



## **Neighborhood Outreach Summary W-3469 450 Polo Road (Special Use Rezoning)**

Due to COVID-19 restrictions, we were unable to hold an in-person meeting. To inform neighbors, Stimmel Associates mailed out information packets on April 1st to all neighbors within 500' of the subject property. In addition, the invitation scope was expanded to also include several residences beyond the buffer. The total number of property owners was 153. After review, it also became apparent that many of these appeared to be rental properties. An additional 105 packets were mailed out to these renters as well. In total, 258 information packets were mailed out.

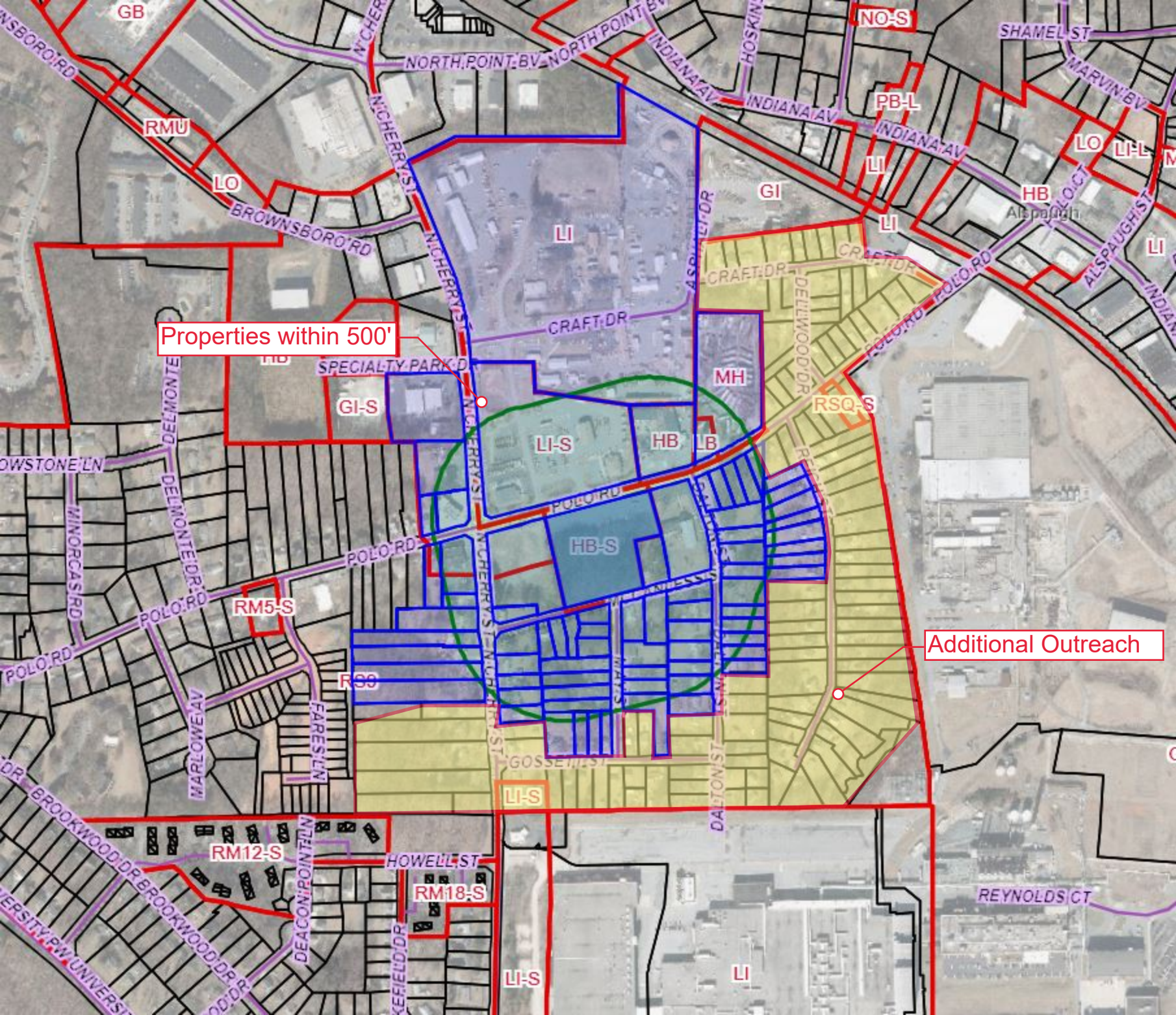
The information packets included a description of the rezoning request, contact information for additional questions, and an illustrative site plan of the proposed development.

Stimmel Associates received a total of 3 calls from neighbors regarding the rezoning. The calls consisted of requests for further information and clarifications of the process. Stimmel provided these clarifications and outlined the zoning process. One neighbor was under the impression that this process meant they would be required to relocate, but we were able to bring clarification that the zoning procedures only applied to the subject property and would not require them to move. One of the owners mentioned a concern with the narrowness of McCanless Road and potential for increased traffic. We advised that the main access will be located on Polo Road and that additional improvements and widening along McCanless frontage are included in this project. The neighbor also mentioned the current pooling of water on McCanless during storms. We explained that stormwater controls are part of this project and that code regulates that discharge from the site cannot increase above existing conditions. The neighbors were generally supportive of the project and indicated satisfaction that they had received answers to their questions.

Respectfully submitted,

Stephen Owen  
Stimmel Associates, P.A.









LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING

601 N Trade Street, Suite 200  
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www.stimmelpa.com 336.723.1067

April 1st, 2021

## Neighborhood Rezoning Notice

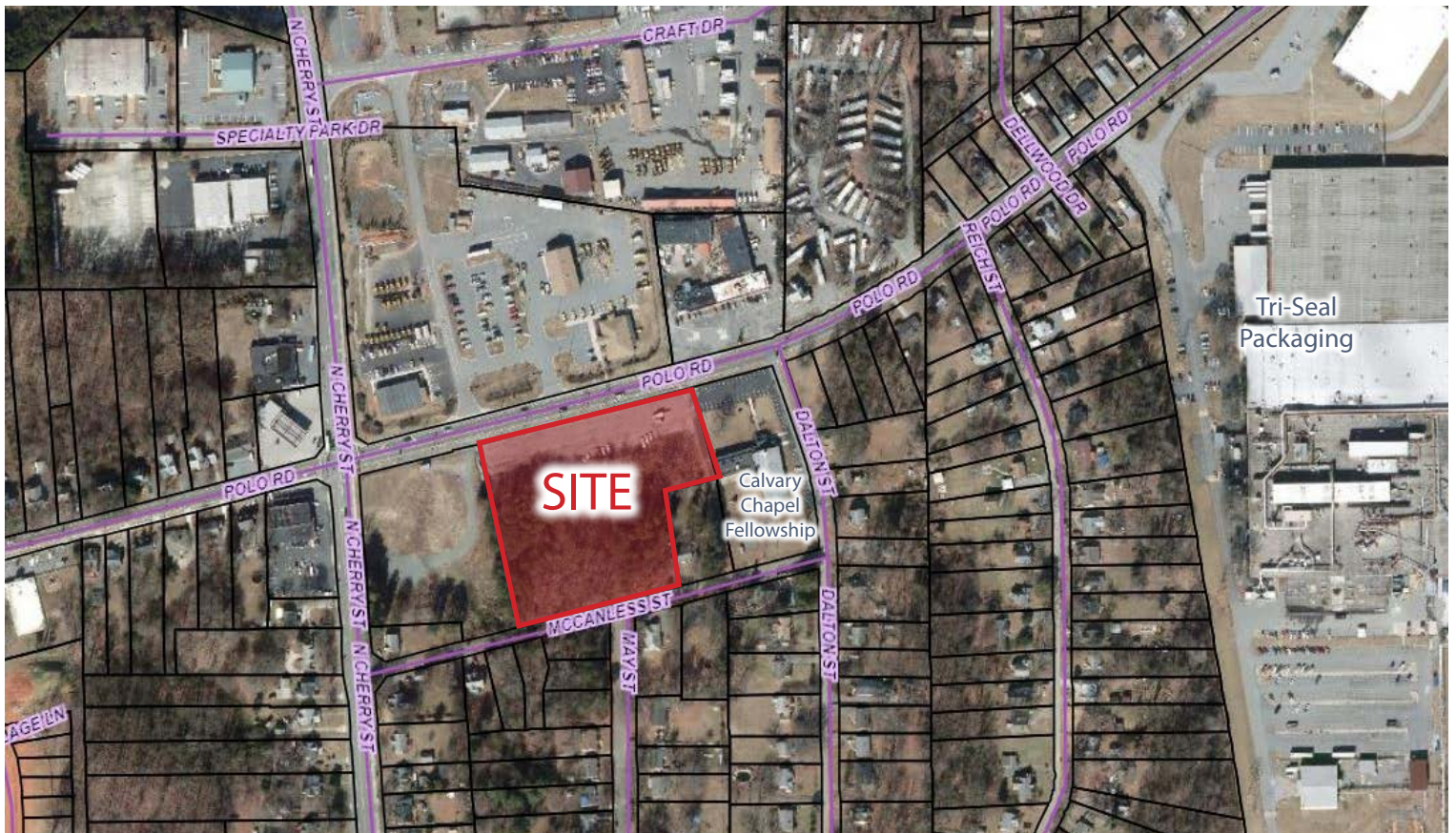
Dear Neighbor,

You are receiving this notice for the proposed development of townhomes located at 450 Polo Road, Winston-Salem, NC 27105. For the development to take place, the property has to be rezoned to allow for Residential, Multifamily uses. The proposed rezoning district is RM12-S (Residential, Multifamily) from the current zoning district HB-S (Highway Business).

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

Normally, the petitioner would hold a neighborhood drop-in meeting. However, due to the COVID-19 restrictions, holding a meeting is not feasible at this time or in the foreseeable future. If you have any questions or concerns regarding the proposed rezoning, please contact the petitioner's representative, Stephen Owen with Stimmel Associates.

Stephen can be reached at (336) 723-1067.







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Illustrative Site Plan

Property Data

Pin #: 6827-72-3724.000  
Jurisdiction: Winston-Salem, NC  
Existing Zoning: HB-S  
Proposed Zoning: RM-12  
Site Acreage: 3.95 Acres +/-  
*(based on digital GIS data)*

Project Details

Proposed Townhome/Flats: 39 Units +/-  
Proposed Townhomes: 4 Units +/-  
Total Units: 43 Units +/-



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