

W-3599 Elm Grove Neighborhood Outreach Report

On August 31, 2023, 155 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 request to RM8-S from RM12-S and RS9, as well as an illustrative site plan of the proposed development. Thirteen (13) neighbors responded to the invitation with three (3) neighbors not able to attend and requested information. An online Microsoft Teams meeting was held on September 13, 2023 at 5:30 pm.

Correspondence Prior to Meeting:

- 1) One neighbor had responded by email to state that he would not be able to attend the meeting but was supportive of the request.
- 2) A neighbor directly across the proposed entrance on Old Salisbury Road called and an overview of the request was provided.
 - a) Neighbor had questions regarding traffic and improvements to Old Salisbury Road and if it would take/impact his property. – **Response was that improvements for a left and right turn lanes would be required. Improvements in front of his house would be proposed within the existing right-of-way.**
 - b) Neighbor also asked if Midpines Drive would be paved. – **Response was that paving of Midpines Drive would be out of the project scope with the exception of improvements at the intersection due to widening.**
 - c) Expressed additional concerns with traffic and asked if developer would buy his home.
- 3) A neighbor across Jay Avenue called and stated he would not be able to attend the meeting. An overview of the zoning request and site plan was discussed.
 - a) Neighbor was concerned with impacts to property value.
 - b) Neighbor wanted to know if Jay Avenue would be improved. – **Response was that no connection was proposed to Jay Avenue and improvements were not proposed.**
 - c) Neighbor wanted to know if sewer would be extended to his property. – **Response was proposed development was accessing sewer to the south of the property at Devin Kathleen Lane and is not proposed to be extended to Jay Avenue.**
 - d) Neighbor asked about buffering from his property. – **Response was that a buffer was not required along the right-of-way of Jay Avenue, but the proposed site plan shows an area of trees to remain between the proposed townhouses and Jay Avenue.**
 - e) Neighbor requested a larger copy of the site plan and dates for the Planning Board and City Council Dates. **Plan and dates were mailed to neighbor the following day.**
- 4) Neighbors on Devin Kathleen Lane called with questions and requested the link to attend the online meeting.
 - a) The neighbors questioned whether a traffic impact analysis had been prepared. – **Response was that a TIA was not required as the proposed development did not meet the thresholds for a TIA.**

- b) The neighbors asked about buffering of the project from the neighborhood. –
Response was that a buffer would be required along the shared property line per ordinance requirements.
- c) The neighbors requested that building elevations would be shared in the meeting.

Online Meeting:

- 1) Eight (8) neighbors attended the online meeting. Seven (7) joined online and one (1) joined by phone. An overview of the zoning request was provided discussing the site plan, buffers, access, stormwater, the overall zoning process, and that a TIA was not required for the rezoning as the development did not trigger ordinance requirements. Please refer to attached plans.

Representatives included: Luke Dickey (Stimmel), Stephen Owen (Stimmel), Ken Binkley (Developer)

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

- a) Traffic and the connection to Devin Kathleen Lane was a primary concern of the neighbors. Many of the neighbors felt that the connection would lead to influx of traffic into the neighborhood from the proposed development.
Response was the development team did not anticipate that the proposed development would generate cut through traffic into their neighborhood. The primary access off Old Salisbury Road into the proposed development is a shorter and less circuitous route even for the proposed units closest to Devin Kathleen Lane than to go through their neighborhood.
- b) A neighbor questioned why Jay Avenue could not be utilized as an access point instead of Devin Kathleen Lane.
Response was that the grade across the site and balancing the earthwork for the development would require the site to be graded below Jay Avenue and a connection meeting public street standards would not be feasible.
- c) A neighbor questioned why a traffic study was not required.
Response was to share the information provided by WSDOT when they review whether a project requires a TIA. Please refer to attached Stantec (City of Winston-Salem on-call Traffic Service) review.
- d) Neighbors expressed concerns with existing traffic and congestion on Old Salisbury Road and at the main entrance into their neighborhood off Meghan Elizabeth Lane / Woodstone Drive.
Response was the proposed development entrance would require right and left turn lanes on Old Salisbury Road and this entrance would be utilized by the proposed development. There may be additional congestion from development with vehicles heading south on Old Salisbury Road.
- e) A neighbor questioned what the general specifications and sales price of the townhomes would be.
The developer responded that the townhomes would be 3-bedroom units and generally 2,000 sf and above. The price would most likely be “north of” \$300,000.

- f) A neighbor questioned how the developer proposes to limit renters.
Response was that the townhomes would be for sale units. Once a unit has been purchased, that would not preclude the new owner from renting.
- g) A neighbor expressed concerns with the removal of the existing trees and buffering.
Response was that within the development area, the trees would be removed. A buffer along shared property line would be required. The minimum requirement would be a 15' Type II bufferyard and referred back to the information provided in the presentation.
- h) A neighbor questioned whether construction traffic would be limited to access from Old Salisbury and not through the neighborhood.
Response was that the developer would be willing to restrict construction traffic from coming through the neighborhood.
- i) A neighbor expressed concern regarding the loss of trees and impact to wildlife habitat.

Please refer to attached letter and plans/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 31, 2023

Neighborhood Outreach Letter

You are invited to an online meeting to review the proposed zoning request for two properties located off Old Salisbury Road and Jay Avenue and totaling approximately 27 acres. The current zoning of the properties are Residential Multifamily-12 Special Use, which permits an 84 unit multifamily residential project, and Residential Single-Family-9 (RS-9), which permits single family residential with minimum 9,000 SF lots. The request is to rezone to Residential Multifamily-8 Special Use (RM8-S) for a proposed 125-unit townhome development. Please refer to attached site plan.

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

Please note that the attached site plan may change as it goes through the review process to address comments by the city or neighbors.

If you would like to join the online meeting, please email Stimmel Associates (Agent of Petitioner) at outreach@stimmelpa.com before 12pm Wednesday, September 13, 2023. Please include OLD SALISBURY 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: Wednesday, September 13, 2023
Time: 5:30pm to 6:30pm
Location: Online Via Microsoft Teams





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 www.stimmelpa.com 336.723.1067

August 31, 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.

Davis Norma D
2701 Timber Cove Ln
Winston Salem NC 27127

Collado Pedro
208 Alexander Preston Ln
Winston Salem NC 27127

MITCHELL ANTONIO T
101 Tortoise Ln
Winston Salem NC 27127

Alfaro Ever S
2770 Timber Cove Ln
Winston Salem NC 27127

RYAN CYNTHIA ELAINE
1002 QUEENSBURY DR
WINSTON SALEM NC 27127

Hutchins Bobby Dean
2642 Old Salisbury Rd
Winston Salem NC 27127

Whelan Raymond
1180 Bent Grass Ln
Winston Salem NC 27127

FKH SFR PROPCO A LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

GONZALEZ ASHLEY
240 STONE MOSS LN
WINSTON SALEM NC 27127

Phoenix Douglas A
265 Alexander Preston Ln
Winston Salem NC 27127

Opara Precious Uzoma
130 Meghan Elizabeth Ln
Winston Salem NC 27127

Hunt Bernice L
117 Tortoise Ln
Winston Salem NC 27127

Brown Andrew F
325 Tortoise Ln
Winston Salem NC 27127

Oneyear Deborah J
155 Meghan Elizabeth Ln
Winston Salem NC 27127

CRAWFORD LEE
133 STONE MOSS LN
WINSTON SALEM NC 27127

FKH SFR PROPCO BHL D LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

Jones Jacqueline
256 Alexander Preston Ln
Winston Salem NC 27127

GREEN CHRISTOPHER M
124 STONE MOSS LN
WINSTON-SALEM NC 27127

DAVIS MARGARET A
201 TORTOISE LN
WINSTON SALEM NC 27127

Cutsail Larry D
2805 Midpines Dr
Winston Salem NC 27127

MALLOY ROBERT L
2731 TIMBER COVE LN
WINSTON-SALEM NC 27127

Lawson Michael T
2740 Timber Cove Ln
Winston Salem NC 27127

Behm Sven Olof
116 Tortoise Ln
Winston Salem NC 27127

Mauk Shari J
332 Tortoise Ln
Winston Salem NC 27127

Smith Marcia V
2730 Red Willow Ln
Winston Salem NC 27127

PARENT MICHAEL R
164 Tortoise Ln
Winston Salem NC 27127

VELASQUEZ OLIBELL
249 STONE MOSS LN
WINSTON SALEM NC 27127

ASPEN POINTE LLC
6749 LAKE DALE WAY
CLEMMONS NC 27012

FKH SFR PROPCO D LP
1850 PARKWAY PLACE
MARIETTA GA 30067

FKH SFR PROPCO A LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

Currence Melissa Deneane
100 Meghan Elizabeth Ln
Winston Salem NC 27127

AMH 2015 1 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

White Dana D
201 Stone Moss Ln
Winston Salem NC 27127

MCLEAN SFR INVESTMENT LLC
8615 CLIFF CAMERON DR STE 200
CHARLOTTE NC 28269

SALEM TERRACE ALF PROPCO LLC
3012 AVE J 2ND FL
BROOKLYN NY 11210

MCH SFR PROPERTY OWNER 4 LLC
14355 COMMERCE WAY
MIAMI LAKES FL 33016

STAFFORD PLACE LLC
PO BOX 10888
GREENSBORO NC 27404

Rominger Daniel
2650 Old Salisbury Rd
Winston Salem NC 27127

Oshea Aurora
1721 Timber Cove Ct
Winston Salem NC 27127

Story Victoria Lail
232 Alexander Preston Ln
Winston Salem NC 27127

FIELDS CARLOS LAMONT
2703 OLD SALISBURY RD
WINSTON SALEM NC 27127

FREEMAN BARRETT NEAL
301 Tortoise Ln
Winston Salem NC 27127

MATTHEWS LAURA T
2610 DEVIN KATHLEEN LN
WINSTON-SALEM NC 27127

DORANTES LETICIA
2731 RED WILLOW LN
WINSTON-SALEM NC 27127

Neely John Oliver Woodard
125 Tortoise Ln
Winston Salem NC 27127

Thrasher Eric D
124 Tortoise Ln
Winston Salem NC 27127

Wheeler James W
2491 Jay Ave
Winston Salem NC 27127

Kimai Hilda M
209 Stone Moss Ln
Winston Salem NC 27127

MIRAFUENTE BERNA JEAN BESANA
209 Alexander Preston Ln
Winston Salem NC 27127

AVHS NC I LLC
1672 S STATE ST STE B
DOVER DE 19901

Tuck Brown Alisha
110 Meghan Elizabeth Ln
Winston Salem NC 27127

Shaffer Frederick M
349 Tortoise Ln
Winston Salem NC 27127

Attucks Otis C
249 Alexander Preston Ln
Winston Salem NC 27127

FKH SFR PROPCO BHLD LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

Ingram Angela
117 Stone Moss Ln
Winston Salem NC 27127

CAMACHO EDER AARON
2707 OLD SALISBURY RD
WINSTON SALEM NC 27127

Skiadas John P
1711 Timber Cove Ct
Winston Salem NC 27127

FKH SFR PROPCO A LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

Miller Robert D
2701 Red Willow Ln
Winston Salem NC 27127

KEITH JANICE
100 Tortoise Ln
Winston Salem NC 27127

YOUNG LARRY W
2618 Old Salisbury Rd
Winston Salem NC 27127

AMH NC PROPERTIES LP
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

AMH NC PROPERTIES LP
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

LPF BLVD NORTH CAROLINA LP
1887 WHITNEY MESA DR #3380
HENDERSON NV 89014

VB ONE LLC
3500 PARK CENTER DR STE 100
DAYTON OH 45414

Li Sen
3206 Polo Rd
Winston Salem NC 27106

CASTANEDA MARIA
207 S BROADWAY APT 3
TARRYTOWN NY 10591

GASKELL SANDRA ELIZABETH
141 Stone Moss Ln
Winston Salem NC 27127

Cabrera Nelson R
273 Alexander Preston Ln
Winston Salem NC 27127

FKH SFR PROPCO A LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

RIVET RENEE M
5340 ROSITA WAY
SANTA ROSA CA 95409

FKH SFR PROPCO J LP
1850 PARKWAY PLACE #900
MARIETTA GA 30067

EBRAHIM DEBORAH A
2630 Devin Kathleen Ln
Winston Salem NC 27127

SFR JV2 20221 BORROWER LLC
15771 RED HILL AVENUE SUITE 100
TUSTIN CA 92780

CREWS RACHEL W
3149 OAKLYN SPRINGS DR
RALEIGH NC 27606

LANZARO ANDREA
2740 RED WILLOW LN
WINSTON SALEM NC 27127

Laws Conrad Scott
108 Tortoise Ln
Winston Salem NC 27127

FKH SFR PROPCO BHLD LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

Wade Wendy
2623 Old Salisbury Rd
Winston Salem NC 27127

Syms Harold Ernest
1710 Timber Cove Ct
Winston Salem NC 27127

SHIELDS RANDY L
316 TORTOISE LN
WINSTON SALEM NC 27127

Griffin Carolyn Elizabeth
1624 W Clemmons ville Rd
Winston Salem NC 27127

Dennis Sparkle J
208 Stone Moss Ln
Winston Salem NC 27127

SALE LAND AND TIMBER LLC
2078 Edgewood Rd
Wilkesboro NC 28697

WEINBERG RICHARD D
10096 HARBOUR TOWN CT
BOCA RATON FL 33498

JOSEPH STEPHANIE ELENA
256 STONE MOSS LN
WINSTON SALEM NC 27127

ASPEN POINTE LLC
6749 LAKE DALE WAY
CLEMMONS NC 27012

BIRAN GRIFFIN REVOCABLE LIVING
TRUST
115 MEGHAN ELIZABETH LN
WINSTON-SALEM NC 27127

Gauthier Charles J
101 Stone Moss Ln
Winston Salem NC 27127

MCKINNEY CHRIS
149 STONE MOSS LN
WINSTON SALEM NC 27127

Howard Marian
1705 Pine Cove Ct
Winston Salem NC 27127

Byrd Vicki D
365 Tortoise Ln
Winston Salem NC 27127

AMH NC PROPERTIES LP
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

PARR PROPERTIES LLC
PO BOX 10888
GREENSBORO NC 27404

MIRANDA XOMETL JESSICA
217 TORTOISE LN
WINSTON SALEM NC 27127

Somme Charrisse T
2600 Devin Kathleen Ln
Winston Salem NC 27127

Bantigue Marivic
224 Alexander Preston Ln
Winston Salem NC 27127

Clawson John C
109 Tortoise Ln
Winston Salem NC 27127

FKH SFR PROPCO BHL D LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

JONES MOSSI TONI
2711 TIMBER COVE LN
WINSTON SALEM NC 27127

Knapp Randall S
2634 Old Salisbury Rd
Winston Salem NC 27127

RYAN ROBERT W
2639 OLD SALISBURY RD
WINSTON-SALEM NC 27127

Carmichael Valencia W
2710 Red Willow Ln
Winston Salem NC 27127

LOYD TREVA M
225 ALEXANDER PRESTON LN
WINSTON-SALEM NC 27127

Ardrey Graves Mark
2715 Old Salisbury Rd
Winston Salem NC 27127

AMNL ASSET COMPANY 1 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

BLANTON SARAH
120 MEGHAN ELIZABETH LN
WINSTON-SALEM NC 27127

Mccann Ralph J
257 Alexander Preston Ln
Winston Salem NC 27127

Beaudoin Michael P
125 Stone Moss Ln
Winston Salem NC 27127

BROWN MARK E
507 BING CROSBY BLVD
ADVANCE NC 27006

Mcduffie Frances D
165 Tortoise Ln
Winston Salem NC 27127

Fabia John G
116 Stone Moss Ln
Winston Salem NC 27127

Ford Arthur L
248 Alexander Preston Ln
Winston Salem NC 27127

AMH NC PROPERTIES LP
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

Atwood Leslie Brian
2645 Old Salisbury Rd
Winston Salem NC 27127

HAY LEONARD
2721 TIMBER COVE LN
WINSTON-SALEM NC 27127

Pena Pantaleon Manuel
2750 Timber Cove Ln
Winston Salem NC 27127

SHEPHERD RHONDA L
2815 MIDPINES DR
WINSTON SALEM NC 27127

Langston Abby E
2624 Old Salisbury Rd
Winston Salem NC 27127

Goode Antwain T
2711 Red Willow Ln
Winston Salem NC 27127

Stafford Place Llc
1813 Pembroke RD STE F
GREENSBORO NC 27408

SMITH DAVID
2720 Red Willow Ln
Winston Salem NC 27127

BOHANNON MARVIN ASBURY
224 STONE MOSS LN
WINSTON-SALEM NC 27127

Leftwich Casey R
241 Stone Moss Ln
Winston Salem NC 27127

Mcmahan Jerry R
156 Tortoise Ln
Winston Salem NC 27127

Brown Adam N
309 Tortoise Ln
Winston Salem NC 27127

MCH SFR PROPERTY OWNER 4 LLC
14355 COMMERCE WAY
MIAMI LAKES FL 33016

SHEN YU QIONG
281 ALEXANDER PRESTON LN
WINSTON-SALEM NC 27127

WILLIAMS GWENDOLYN
2614 OLD SALISBURY RD
WINSTON-SALEM NC 27127

Mitchell Sophia A
3729 Watts Bluff Dr
Charlotte NC 28213

Owens Johnny L
157 Tortoise Ln
Winston Salem NC 27127

Shore William T
240 Alexander Preston Ln
Winston Salem NC 27127

Uzuchukwu Stanley
200 Stone Moss Ln
Winston Salem NC 27127

Mcgregor Velvet
1731 Timber Cove Ct
Winston Salem NC 27127

Anderson James S
2620 Devin Kathleen Ln
Winston Salem NC 27127

Reaves Deloris A
1703 Timber Cove Ct
Winston Salem NC 27127

Bray Erin L
2741 Red Willow Ln
Winston Salem NC 27127

TURNER STACEY LASHAWN
133 TORTOISE LN
WINSTON SALEM NC 27127

Howard James N
2450 Jay Ave
Winston Salem NC 27127

Leak Kenver E
2751 Timber Cove Ln
Winston Salem NC 27127

Blakley Kenneth Richard
2629 Old Salisbury Rd
Winston Salem NC 27127

Soto Luis E
1720 Timber Cove Ct
Winston Salem NC 27127

TEMAS JENNIFER
2646 Old Salisbury Rd
Winston Salem NC 27127

LPF BLVD NORTH CAROLINA LP
1887 WHITNEY MESA DRIVE #3380
HENDERSON NV 89014

20182 IH BORROWER LP
1717 MAIN STREET SUITE 2000
DALLAS TX 75201

Ostrander Scott
201 Alexander Preston Ln
Winston Salem NC 27127

HEUBACH THOMAS E
200 TORTOISE LN
WINSTON SALEM NC 27127

Napper Keva
248 Stone Moss Ln
Winston Salem NC 27127

WILSON VINSON DARRELL
208 Gairloch Trce
Burlington NC 27215

MILLER DAVID
341 TORTOISE LN
WINSTON SALEM NC 27127

OBERG TODD
109 STONE MOSS LN
WINSTON SALEM NC 27127

Fontaine Pierre W
264 Alexander Preston Ln
Winston Salem NC 27127

Valentino Christopher M
132 Stone Moss Ln
Winston Salem NC 27127

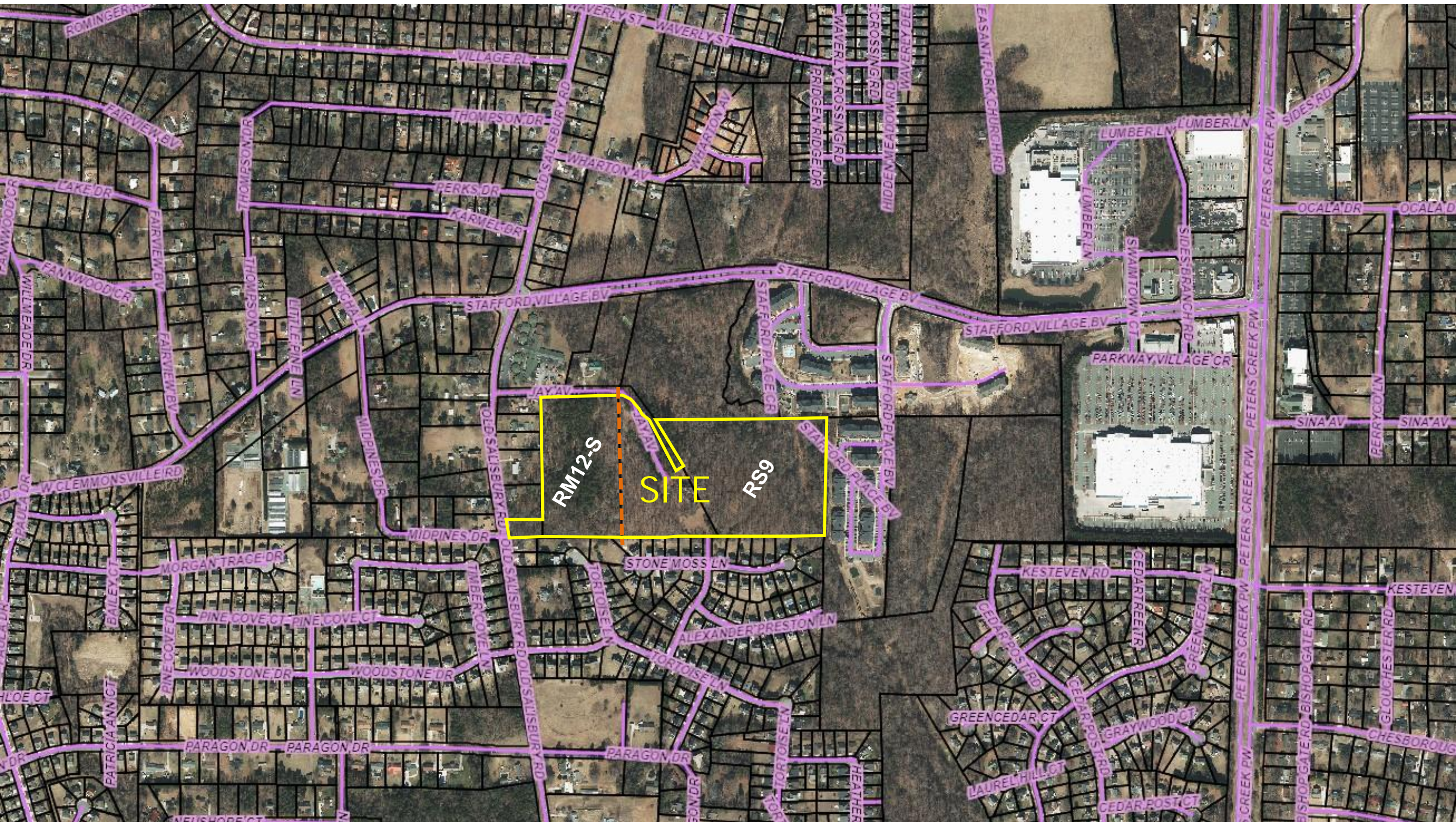
FKH SFR PROPCO I L P
1850 PARKWAY PL STE 900
MARIETTA GA 30067

HUGHES JACOB W
209 Tortoise Ln
Winston Salem NC 27127

Pulte – Elm Grove (Old Salisbury)

City of Winston-Salem, NC



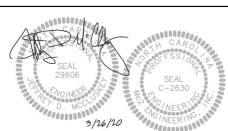
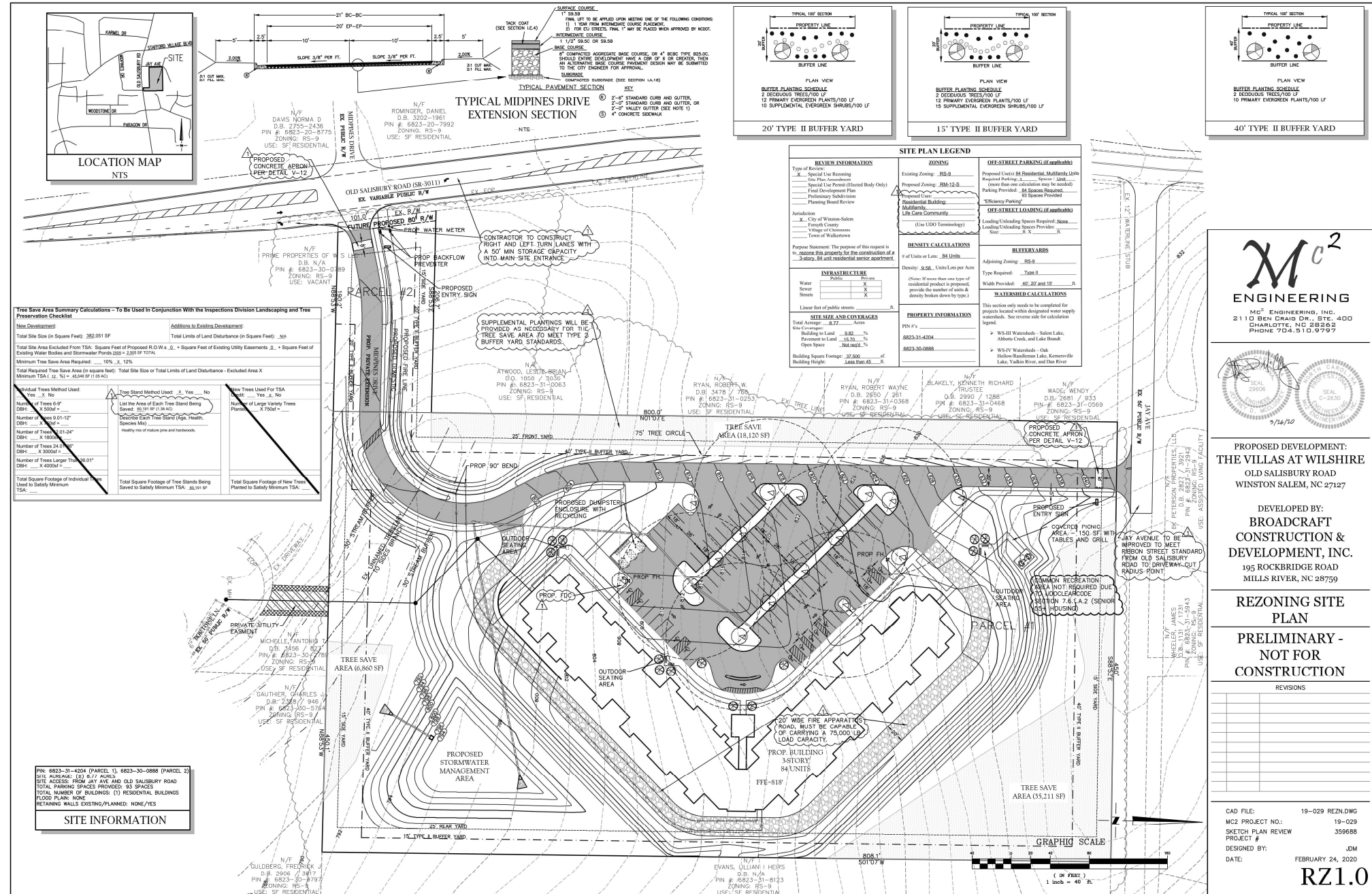


Existing Zoning

RM12-S:
8.74 acres per GIS
84 Units Permitted (9.58 units per acre)
3-Story Building

RS9:
17.9 acres per GIS
86 Lots Permitted (4.84 units per acre)

Total Units Permitted: 170 Units
(6.38 units per acre)



PROPOSED DEVELOPMENT:
THE VILLAS AT WILSHIRE
OLD SALISBURY ROAD
WINSTON SALEM, NC 27127

DEVELOPED BY:
BROADCRAFT CONSTRUCTION & DEVELOPMENT, INC.
195 ROCKBRIDGE ROAD
MILLS RIVER, NC 28759

REZONING SITE PLAN
PRELIMINARY - NOT FOR CONSTRUCTION

Site Plan

Key Highlights:

Site: 27.05 Acres

(Close portion of unimproved Jay Avenue: 0.43 acres & dedication for turnaround: 0.11 acres)

Proposed 125 Townhome Units

Density: 4.62 Units Per Acre

Primary Access to Old Salisbury

Secondary Access to Devin Kathleen Ln.

Min. 15' Type II Bufferyard Required
Adjacent to Single Family Residential



Bufferyard Requirement

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.**

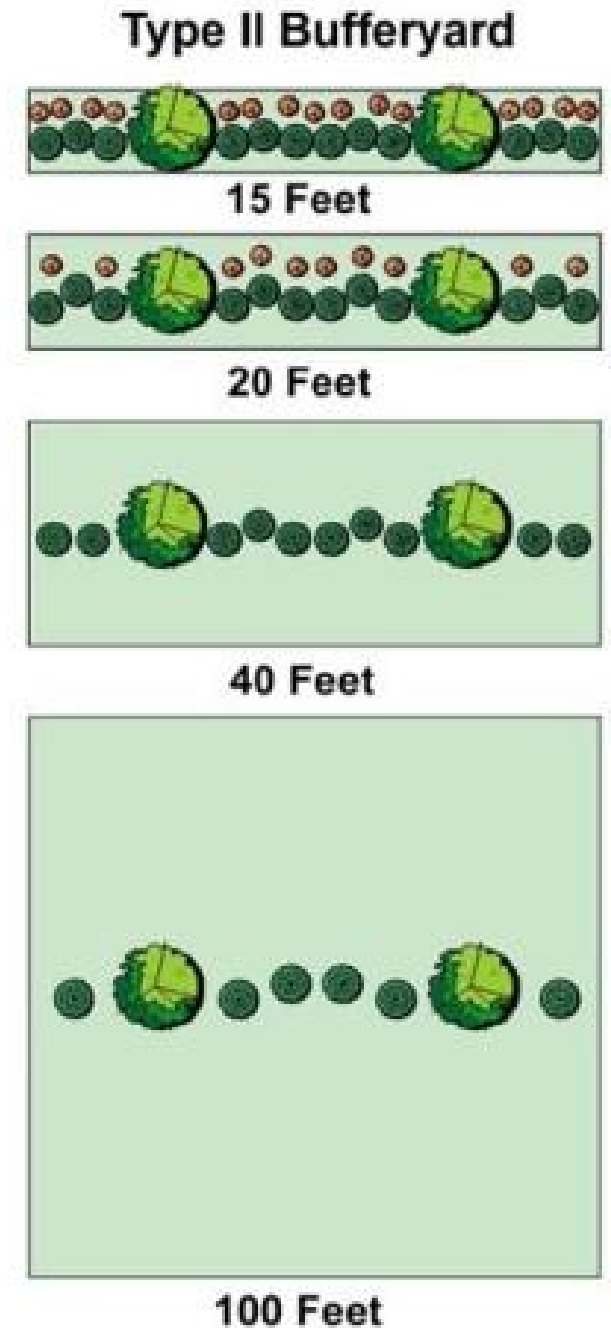


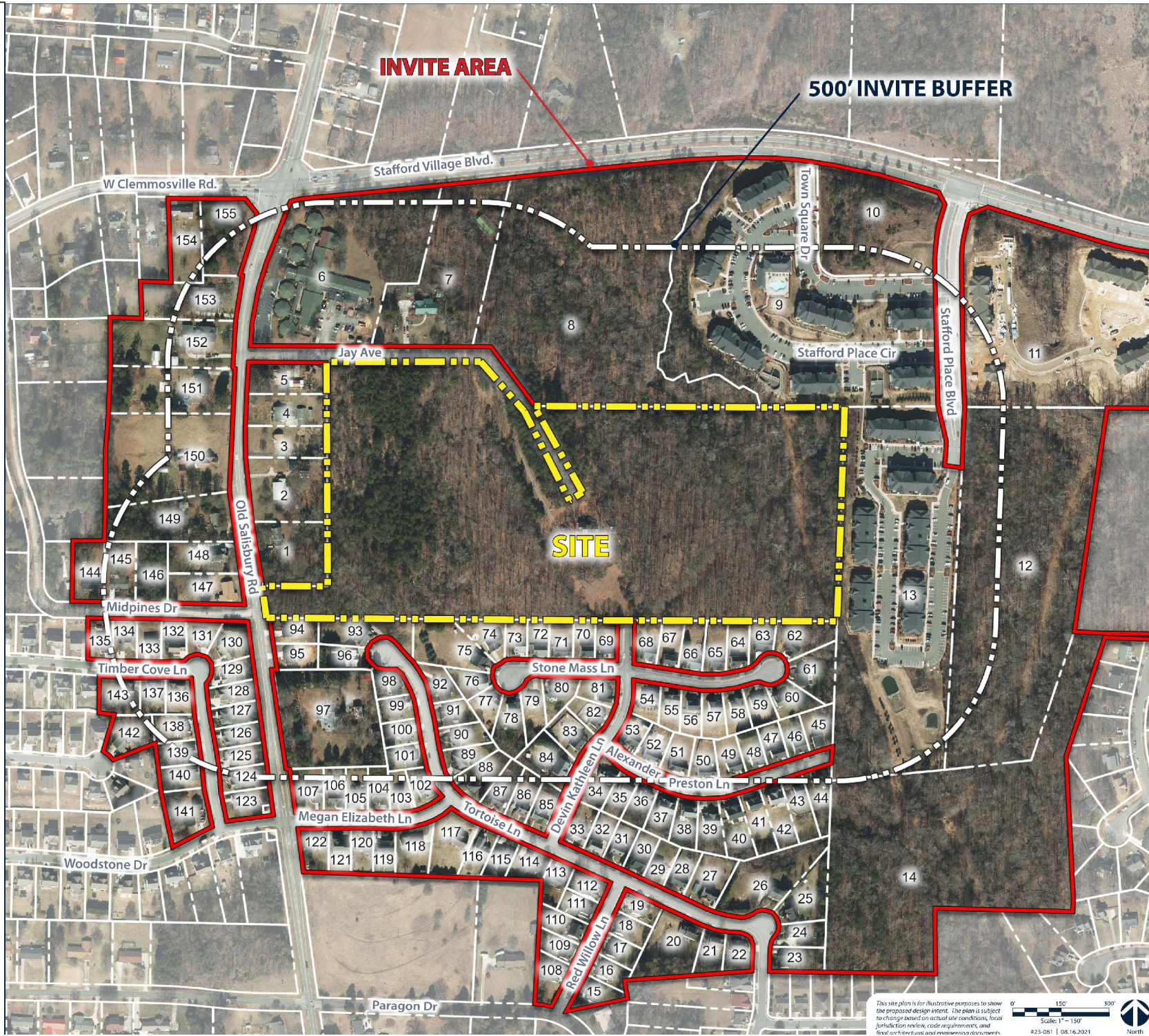
TABLE 6.3.2.A.3: TYPE II BUFFERYARD

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

Preliminary Elevations



Lot #	Property Owners
1	Alwood Leslie Brian
2	Ryan Robert W Ryan Elaine
3	Ryan Cynthia Elaine
4	Blakley Kenneth Richard
5	Wade Wendy
6	Salem Terrace Alf Propco Llc
7	Wheeler James W Wheeler Ann
8	Parr Properties Llc
9	Stafford Place LLC
10	Aspen Pointe LLC
11	Aspen Pointe LLC
12	Howard James N Howard Kerry
13	Stafford Place LLC
14	Sale Land and Timber LLC
15	Bray Erin L
16	Dorantes Leticia
17	Fkh Sfr Propco Bhd Lp
18	Goode Antwain T Goode Andrea Miller Angela
19	Miller Robert D
20	Shields Randy L
21	Mauk Shari J
22	Fkh Sfr Propco A Lp
23	Byrd Vicki D Byrd Keith
24	McLean Sfr Investment Llc
25	Shaffer Frederick M Shaffer Julie
26	Miller David
27	Brown Andrew F Brown Carolyn
28	Lpf Blvd North Carolina Lp
29	Brown Adam N Brown Katherine
30	Freeman Barrett Neal Freeman Shelley
31	Miranda Xometl Jessica Xometl Castaneda Maria Hughes Fiera
32	Hughes Jacob W
33	Davis Margaret A Allred William
34	Amh Ne Properties Lp
35	Collado Pedro
36	Fkh Sfr Propco I L P
37	Bantigue Marivic Bantigue Ubaldo
38	Story Victoria Lail
39	Shore William T Shore Cora
40	Ford Arthur L Ford Barbara
41	Jones Jacqueline
42	Fontaine Pierre W Clarke-Fontaine Stacey
43	Fkh Sfr Propco Bhd Lp
44	Amh 2015 1 Borrower Llc
45	Shen Yu Qiong Li Hejun
46	Cabrera Nelson R Cabrera Lynn
47	Phoenix Douglas A Phoenix Donna
48	Mccann Ralph J Mccann Diana
49	Attucks Otis C Attucks Dencia
50	Fkh Sfr Propco A Lp
51	Loyd Treva M
52	Mirafuente Berna Jean Besana Mirafuente Jose
53	Ostrander Scott Ostrander Molly
54	Uzuchukwu Stanley Orji Uzuchukwu Adline
55	Dennis Sparkle J
56	Amh Ne Properties Lp
57	Bohannon Marvin Asbury Catlett Paige
58	Amal Asset Company 1 Llc
59	Gonzalez Ashley Gonzalez Marin Sergio Napper Calvin
60	Napper Keva
61	Joseph Stephanie Elena
62	Yclasquez Olthell
63	Leftwich Casey R Leftwich Rath
64	Amh Ne Properties Lp
65	Fkh Sfr Propco A Lp
66	Fkh Sfr Propco A Lp
67	20182 Ih Borrower Lp
68	Kimai Hilda M
69	White Dana D
70	Mckinney Chris Mckinney Daphne
71	Gaskell Sandra Elizabeth
72	Crawford Lee
73	Bcaudoin Michael P Bcaudoin Rachel
74	Ingram Angela
75	Oberg Todd Oberg Yan
76	Gauthier Charles J Gauthier Jennifer
77	Rivet Renee M
78	Mitchell Sophia A
79	Fabia John G Fabia Junette
80	Green Christopher M
81	Valentino Christopher M
82	Somme Charisse T
83	Matthews Laura T
84	Anderson James S Anderson Marlene



Lot #	Property Owners
85	Ebrahim Deborah A
86	Mcduffie Frances D Mcduffie Larry
87	Owens Johnny L
88	Fkh Sfr Propco J Lp
89	Amh Ne Properties Lp
90	Turner Stacey Lashawn Bowen Turner Dorothy
91	Neely John Oliver Woodard Neely Yvette
92	Ilunt Bernice L
93	Clawson John C Clawson Kathleen
94	Mitchell Antonio T
95	FIELDS Carlos Lamont Fields Tarjanne
96	Camacho Fder Aaron Keith Janice
97	Ardrey Graves Mark Ardrey Graves Sara
98	Laws Conrad Scott
99	Behm Sven Olof Behm Jean
100	Thrasher Eric D
101	Lpf Blvd North Carolina Lp
102	Oneyear Deborah J
103	Castaneda Maria Castaneda Rocio
104	Mch Sfr Property Owner 4 Lc

Lot #	Property Owners
105	Fkh Sfr Propco D Lp
106	Biran Griffin Living Trust
107	Wilson Vinson Darrell
108	Lanzaro Andrea Lanzaro Muna
109	Smith Marcia V Smith Reshau
110	Smith David Smith Winifred
111	Carmichael Valencia W Carmichael Joe
112	Whelan Raymond Coward Stephen
113	Heubach Thomas F Heubach Lynn
114	Avhs Ne L Llc
115	Parent Michael R Parent Linda
116	Memahan Jerry R Memahan Donna
117	Vb One Llc
118	Weinberg Richard D Weinberg Wendy
119	Opara Precious Uzoma Opara Maxwell
120	Blanton Sarah Marke Deborah
121	Tuck Brown Alisha
122	Currence Melissa Deneane
123	Brown Mark E
124	Fkh Sfr Propco Bhd Lp
125	Leak Kenver E Leak Melia
126	Fkh Sfr Propco Bhd Lp
127	Malloy Robert I. Malloy Camika
128	Hay Leonard
129	Jones Mossi Toni
130	Davis Norma D
131	Reaves Deloris A Reaves Bobby
132	Skiadas John P Skiadas Angela
133	Osica Aurora
134	Mcgregor Velvet
135	Sfr Jv2 2021 Borrower Llc
136	Syms Harold Ernest
137	Soto Luis E Soto Elizabeth
138	Lawson Michael T Lawson Cindy
139	Pena Pantaleon Manuel Pena Miriam
140	Fkh Sfr Propco A Lp
141	Alfaro Ever S Alfaro Alba
142	Howard Marian
143	Mch Sfr Property
144	Shepherd Rhonda L
145	Cutsail Larry D Tolodziecki Mary
146	Crows Rachel W
147	Rominger Daniel Rominger Barbara
148	THMAS JENNIFER
149	Hutchins Bobby Dean Hutchins Deborah
150	Knapp Randall S
151	Langston Abby F
152	Young Larry W
153	Williams Gwendolyn
154	Griffin Carolyn Elizabeth
155	Li Sen

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.

Scale: 1" = 150'

#23-081 | 08.16.2021

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



PROJECT Name: Old Salisbury Road Townhouses

REQUEST SUBMITTED BY:

Luke Dickey - Stimmel

Stantec Reviewer: RMM

Assigned Date: 9/8/2023

PROJECT in the City Limits? Yes

Review Date: 9/8/2023

PROJECT INFORMATION:

Townhouse development with 125-units off Old Salisbury that will require rezoning

Trip Generation											
Land Use	ITE LUC	Size	Daily			AM Peak			PM Peak		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Attached Housing	215	125 Dwelling Units	902	451	451	59	18	41	71	40	31
Total Trips Generated			902	451	451	59	18	41	71	40	31

COMMENTS:

a. PROJECT does not increase traffic volumes by more than 150 trips in the peak hour.
 b. PROJECT does not proposed development in the vicinity of areas previously identified as having levels of service "E" or "F", hazardous locations, or other similar adequacy concerns.
 c. PROJECT does not require a signal warrant study.
 d. PROJECT/SITE has no prior requirements for a Traffic Impact Study.
 Previous project approved 2021 was different land use and did not require a Traffic Impact Study.

FINAL FINDINGS:

NO Traffic impact Study is required.