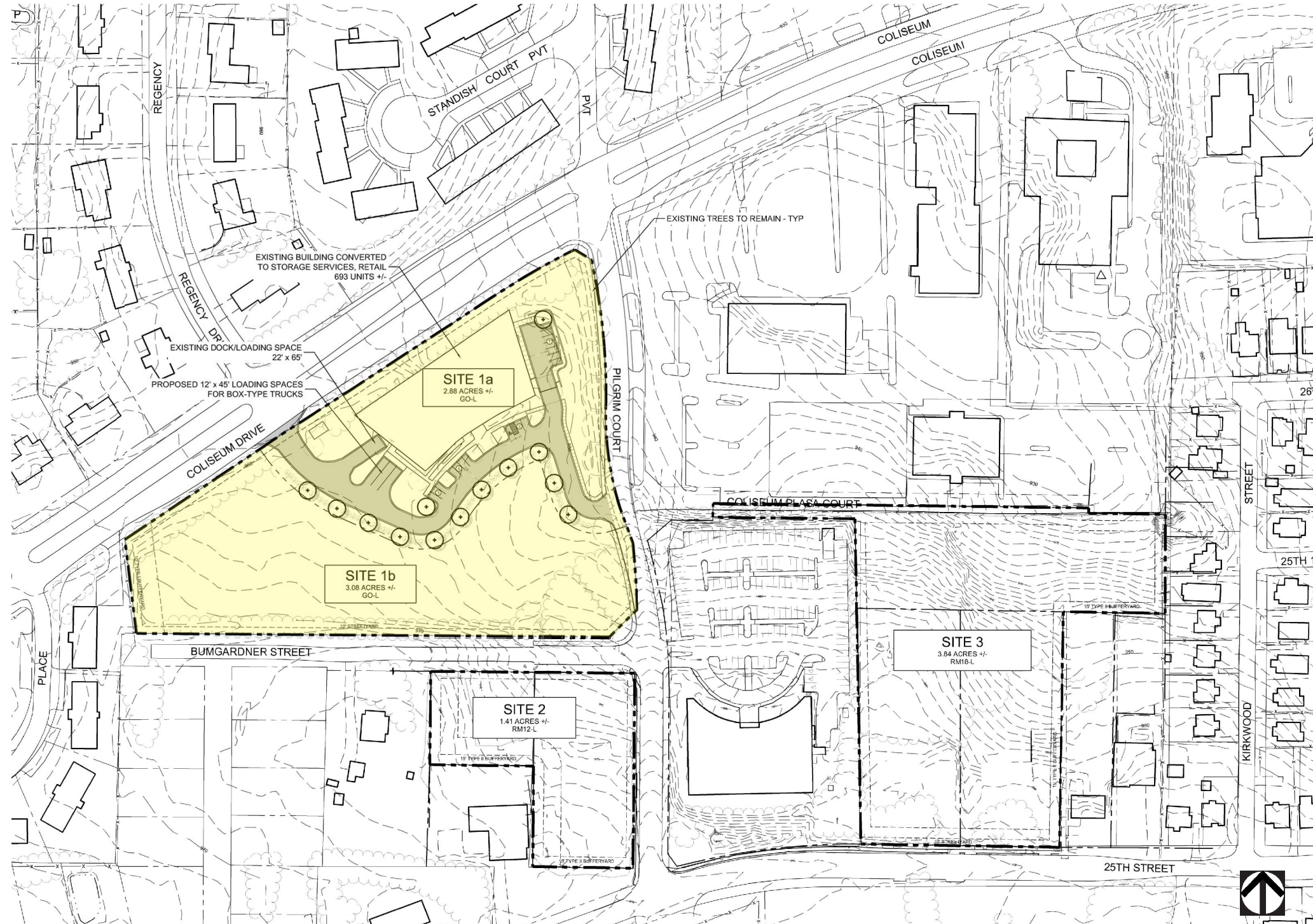
Site 1a

2.88 acres +/- (CAD)
Storage Services, Retail

Site 1b:

3.08 acres +/- (CAD)
Maximum Permitted Units: 36

Multifamily and Townhouse Development
require review by the Planning Board



Proposed Zoning

Site 2:
Proposed Zoning: RM12-L

Proposed Uses:
Cottage Court
Residential Building, Duplex;
Residential Building, Single Family
Residential Building, Twin Home
Residential Building, Multifamily
Residential Building, Townhouse

Maximum Permitted Units: 16 +/-

Multifamily and Townhouse Development
require review by the Planning Board



Proposed Zoning

Site 3:

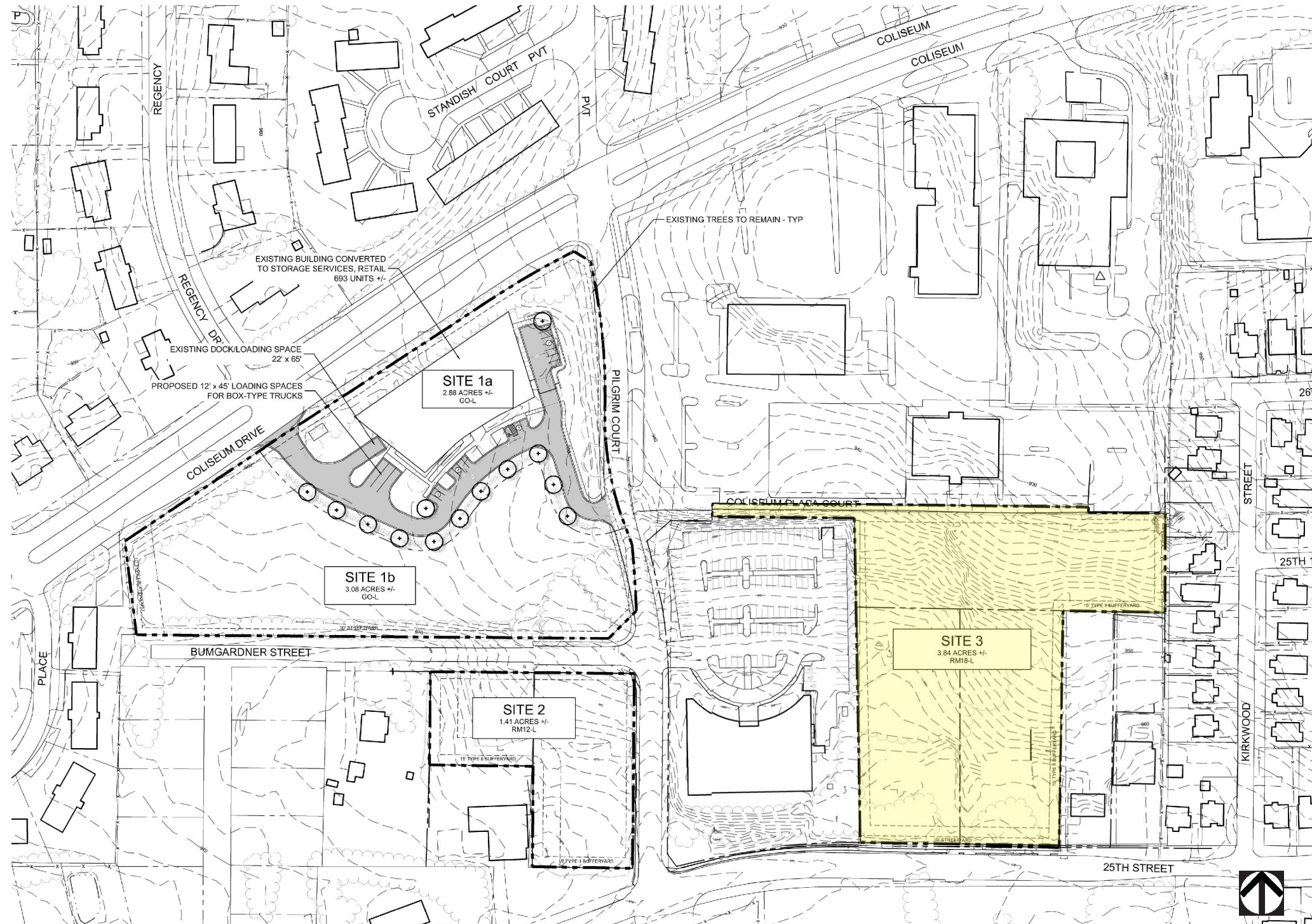
Proposed Zoning: RM18-L

Proposed Uses:

- Nursing Care Institution
- Life Care Community
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Residential Building, Multifamily
- Residential Building, Townhouse

Maximum Permitted Units: 69 +/-

Multifamily and Townhouse Development require review by the Planning Board



Bufferyard Requirement

TABLE 6.3.2.A.1: BUFFERYARD REQUIREMENTS					
ZONING DISTRICT OF DEVELOPING PROPERTY	ZONING DISTRICT OF ADJACENT PROPERTY				
	SFR	MFR	LIC	HIC	IND
Single Family Residential (SFR)	None	None	None	None	None
Multifamily Residential (MFR)	II	None	None	I [1]	I [1]
Low Intensity Commercial (LIC)	II	I [2]	None	None	None
High Intensity Commercial (HIC)			None	None	None
Industrial (IND)			I	None	None

NOTES:
 [1] Type I Bufferyard required if no bufferyard is provided on developed adjacent property designated as high intensity commercial (HIC) or industrial (IND) zoning types.
 [2] Whenever a residential use in the PB District shares a side yard boundary line with a lot in a residential district, the requirements of Section 4.1.4C.8, Special Yard Requirements Where Nonresidential Districts Adjoin Residential Districts, shall apply.

b. TYPE II BUFFERYARD

- i. A type II bufferyard is a medium density screen designed to partially block visual contact and/or create spatial separation between adjacent uses.
- ii. The four (4) design options that may be used to satisfy this bufferyard requirement are identified in Table 6.3.2.A.3, Type II Bufferyard.

TABLE 6.3.2.A.3: TYPE II BUFFERYARD	
Minimum Bufferyard Width	Minimum Plant Material per One Hundred (100) Linear Feet
15 feet	2 deciduous trees; 12 primary evergreen plants; 15 supplemental evergreen shrubs
20 feet	2 deciduous trees; 12 primary evergreen plants; 10 supplemental evergreen shrubs
40 feet	2 deciduous trees; 10 primary evergreen plants
100 feet	2 deciduous trees; 6 primary evergreen plants

Type II Bufferyard



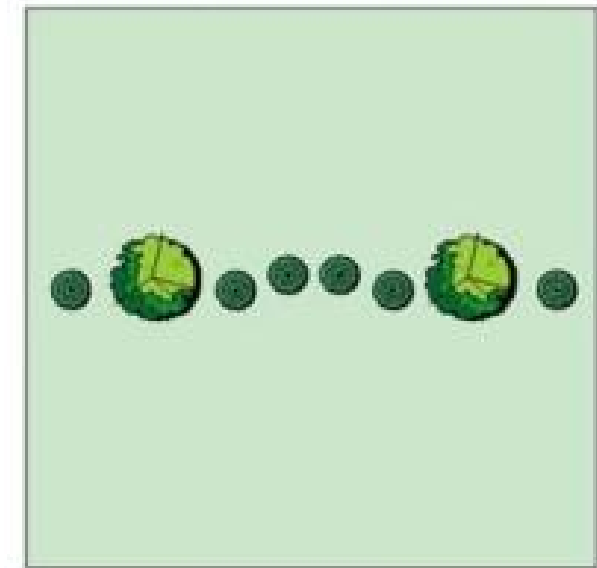
15 Feet



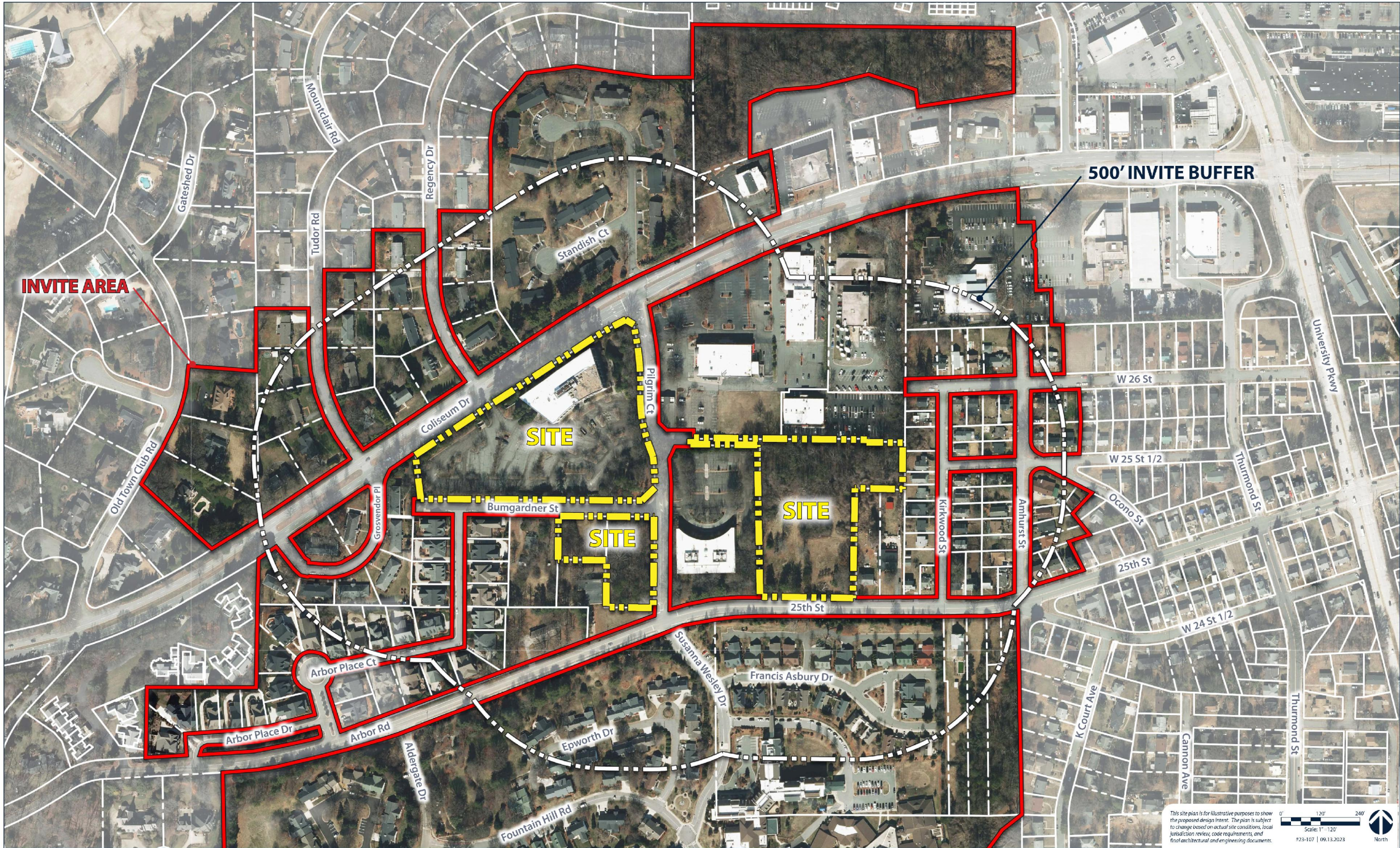
20 Feet



40 Feet



100 Feet



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.



Public Hearings

Planning Board Public Hearing

Date: Thursday, October 12
Time: 4:30pm
Location: Bryce Stuart Municipal Building
100 E. First Street
5th Floor

City Council Public Hearing

Date: Monday, November 6
Time: 6pm
Location: City Hall Council Chamber
101 North Main Street
2nd Floor