



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,

A handwritten signature in blue ink that reads "Luke Dickey".

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.

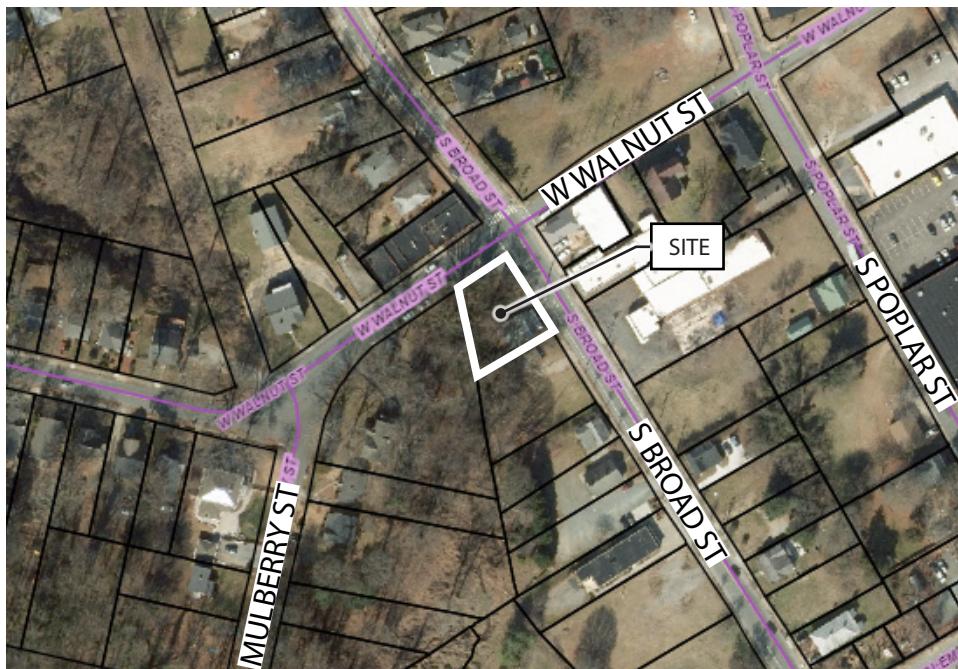
If you would like to join the online meeting, please email Stimmel Associates (Agent of Petitioner) at outreach@stimmelpa.com before 12pm Monday, November 3, 2025. Please include BROAD STREET in the subject line so Stimmel staff will know which project the email is regarding. Staff will respond with 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



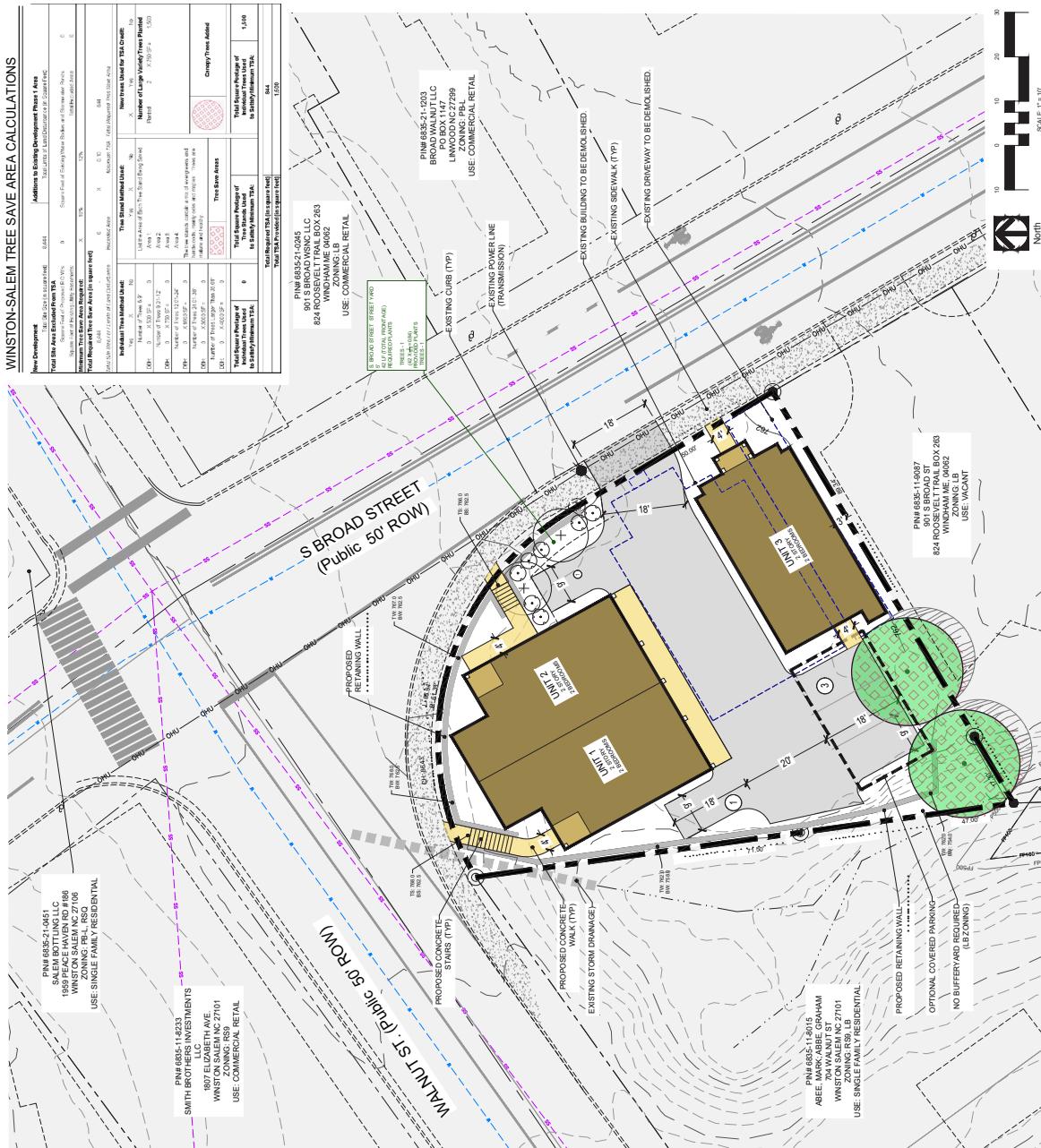


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OCTOBER 15, 2025

Site Plan

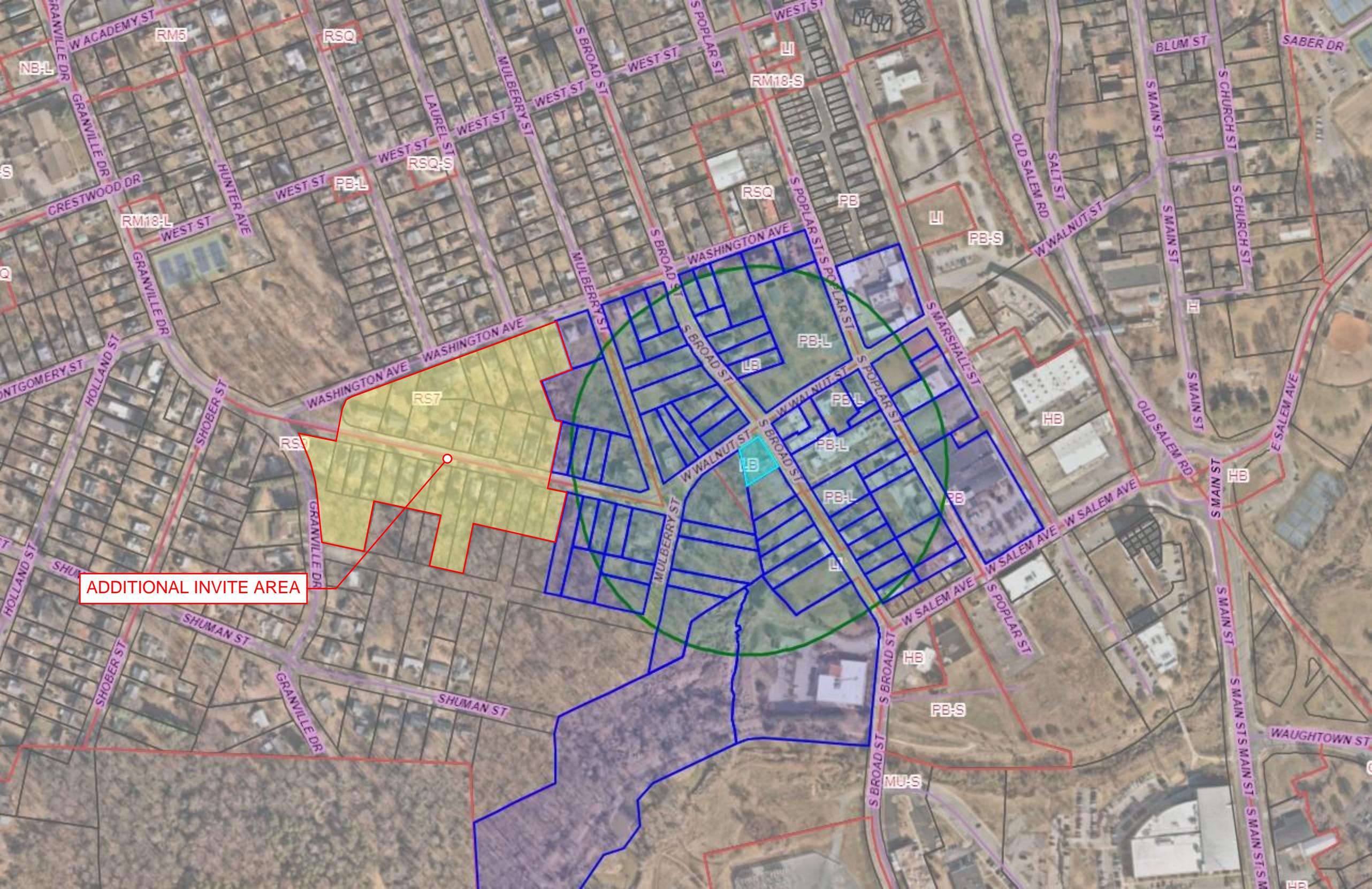


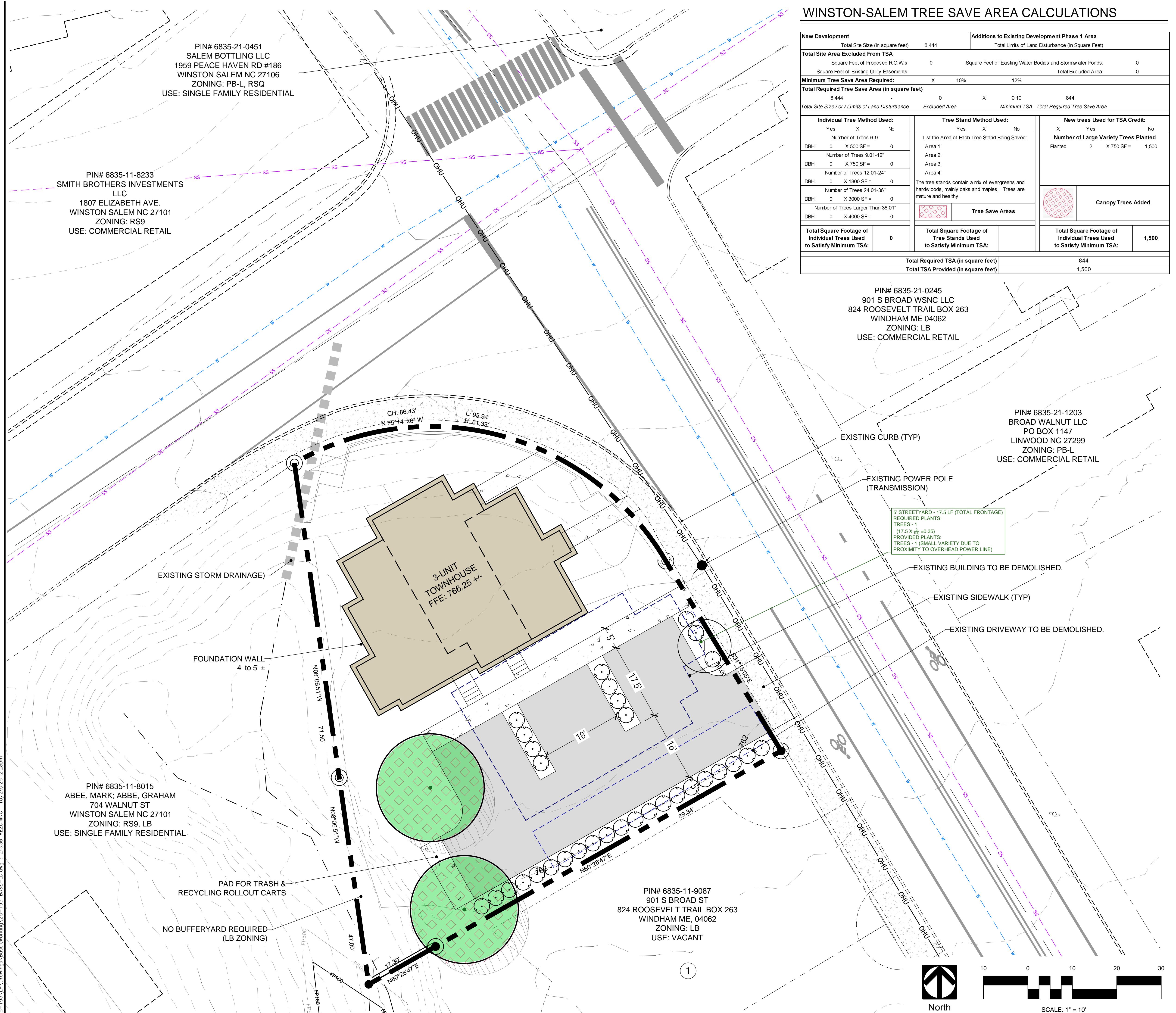
**This is an illustrative plan and is for reference only.*

1001 S Marshall MM LLC 2101 East Biddle St, Suite 1201 Baltimore MD 21213	1008 Poplar LLC P.O. BOX 1147 Linwood NC 27299	506 Investments LLC 1710 King St High Point NC 27260
604 Washington Street LLC 3225 MCleod Drive, Suite 100 Las Vegas NV 89121	901 S Broad WSNC LLC 824 Roosevelt Trail Box 263 Windham ME 04062	927 South Broad LLC 1806 Elizabeth Ave Winston Salem NC 27103
AC Legacy LLC 4053 Sylvia St Winston Salem NC 27104	Amy Creason 4125 Aquadale Ln Winston Salem NC 27104	Amy L Wagner 3810 Coral Garden Ln Winston Salem NC 27106
Anna B Skalchunes Tappe 302 Gloria Ave Winston Salem NC 27127	B Stephen Triplett 615 Walnut St Winston Salem NC 27101	Barry Carlton 901 W Walnut St Winston Salem NC 27101
Barry E Crotty 5124 Huntcliff Trl Winston Salem NC 27104	Broad Walnut LLC PO BOX 1147 Linwood NC 27299	CAP Properties 2 LLC 1020 Glousman Rd Winston Salem NC 27104
Carol Faley 107 Reagan Mead Lane Chapel Hill NC 27516	Carol P Shott 713 Walnut St Winston Salem NC 27101	Cathryn Ann Farrell 1214 Spruce ST Berkeley CA 94709
Charlotte B Wilson Trust 215 Mini Ranch Rd Sebring FL 33870	Christopher Todd Earls 913 Mulberry St Winston Salem NC 27101	City of Winston Salem PO BOX 2511 Winston Salem NC 27102
City of Wiston-Salem 101 N Main St Winston Salem NC 27101	Clarice Waddell 350 Arbor View Ln Apt 116 Winston Salem NC 27105	D Bruce Griffin 245 Knollwood St Winston Salem NC 27104
Darrell Grey Wayne 719 Walnut St Winston Salem NC 27101	Davis Wilkins 934 W Walnut St Winston Salem NC 27101	DNMT Investments LLC PO BOX 432 Lewisville NC 27023
Emily Pate Kiefer 915 W Walnut St Winston Salem NC 27101	Entropy Ranch Llc 8925 Mackintosh LN Clemmons NC 27012	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	Randal L Transou 544 Lori Ln Winston Salem NC 27127	Reid Nance 2016 Colonial Pl Winston Salem NC 27104
Rhonda Lamour Johnson 1007 S Broad St Winston-Salem NC 27101	Robert and Erika Pearsall Living Trust 263 N Abrego Dr Green Valley AZ 85614	Robinfield Properties LLC 632 S Green St Winston Salem NC 27101
Saine Properties II LLC 107 Vintage Ave Winston Salem NC 27127	Salem Bottling LLC 1959 Peace Haven Rd #186 Winston-Salem NC 27106	Salem Bottling LLC 1102 Reynolda Rd Winston Salem NC 27104
Sam C Ogburn Real Estate Co Inc PO BOX 20189 Winston Salem NC 27120	Samuel Craig Newland 612 Washington Ave Winston Salem NC 27101	SFR3010 LLC 2261 Market St, Suite 22263 San Francisco CA 94114
Shapiro Sam 900 Walnut St Winston Salem NC 27101	Smith Brothers Investments LLC 1807 Elizabeth Ave Winston Salem NC 27103	Stephen Charles Foster 500 Walnut St Winston Salem NC 27101
The Enrichment Center 1006 S Marshall St Winston Salem NC 27101		





906 S. BROAD STREET

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PRE-SUBMITTAL

SUBMITTAL

REVISED SUBMITTAL

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EN HOMES

09.30.2025

SIONS:

VN: SCI, LD

NO. 20-100

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1 NO.:

YOUNG & RUBICAM

TIMMEL ASSOCIATES, P.A.