

## **W-3672 906 S. Stratford Road Neighborhood Outreach Report**

On October 15, 2025, seventy-four (74) neighborhood outreach letters were sent to property owners within 500 feet of the subject site and beyond to invite them to an online neighborhood meeting. The letters provided a summary of the rezoning requests and a copy of the site plan for the proposed development. 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.

One neighbor responded with interest to attend the online meeting. Login information was provided to the neighbor.

A second neighbor reached out by phone to discuss the proposed rezoning. A general overview was provided and the neighbor did not have any concerns with the zoning request and was supportive.

The online meeting was held on Tuesday, November 4 at 6pm via Microsoft Teams with two attendees representing a neighboring property. The meeting was facilitated by Luke Dickey with Stimmel Associates and a representative of the petitioner. A general overview of the proposed project was provided along with an updated site plan. The attendees were able to ask questions after the overview. General questions focused on confirming the location of the site and general requirements of the zoning request. Attendees did not express any concerns with the zoning request and were supportive.

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.





LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING  
601 N Trade Street, Suite 200  
Winston-Salem, NC 27101  
www.stimmelpa.com 336.723.1067

OCTOBER 15, 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 an online neighborhood meeting regarding the rezoning request.

The proposed rezoning is for a 0.19-acre property located at 906 South Broad Street in Winston-Salem NC. The current zoning of the property is Limited Business (LB). The proposed rezoning to Special Use District Pedestrian Business (PB-S) will allow for the development of a single-family residential building and duplex/twin home unit on the site, representing three total units.

Please refer to the map below showing the proposed property to be rezoned and attached copy of the 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 would like to join the online meeting, please email Stimmel Associates (Agent of Petitioner) at outreach@stimmelpa.com before 12pm Monday, November 3, 2025. Please include BROAD STREET 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.

Meeting Date: Tuesday, November 4, 2025

Time: 6pm to 7pm

Location: Online Via Microsoft Teams





[illegible]

\*This is an illustrative plan and is for reference only.



1001 S Marshall MM LLC  
2101 East Biddle St, Suite 1201  
Baltimore MD 21213

604 Washington Street LLC  
3225 MCleod Drive, Suite 100  
Las Vegas NV 89121

AC Legacy LLC  
4053 Sylvia St  
Winston Salem NC 27104

Anna B Skalchunes Tappe  
302 Gloria Ave  
Winston Salem NC 27127

Barry E Crotty  
5124 Huntcliff Trl  
Winston Salem NC 27104

Carol Faley  
107 Reagan Mead Lane  
Chapel Hill NC 27516

Charlotte B Wilson Trust  
215 Mini Ranch Rd  
Sebring FL 33870

City of Wiston-Salem  
101 N Main St  
Winston Salem NC 27101

Darrell Grey Wayne  
719 Walnut St  
Winston Salem NC 27101

Emily Pate Kiefer  
915 W Walnut St  
Winston Salem NC 27101

1008 Poplar LLC  
P.O. BOX 1147  
Linwood NC 27299

901 S Broad WSNC LLC  
824 Roosevelt Trail Box 263  
Windham ME 04062

Amy Creason  
4125 Aquadale Ln  
Winston Salem NC 27104

B Stephen Triplett  
615 Walnut St  
Winston Salem NC 27101

Broad Walnut LLC  
PO BOX 1147  
Linwood NC 27299

Carol P Shott  
713 Walnut St  
Winston Salem NC 27101

Christopher Todd Earls  
913 Mulberry St  
Winston Salem NC 27101

Clarice Waddell  
350 Arbor View Ln Apt 116  
Winston Salem NC 27105

Davis Wilkins  
934 W Walnut St  
Winston Salem NC 27101

Entropy Ranch Llc  
8925 Mackintosh LN  
Clemmons NC 27012

506 Investments LLC  
1710 King St  
High Point NC 27260

927 South Broad LLC  
1806 Elizabeth Ave  
Winston Salem NC 27103

Amy L Wagner  
3810 Coral Garden Ln  
Winston Salem NC 27106

Barry Carlton  
901 W Walnut St  
Winston Salem NC 27101

CAP Properties 2 LLC  
1020 Glousman Rd  
Winston Salem NC 27104

Cathryn Ann Farrell  
1214 Spruce ST  
Berkeley CA 94709

City of Winston Salem  
PO BOX 2511  
Winston Salem NC 27102

D Bruce Griffin  
245 Knollwood St  
Winston Salem NC 27104

DNMT Investments LLC  
PO BOX 432  
Lewisville NC 27023

Family Services Inc  
1200 S Broad ST  
Winston-Salem NC 27101



FDCS Properties LLC 904 S Marshall St Winston Salem NC 27101	Graham C Abee 704 Walnut St Winston Salem NC 27101	Green Tree Baptist Church Inc 930 S Broad ST Winston-Salem NC 27101
Gregory Andrew Braden 924 Walnut St Winston Salem NC 27101	Gwendolyn Richiez 5042 Baux Mountain Rd Winston Salem NC 27105	Helpful Homes LLC 1114 Piney Grove Rd Kernersville NC 27284
Honor Enterprise LLC 3135 Presley DR Winston Salem NC 27107	Jason Matthew Hess 660 Brent St Winston Salem NC 27103	Jason Scott Failing 714 Washington Ave Winston Salem NC 27101
Jeffrey R Failing 950 Walnut St Winston Salem NC 27101	John C Richard 1327 Royal Ave Centerton AR 72719	John Charles Steinberger 65 Park Blvd Winston Salem NC 27127
Jon C Richard 1327 Royal Ave Centerton AR 72719	Joshua P Huff 729 W Walnut St Winston Salem NC 27101	Joshua Ryan Sutter 932 W Walnut St Winston Salem NC 27101
K4K LLC 16192 Coastal Hwy Lewes DE 19958	K5 Carolina LLC 2831 Galsworthy Dr Winston Salem NC 27106	MAOIN XXVI NC LLC 3735 Cherokee St NW Kennesaw GA 30144
Marianne G Magjuka 908 Walnut St Winston Salem NC 27101	Mark Abee 704 Walnut St Winston-Salem NC 27101	Mary E Sinclair 310 Meadows Cir Winston Salem NC 27104
Matthew Michael Murphy 4710 Country Club Rd Winston Salem NC 27104	Mclain Consulting Services Llc 615 Rugby RD Winston-Salem NC 27106	Michael K Mitchell 528 Washington Ave Winston Salem NC 27101
Michelle Kline 2806 Reynolda Rd MB 185 Winston Salem NC 27106	Nicholas James Taverner 502 Granville Dr Winston Salme NC 27101	Ogburn Sam C Real Estate Co PO BOX 20189 Winston Salem NC 27120
Patsy C Gordon 514 Washington Ave Winston Salem NC 27101	Philip Bastron 909 Walnut St Winston Salem NC 27101	Philip Peacock 1010 S Poplar St Winston Salem NC 27101



Phillip Brice Addington  
825 S Broad St  
Winston-Salem NC 27101

Rhonda Lamour Johnson  
1007 S Broad St  
Winston-Salem NC 27101

Saine Properties II LLC  
107 Vintage Ave  
Winston Salem NC 27127

Sam C Ogburn Real Estate Co Inc  
PO BOX 20189  
Winston Salem NC 27120

Shapiro Sam  
900 Walnut St  
Winston Salem NC 27101

The Enrichment Center  
1006 S Marshall St  
Winston Salem NC 27101

Randal L Transou  
544 Lori Ln  
Winston Salem NC 27127

Robert and Erika Pearsall Living  
Trust  
263 N Abrego Dr  
Green Valley AZ 85614  
Salem Bottling LLC  
1959 Peace Haven Rd #186  
Winston-Salem NC 27106

Samuel Craig Newland  
612 Washington Ave  
Winston Salem NC 27101

Smith Brothers Investments LLC  
1807 Elizabeth Ave  
Winston Salem NC 27103

Reid Nance  
2016 Colonial Pl  
Winston Salem NC 27104

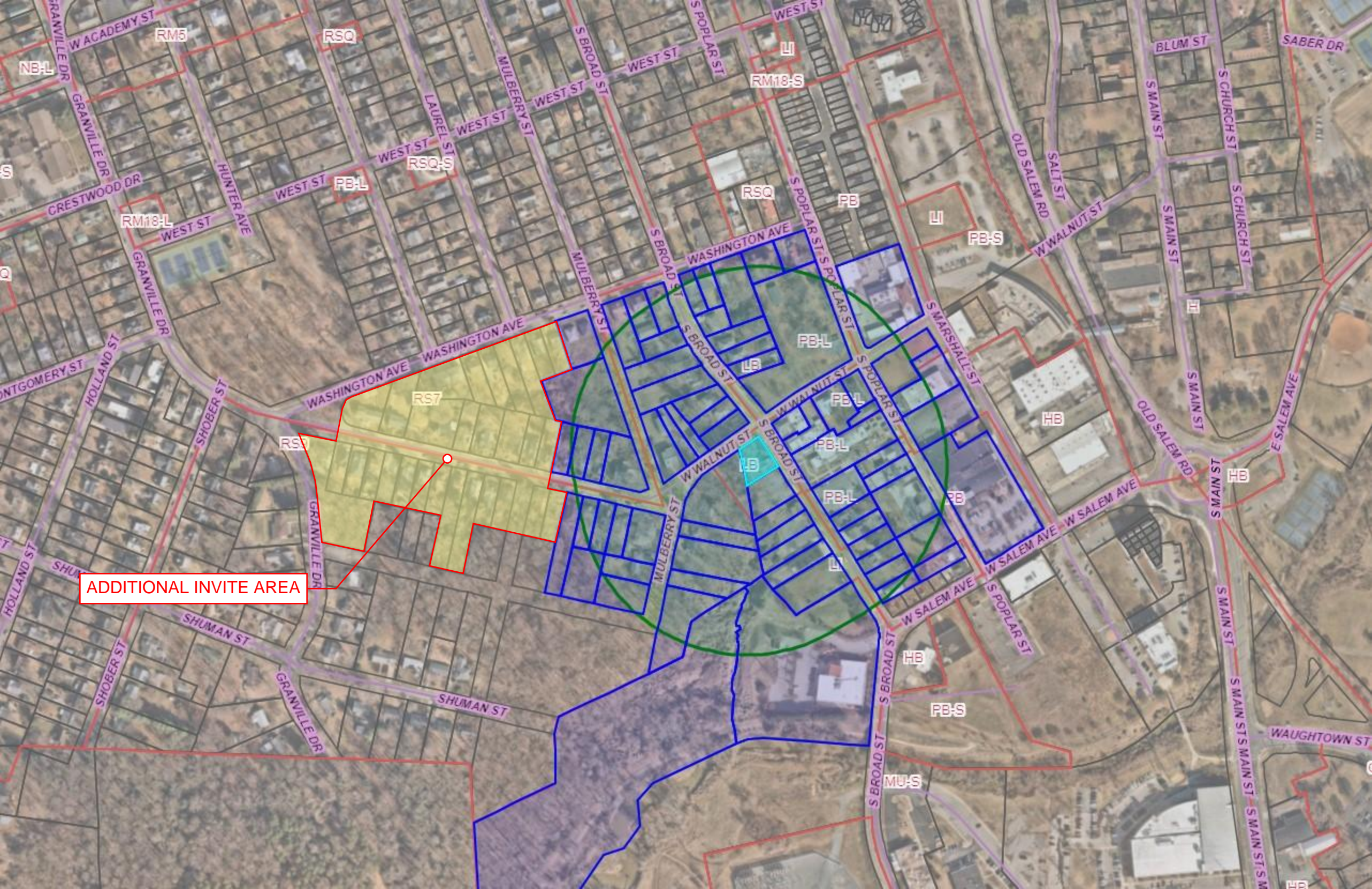
Robinfield Properties LLC  
632 S Green St  
Winston Salem NC 27101

Salem Bottling LLC  
1102 Reynolda Rd  
Winston Salem NC 27104

SFR3010 LLC  
2261 Market St, Suite 22263  
San Francisco CA 94114

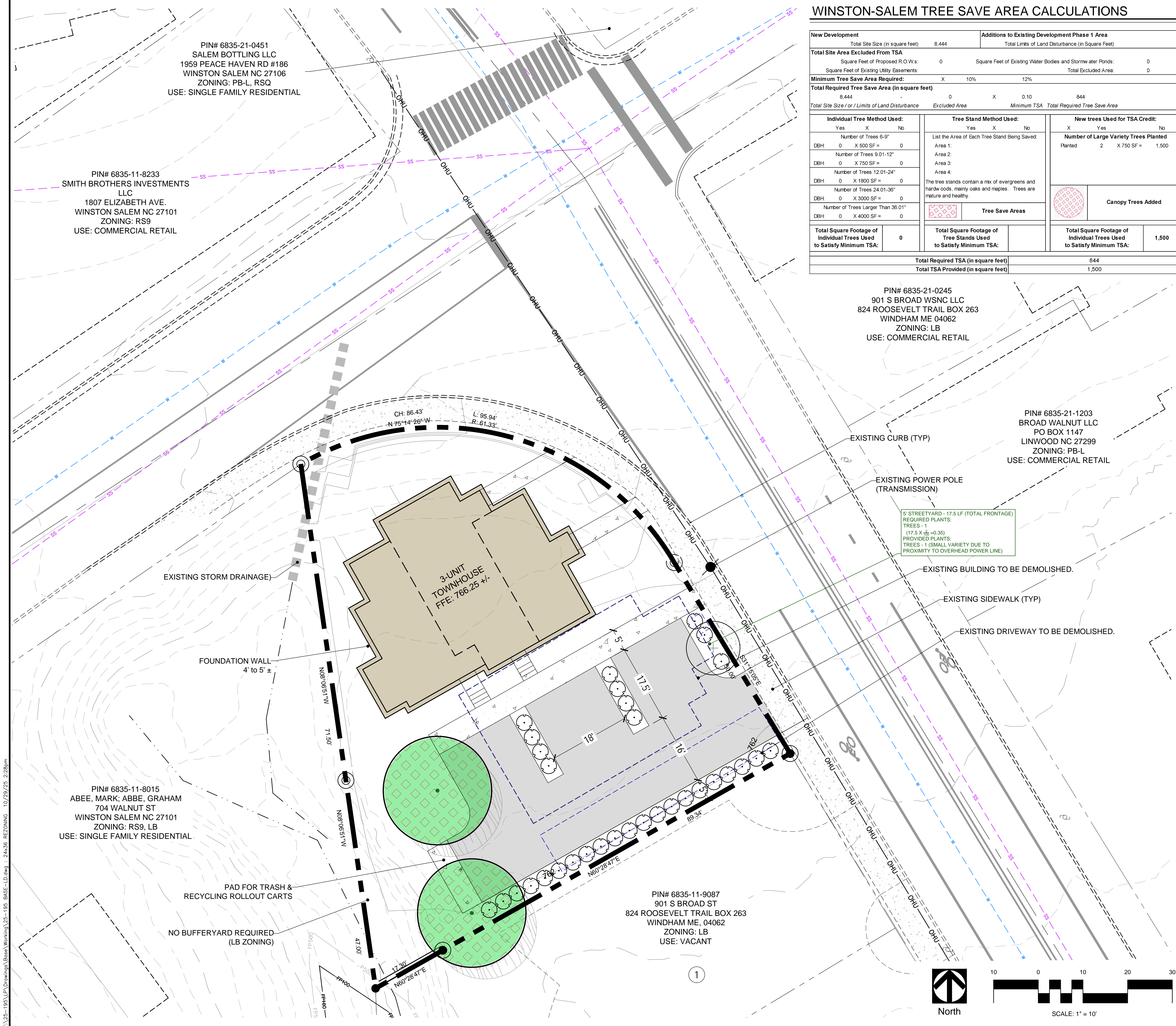
Stephen Charles Foster  
500 Walnut St  
Winston Salem NC 27101







FA:28-195\PA Drawings\Bases\Working\25-195 BASE-LD.dwg : 24x36 REZONING 10/29/25 2:28pm



## WINSTON-SALEM TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	8,444	Total Limits of Land Disturbance (in Square Feet)	
<b>Total Site Area Excluded From TSA</b>		Square Feet of Proposed R.O.W.'s:	0
		Square Feet of Existing Water Bodies and Stormwater Ponds:	0
		Square Feet of Existing Utility Easements:	0
<b>Minimum Tree Save Area Required:</b>		X 10%	12%
8,444		X 0.10	844
<b>Total Required Tree Save Area (in square feet)</b>		0	844
Total Site Size / or / Limits of Land Disturbance		Excluded Area	Minimum TSA Total Required Tree Save Area
		0	844
<b>Individual Tree Method Used:</b>		<b>Tree Stand Method Used:</b>	
Yes	X	Yes	X
No		No	
Number of Trees 6-9"		List the Area of Each Tree Stand Being Saved:	
DBH:	0 X 500 SF = 0	Area 1:	
Number of Trees 9.01-12"		Area 2:	
DBH:	0 X 750 SF = 0	Area 3:	
Number of Trees 12.01-24"		Area 4:	
DBH:	0 X 1800 SF = 0	The tree stands contain a mix of evergreens and hardwooods, mainly oaks and maples. Trees are mature and healthy.	
Number of Trees 24.01-36"		<b>Tree Save Areas</b>	
DBH:	0 X 3000 SF = 0		
Number of Trees Larger Than 36.01"			
DBH:	0 X 4000 SF = 0		
<b>Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:</b>		<b>Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:</b>	
0			
<b>Total Required TSA (in square feet)</b>		844	
<b>Total TSA Provided (in square feet)</b>		1,500	
<b>New trees Used for TSA Credit:</b>		<b>Number of Large Variety Trees Planted</b>	
X	Yes	Planted	2 X 750 SF = 1,500
No		<b>Canopy Trees Added</b>	
<b>Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:</b>		1,500	
<b>Total Required TSA (in square feet)</b>		844	
<b>Total TSA Provided (in square feet)</b>		1,500	

PIN# 6835-21-0245  
901 S BROAD WSNC LLC  
824 ROOSEVELT TRAIL BOX 263  
WINDHAM ME 04062  
ZONING: LB  
USE: COMMERCIAL RETAIL

PIN# 6835-21-1203  
BROAD WALNUT LLC  
PO BOX 1147  
LINWOOD NC 27299  
ZONING: PB-L  
USE: COMMERCIAL RETAIL

5' STREETYARD - 17.5 LF (TOTAL FRONTAGE)  
REQUIRED PLANTS:  
TREES - 1  
(17.5 X 10 = 0.35)  
PROVIDED PLANTS:  
TREES - 1 (SMALL VARIETY DUE TO PROXIMITY TO OVERHEAD POWER LINE)

EXISTING CURB (TYP)

EXISTING POWER POLE (TRANSMISSION)

EXISTING BUILDING TO BE DEMOLISHED.

EXISTING SIDEWALK (TYP)

EXISTING DRIVEWAY TO BE DEMOLISHED.

EXISTING STORM DRAINAGE)

FOUNDATION WALL  
4' to 5' ±

PAD FOR TRASH & RECYCLING ROLLOUT CARTS

NO BUFFERYARD REQUIRED (LB ZONING)

PIN# 6835-11-8015  
ABEE, MARK; ABBE, GRAHAM  
704 WALNUT ST  
WINSTON SALEM NC 27101  
ZONING: RS9, LB  
USE: SINGLE FAMILY RESIDENTIAL

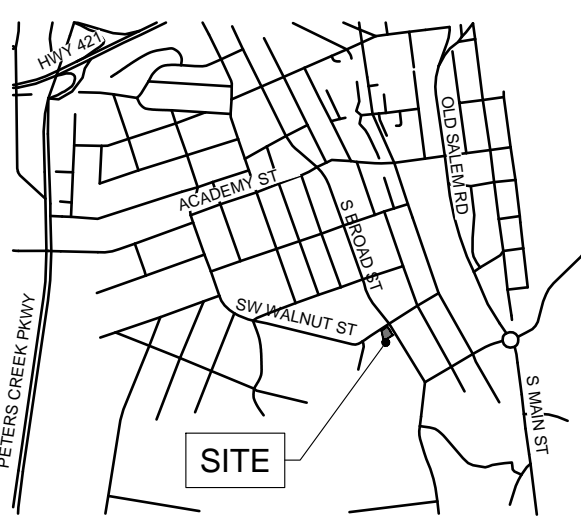
PIN# 6835-21-0451  
SALEM BOTTLING LLC  
1959 PEACE HAVEN RD #186  
WINSTON SALEM NC 27106  
ZONING: PB-L, RSQ  
USE: SINGLE FAMILY RESIDENTIAL

PIN# 6835-11-8233  
SMITH BROTHERS INVESTMENTS LLC  
1807 ELIZABETH AVE.  
WINSTON SALEM NC 27101  
ZONING: RS9  
USE: COMMERCIAL RETAIL

PIN# 6835-11-9087  
901 S BROAD ST  
824 ROOSEVELT TRAIL BOX 263  
WINDHAM ME, 04062  
ZONING: LB  
USE: VACANT

## VICINITY MAP

SCALE: 1" = 200'



## SITE DATA

### Jurisdiction

Winston-Salem, North Carolina

### PIN #

6835-11-9146

### Zoning

Existing Zoning: LB

Proposed Zoning: PB-S

### Site Acreage

Total Site Acreage: 0.19 Acres +/-

8,444 sf +/-

### Watershed

This site is not located within a water supply watershed.

### Site Coverage

Building to Land: 0.044 Acres ± (1,898 SF) 22.48 %

Pavement to Land: 0.065 Acres ± (2,184 SF) 25.86 %

Open Space: 0.100 Acres ± (4,362 SF) 51.66 %

Parcel Total: 0.190 Acres ± (8,444 SF) 100.00 %

### Impervious Area

Ex. Impervious Area Removed: 2,163 sf +/-

Total Impervious Area: 4,082 sf +/- 48.34 %

Maximum Impervious Area: Unlimited

### Infrastructure

Water: Public

Sewer: Public

Road: N/A

### Building Data

Maximum Building Height: 45'

Proposed Building Height: 35' ±

Residential Units: 3 Units (2-Bedroom)

### Density

15.79 Units/Acre

### Parking Calculations

Required Parking: 5 spaces

(3 2BR Units x 1.75 space per unit = 5.25)

Provided Parking: 6 spaces

### Building Setbacks

Front: 0'

Rear: 0'

Side: 0'

Street: 0'

### Perimeter Bufferyards

Required: NA

Provided: NA

### Streetyard

Required: 5'

Provided: 5'

## PROPOSED USES

Residential Building, Duplex; Residential Building, Townhome; Residential Building, Twin Home; Residential Building, Single Family

## NOTES

### Boundary Information

Boundary data per survey prepared by Regional Land Surveyors, INC dated 4/11/2025

### Topographic Information

Topography per Forsyth County digital GIS data.

### General Notes

1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
2. Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
3. Proposed storm drainage and utility layouts are schematic. Final layout may change per final engineered documents.

## 906 S. BROAD STREET

### OWNERS/PETITIONERS:

PIN#: 6835-11-9146

Deed Bk-Pg: 3409 - 2297

Zoning: LB

Owner: Parks Family Holdings, LLC

Attn: Milt Rhodes

PO Box 21284

Winston Salem, NC 27120

E: milt@ardenhomes.com

C: (919) 522-0172



PROJECT:

906 S. BROAD STREET  
WINSTON-SALEM, NC

### PLANS FOR:

- q PRE-SUBMITTAL
- q SUBMITTAL
- ✗ REVISED SUBMITTAL

### CLIENT:

ARDEN HOMES  
C/O MILT RHODES  
412 N. MARSHALL ST.  
WINSTON-SALEM, NC 27101  
E: MILT@ARDENHOMES-COM  
C: (919) 522-0172

DATE: 09.30.2025

REVISIONS:

UPDATED LAYOUT 10.29.2025

DRAWN: SCT, LD

JOB. NO: 25-195

SHEET TITLE:

## SPECIAL USE SITE PLAN

SCALE: 1" = 10'

SHEET NO.:

RZ-1

© STIMMEL ASSOCIATES, P.A.