

NEIGHBORHOOD MEETING
ARBOR ACRES
Thursday, August 28, 2025, 5:30 p.m.
Piner Hall, Arbor Acres

Meeting invitations were mailed by the petitioner to the neighbors within an approximate 600-foot radius of the property. A copy of the invitation letter, the mailing list and map of the property owners that the notice was sent to is attached.

I. Project representatives in attendance included:

- A. Arbor Acres United Methodist Retirement Community:
Andrew Applegate, President and Chief Executive Officer
- B. Construction Practices, LLC
Stewart Beason, Project Manager
- C. Lambert Architecture
Stuart McCormick, Project Architect

II. The following graphics were provided:

- A. Sheet C1 Final Development Plan
- B. Sheet C2 Rezoning and Preliminary Site Plan
- C. Building Elevations of Cottage units

III. SUMMARY OF MEETING

A copy of the sign-in sheet with list of attendees is attached.

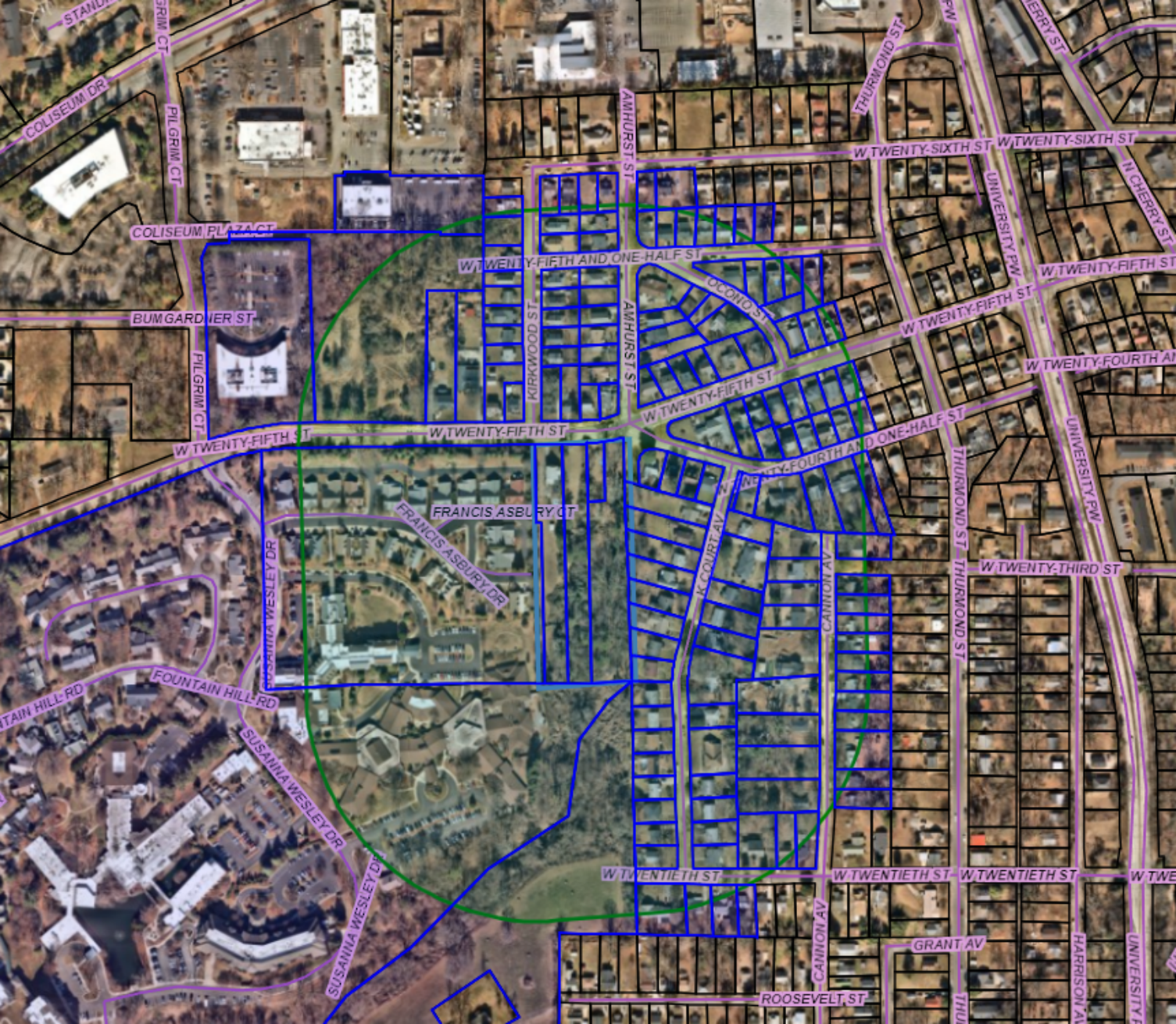
The attendees were given a brief overview of the project. They were advised that the fence and landscaping along Twenty-Fifth Street would be extended to include the rezoned property. Also, the bufferyard along the eastern boundary will be treated the same as currently exists with the same plantings.

Attendees were supportive of the project.

NOYOLA EDU MARCIAL	2071 CANNON AVE	WINSTON SALEM NC 27105
RAMOS JOSE LIMON	2240 MARBLE ST	WINSTON-SALEM NC 27107
Beaty Alexander R	802 W Twenty Fifth St	Winston Salem NC 27105
Beaty Alexander Robert	802 W Twenty Fifth St	Winston Salem NC 27105
MOS Of FC LLC	PO BOX 20189	Winston Salem NC 27120
CURETON TORONTA HAIRSTON	5434 GARDENWOOD RD	BALTIMORE MD 21206
BROWN CORINE	749 Twenty Fifth And One Half St W	Winston Salem NC 27105
CONCHOS PROPERTIES LLC	2304 WILLARD RD	WINSTON SALEM NC 27107
SMITH YOLANDA C	737 W TWENTY-FIFTH AND ONE-HALF ST	WINSTON SALEM NC 27105
GAITAN MARIA JUANA	2528 Amhurst St	Winston Salem NC 27105
PETERS IRIS E	605 Cumberland Ct SE	Smyrna GA 30080
Arbor Acres United Methodist Retirement Community Inc	1240 Arbor RD	Winston-Salem NC 27104
GRAVES MARILYN MONROE	2515 AMHURST ST	WINSTON SALEM NC 27105
BOX C GROUP LLC	PO BOX 136	LAURINBURG NC 28353
CARPENTER CURTISS	2007 K COURT AVE	WINSTON SALEM NC 27105
POINDEXTER LINDA G	2055 K COURT AVE	WINSTON-SALEM NC 27105
ALPINE WS LLC	2513 Kirkwood St	Winston Salem NC 27105
GONZALEZ JOSE JUNIOR	204 SIERRA VISTA AVE	MOUNTAIN VIEW CA 94043
4 12 STREET PARTNERS LLC	2601 PILGRIM CT	WINSTON SALEM NC 27106
Sockwell Ronnie	3010 Kaymoore Dr	Winston Salem NC 27127
Smith Barry W	100 MISS EMERY LN	LEXINGTON NC 27295
Fuller Ronnie	715 W Twenty Fifth St	Winston Salem NC 27105
THE VIVIAN H BURKE REVOCABLE TRUST	3410 Cumberland Rd	Winston Salem NC 27105
Killens Ellen M	4491 Cotswold RD	Prafftown NC 27040
TYLER DAVID S	1113 Van Loen Dr	Virginia Beach VA 23453
ROWDY JAMES D	3559 PROSPECT DR	WINSTON SALEM NC 27105
Hall Irene C	2540 Amhurst St	Winston Salem NC 27105
ARBOR ACRES UNITED METHODIST RETIREMENT COMMUNITY INC	1240 ARBOR RD	WINSTON SALEM NC 27104
LOUIS PRICE AND FAY HAUSER REVOCABLE TRUST	7003 RANCHITO AVE	VAN NUYS CA 91405
MENA JUAN F	4525 ZACHARY ST	WINSTON SALEM NC 27106
HILL ROBERT B	608 FLICK CIR	THOMASVILLE NC 27360
MOS OF FC LLC	PO BOX 20189	WINSTON SALEM NC 27120
THOMPSON CARL E	1131 SALEM LAKE RD	WINSTON SALEM NC 27107
Arbor Acres United Methodist Ret Com In	1240 Arbor RD	Winston-Salem NC 27104
Evans Dudley D	809 W Twenty Fifth St	Winston Salem NC 27105
KENDALL LARRY D	2516 AMHURST ST	WINSTON SALEM NC 27105
Arbor Acres United Methodist Retirement Community Inc	1240 Arbor RD	Winston-Salem NC 27104
Bynum Shirley Wilson	3901 Pomeroy Dr	Winston Salem NC 27105
SHAFER JOLIE DIANE	905 W TWENTY-FIFTH ST	WINSTON SALEM NC 27105
SHEPARD GLENDA M	2522 OCONO ST	WINSTON SALEM NC 27105
Bohannon Artesa O	626 W Twenty Fourth & Half St	Winston Salem NC 27107
ARBOR ACRES UNITED METHODIST RETIREMENT COMMUNITY INC	1240 ARBOR RD	WINSTON SALEM NC 27104
NAJERA DANIEL URAGA	2040 CANNON AVENUE	WINSTON SALEM NC 27105
Caesar Annie T	2018 K Court Ave	Winston Salem NC 27105
Lytle Gwendolyn P	800 W Twenty Sixth St	Winston Salem NC 27105
Melton Sarah V	1001 W Twenty Fifth St	Winston Salem NC 27104
ACREE EVELYN P	8570 WATERFORD VILLAGE CT	CLEMMONS NC 27012
DE LOS SANTOS VALENTE	1345 Calvert Dr	Winston Salem NC 27107
SOLEO PROPERTIES INCORPORATED	6857 Eden Rock Ct	Lewisville NC 27023
ALLENDE VELINO VEGA	126 OAK FOREST DR	KERNERSVILLE NC 27284
DIXON GWENDOLYN DIANNE	2029 Cannon Ave	Winston Salem NC 27105
GKAK PROPERTIES LLC	6050 TUMBLEWEED TRAIL	WINSTON SALEM NC 27103

Jackson Rachel P	726 NW Twenty Fifth St	Winston Salem NC 27105
Micko Inc	1045 Deer Creek LN	King NC 27021
OCONO WXXXXIIIV SALEM TOWNSHIP 2516 TRUST	PO BOX 631	CLEMMONS NC 27012
Green Timothy Shawn	720 W 25th & 1/2 St	Winston Salem NC 27105
Pasillas Raul Leonel	924 W 20th St	Winston Salem NC 27105
Gunning Nannie B	802 W Twenty Fifth St	Winston Salem NC 27105
DAVENPORT ANGEL PEREZ	2140 WHITNEY RD	WINSTON SALEM NC 27106
Sloan Brenda D	909 W 20th St	Winston Salem NC 27105
MARTIN BERNICE RAENETTA	2520 KIRKWOOD ST	WINSTON SALEM NC 27105
DENNIS MARTINO	3500 STRAWBERRY CT	CLINTON MD 20735
Smith Kennetta S	2541 Kirkwood St	Winston Salem NC 27105
OLIVER BEATRICE S	2036 K COURT AVE	WINSTON-SALEM NC 27105
HEMPHILL EVELYN H	2041 CANNON AVE	WINSTON SALEM NC 27105
MARROQUIN MARIO	719 W Twenty Fifth St	Winston Salem NC 27105
CLEMENTE SANDRA DOMINGUEZ	3310 Stockton St	Winston Salem NC 27127
MARROQUIN MENDEZ MARIO NELSON	712 W TWENTY-FIFTH ST	WINSTON SALEM NC 27105
Campbell William H	3120 Shaftesbury Ln	Winston Salem NC 27105
EQUITY TRUST COMPANY	PO Box 451340	Westlake OH 44145
CARSON TINA L	353 BENT CREEK TRL	KERNERSVILLE NC 27284
Dillard James A	2525 Kirkwood St	Winston Salem NC 27105
JEFFRIES MARSHALL E	1816 STONEWOOD DR	WINSTON SALEM NC 27103
Dillard James A	2525 Kirkwood St	Winston Salem NC 27105
Foy Darrell M	2831 Reynolds Park RD	Winston Salem NC 27107
NELSON RICHARD	1001 W 20TH ST	WINSTON SALEM NC 27105
GOODWIN CLAUDETTE LETITIA	821 W TWENTY FIFTH ST	WINSTON SALEM NC 27105
Shepard Bobby Joe	750 Twenty Fifth & Half St	Winston Salem NC 27105
Jabbar Addie Fletcher	617 Daffodil DR	Kernersville NC 27284
Reynolds Delores T	2013 K Court Ave	Winston Salem NC 27105
IMPRINTS CARES	711 COLISEUM PLAZA CT	WINSTON SALEM NC 27106
Real People Real Homes Llc	8011 NORTH POINT BLVD STE H	WINSTON SALEM NC 27106
Mcclain Devonda	2509 Ocono St	Winston Salem NC 27105
Ricks Herbert M	2030 K Court Ave	Winston Salem NC 27105
Little Ted A	PO BOX 21151	Greensboro NC 27420
HAIRSTON STEPHEN	2058 CANNON AVE	WINSTON SALEM NC 27105
DALTON CLARENCE L	809 CAMPBELL GLEN LANE	WINSTON SALEM NC 27103
TUNDO MARK D	1009 W TWENTY-FIFTH ST	WINSTON SALEM NC 27106
ADAMS MELISSA C	1111 OLD STONE LN	KERNERSVILLE NC 27284
Lyons Willie Lee	233 Wegman PKWY	Jersey City NJ 07305
GIGLIOTTI MARK	1930 Faculty Dr	Winston Salem NC 27106
Lash George W	744 W Twenty Sixth St	Winston Salem NC 27105
Ballard Jessie Brown	741 W Twenty Fifth And One Half St	Winston Salem NC 27105
Rousseau Emma Jean	1337 Pheasant Ln	Winston Salem NC 27106
Hampton Sandra Eccles	2035 K Court Ave	Winston Salem NC 27105
SALEM VIEW PROPERTY MANAGEMENT LLC	3050 CENTRE PARK CT	WINSTON-SALEM NC 27107
ROWDY CORY	6843 Salem Quarter Rd	Belews Creek NC 27009
P C Investment Properties	PO BOX 12473	Winston Salem NC 27117
Jmills Holdings Llc	1105 Academic DR	Winston-Salem NC 27106
Lopez Rosalina Hernandez	2529 Kirkwood St	Winston Salem NC 27105
MONTGOMERY DEBORAH MASON	1000 W 20th St	Winston Salem NC 27105
Davis Ronald K	811 W Twenty Fifth St	Winston Salem NC 27105
Shoaf Latonya Denise	900 Rhyll CT	Matthews NC 28105
KENDALL LARRY D	2516 AMHURST ST	WINSTON SALEM NC 27105

Hall Charles A	808 W 26th St	Winston Salem NC 27105
MILLER THELMA F	1841 FAIRFAX ST	PETERSBURG VA 23805
Griggs Annie D	2512 Kirkwood St	Winston Salem NC 27105
BROWN WILLIAM GERALD	2057 Cannon Ave	Winston Salem NC 27105
DULA BARBARA N	2048 K COURT AVE	WINSTON-SALEM NC 27105
Galloway Brenda M	633 W Twenty Fourth & Half St	Winston Salem NC 27105
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
Hill Darrell K	PO BOX 17437	Winston Salem NC 27116
FRAZIER HAZEL	2033 CANNON AVE	WINSTON SALEM NC 27105
Lewis N Robbins	11108 Kempsford DR	Charlotte NC 28262
Arbor Acres United Methodist Retirement Community Inc	1240 Arbor RD	Winston-Salem NC 27104
Hodges Rose B	2063 K Court Ave	Winston Salem NC 27105
W B OF NC NA	PO BOX 4240	ARCHDALE NC 27263
RLW HOMES LLC	1643 MARBLE HILL DR	CHARLOTTE NC 28262
MCCULLOUGH MATTHEW E	2517 KIRKWOOD ST	WINSTON SALEM NC 27105
WDB HOMES LLC	1643 MARBLE HILL DR	CHARLOTTE NC 28262
Adams Joseph	812 W Twenty Sixth St	Winston Salem NC 27105
Hampton Ralph Levi	151 Wainwright St	Winston Salem NC 27107
BATTLE RESIDENTIAL PROPERTIES LLC	113 Sycamore Commons Ln	Advance NC 27006
THE VIVIAN H BURKE REVOCABLE TRUST	3410 Cumberland Rd	Winston Salem NC 27105
SIMS JOY T	629 W 24TH & 1/2 ST	WINSTON-SALEM NC 27105
ROMERO BLANCA IDALIA	2072 Cannon Ave	Winston Salem NC 27105
Mills Justin	735 N Pine Valley Rd	Winston Salem NC 27106
Brown Wilma Hampton	211 Calibre Springs WAY	Atlanta GA 30342
Joyner Philo	812 N Caswell AVE	Southport NC 28461
JONES LARRY EUGENE	729 W TWENTY-FIFTH AND ONE-HALF ST	WINSTON SALEM NC 27105
Robinson Sandra Gale	2520 Amhurst St	Winston Salem NC 27105
LARUE AARON	2300 K Court Ave	Winston Salem NC 27105
DORIS BLACK BROWN FAMILY TRUST	3161 FLANDERS DR	WINSTON SALEM NC 27105
Arbor Acres United Methodist Retirement Community Inc	1240 Arbor RD	Winston-Salem NC 27104
THE VIVIAN H BURKE REVOCABLE TRUST	3410 Cumberland Rd	Winston Salem NC 27105
JMILLS HOLDINGS LLC	735 N PINE VALLEY RD	WINSTON-SALEM NC 27106
RLW HOMES LLC	1643 MARBLE HILL DR	CHARLOTTE NC 28262
SHEPARD BOBBY J	2522 Ocono St	Winston Salem NC 27105
Brown Ola A	2019 K Court Ave	Winston Salem NC 27105
DEJESUS NELSON JESUS	540 MCDANIEL ST APT A	WINSTON SALEM NC 27105
Lytle Gwendolyn P	800 W Twenty Sixth St	Winston Salem NC 27105
BIAS CLARENCE	818 W TWENTY-FIFTH ST	WINSTON-SALEM NC 27105
TIMMONS CYNTHIA	1055 SEQUOIA DR	LEWISVILLE NC 27023
RUIZ PROPERTIES LLC	2062 K COURT AVE	WINSTON SALEM NC 27104
MORALES CASTILLO DARINEL	617 W TWENTY-FOURTH AND ONEHALF ST	WINSTON SALEM NC 27105
Kirby Michael Dean	2021 Cannon Ave	Winston Salem NC 27105
WERTS SHIRLEY J	3120 SHAFTESBURY LANE	WINSTON SALEM NC 27105
MORALES ELISA SALGADO	2040 CANNON AVE	WINSTON SALEM NC 27105
SHORE CHRISTOPHER SCOTT	716 W TWENTY FIFTH AND ONE HALF ST	WINSTON SALEM NC 27105
Powers Penny R	182 Pipers Rdg E # 10	Winston Salem NC 27127
Crumblin Jessie L	2509 Amhurst St	Winston Salem NC 27105
Higgs Averice R	1005 W Twenty Fifth St	Winston Salem NC 27104
CHILDRENS HOME INC	1001 REYNOLDA RD	WINSTON-SALEM NC 27104
GUIDO GUILLEN MARIA DEL CARMEN	2001 K COURT AVE	WINSTON-SALEM NC 27105
KELLY-HOLMES JESSIE	2508 AMHURST ST	WINSTON SALEM NC 27105



NAME

ADDRESS

PHONE #

1. ~~2~~ RACHEL JACKSON 336-391-8335
726 WEST 25TH

Jolie Shaffer 312 375 9193
905 W 25th

Hannah Lawson 654 W 24th 1/2 st
336-539-9971

JP Beatty 802 W. 25th st - (770) 633-0359

Carl Beatty 121 Penny Lane Clematis 336 407 0782

September 2, 2025

SUBJECT: Special Use Zoning Petition

Neighbor:

Arbor Acres United Methodist Retirement Community has filed a special-use rezoning petition with the Winston-Salem/Forsyth County Planning Department for the lots located at 902, 904, 906, and 908 25th Street NW. The property location is depicted on the attached map and contains approximately 3.21 acres. We are requesting that the property be rezoned from RS 9 to RM 8-S. The proposed rezoning would allow for the development of 10 homes.

The rezoning request will be heard by the Winston-Salem/Forsyth County Planning Board at their monthly meeting on September 11, 2025, at 4:30 pm. A link to the City/County Planning Department website is below. At this site under the "September" menu you will be able to find a copy of our site plan and more details and information about the case.

<https://www.cityofws.org/3580/2025-Planning-Board-Items>

We would appreciate hearing any concerns or interest you have about our re-zoning request. We would like an opportunity to explain our proposed plans for the development of this property. We are hopeful that we can answer any questions you have and earn your support for the proposed request.

I will host an informational session at 5:30 pm, August 28, 2025, in Piner Hall on the property of Arbor Acres United Methodist Retirement Community located at 1240 Arbor Road. If you wish to attend, please stop by the Welcome Center located at the intersection of 25th Street NW and Pilgrim Court, let them know you are attending the public meeting, and the Welcome Center staff will provide you directions to Piner Hall. Or you may contact me at aapplegate@arboracres.org.

Thank you for your interest and support of our project.

Sincerely,



Mr. Andrew W. Applegate
President

