



November 3, 2025

Dan Rankin  
Project Planner, Winston-Salem / Forsyth County Planning & Development Services  
100 East First Street  
Winston-Salem, NC 27102  
Via Email: danielr@cityofws.org

RE: REZONING FOR 715 HANES AVE W-3670

Dear Mr. Rankin:

This summary is for neighborhood outreach for the upcoming rezoning case W-3670. Outreach was conducted using the 500ft buffer list provided by planning staff (Attachment A) via a letter to the local neighbors (Attachment B). The letter outlined the purpose of the rezoning, location of the property, and information about the requested RS-7 zoning and finally, a request for neighbor's feedback prior to the Planning Board meeting.

I spoke with the Community Assistance Liaison, Tamra Sheller via phone and provided the attached neighborhood communication letter. Ms. Sheller conferred with Council Member Barbara Burke and confirmed she was in support of the request if the community is in support. I have forwarded you that email exchange previously.

The neighborhood letters subsequently were mailed out on October 17, 2025. As of today, no feedback via email or phone calls has been received from any of the neighbors. One letter was returned for Wayland Bellamy located at 3617 Hemlock Drive, due to that lot being undeveloped (no home built) and having no mailbox available.

Should any neighbor comments be received prior to the Planning Board meeting, currently schedule for November 13, 2025, I will forward those to you promptly.

In summary, the neighbors have been provided detailed information on the rezoning request along with the opportunity to comment prior to the Planning Board meeting and no comments have been received. I look forward to the November 13, 2025 meeting and will be available to address any comments or questions at that time.

Kindest Regards,

Alex Carter, PE

<u>PIN</u>	<u>CURRENTOWNERNAME1</u>	<u>CURRENTOWNERNAME2</u>	<u>CURRENTOWNERADDRESS</u>	<u>CURRENTOWNERCITYSTZIP</u>
6837-40-3736.00	GKAK PROPERTIES LLC		6050 TUMBLEWEED TRAIL	WINSTON SALEM NC 27103
6837-40-3833.00	WHERRY II LLC		1330 WAUGHTOWN ST	WINSTON SALEM NC 27107
6837-40-5878.00	MILHAVEN PROPERTIES LLC		1959 N Peace Haven Rd Ste 224	Winston Salem NC 27106
6837-40-5759.00	STEVEN CRAIG FURR FAMILY TRUST	FURR TONDREA	348 LAKE POINT LN	BELEWS CREEK NC 27009
6837-40-6759.00	SFR OWNER 2 LLC		401 EAST JACKSON ST STE 3000	TAMPA FL 33602
6837-40-7825.00	THOMAS CLAUDE D	THOMAS DEMITTERSA	717 SHERBROOKE DR	WINSTON SALEM NC 27105
6837-40-7877.00	SMITH SILAS T		209 SUMMIT POINT BLVD	BOWIE MD 20716
6837-40-8737.00	EQUITY TRUST COMPANY CUSTODIAN FBO 200366246 IRA		3771 SW WINDY POINT RD	SUPPLY NC 28462
6837-40-8935.00	SAM C OGBURN REAL ESTATE COMPANY INC		PO BOX 20189	WINSTON SALEM NC 27120
6837-40-6902.00	BELLAMY WAYLAND C		3617 HEMLOCK DR	WINSTON-SALEM NC 27105
6837-40-2307.00	ALPACA RIVER LLC		3225 MCLEOD DR STE 100	LAS VEGAS NV 89121
6837-40-3341.00	ZARATE RAMIREZ FRANCISCO JAVIER	LOPEZ MARISOL	3510 HEMLOCK DR	WINSTON SALEM NC 27105
6837-40-3441.00	ZARATE RAMIREZ FRANCISCO J	LOPEZ MARISOL	3510 HEMLOCK DR	WINSTON SALEM NC 27105
6837-40-3542.00	HARRIS VALRAPUNZEL E	HARRIS TRIPHINIA	13605 RED WINE CT	CHARLOTTE NC 28273
6837-40-3549.00	GUY JOHN DAVID		3526 HEMLOCK DR	WINSTON SALEM NC 27105
6837-40-3644.00	AMA WEST PROPERTIES LLC		47 CRABTREE LANE	LEVITTOWN NY 11756
6837-40-1587.00	HARRIS VALRAPUNZEL EDWINA		13605 RED WINE CT	CHARLOTTE NC 28273
6837-40-7303.00	BMS INVESTMENT PROPERTIES LLC		2208 WEST CONE BLVD	GREENSBORO NC 27408
6837-40-8353.00	Martin Ethel G		721 Hanes Ave	Winston Salem NC 27105
6837-40-9353.00	DIAMONDSTAR PRO INC		931 THISTLE RD	PROSPER TX 75078
6837-40-8445.00	SRP WINSTON I LLC		2820 SELWYN AV SUITE 781	CHARLOTTE NC 28209
6837-40-5551.00	Williams Helen		3515 Hemlock Dr	Winston Salem NC 27105
6837-40-6561.00	VENABLE MARIAN LOWERY		2836 NE GILMER AVE	WINSTON SALEM NC 27105
6837-40-5474.00	CRUZ MARCOANTONIO		4480 KIMBALL LN	WINSTON SALEM NC 27103
6837-40-5365.00	CRUZ MARCOANTONIO		4480 KIMBALL LN	WINSTON SALEM NC 27103
6837-40-5671.00	HUMPHREY YURIKO		3525 Hemlock Dr	Winston Salem NC 27105
6837-40-3072.00	GWYN DAVID SCOT		2815 SHILOH CHURCH RD	WINSTON SALEM NC 27105
6837-40-3175.00	SALEM VIEW PROPERTY MANAGEMENT LLC		3050 CENTRE PARK CT	WINSTON-SALEM NC 27107
6836-49-3957.00	Coram Sherri M		135 Norma LN	Advance NC 27006
6837-40-3077.00	SALEM VIEW PROPERTY MANAGEMENT LLC		3050 CENTRE PARK CT	WINSTON-SALEM NC 27107
6837-40-6162.00	Bell Gary E	Bell Vicki	3954 Leinbach Dr	Winston Salem NC 27106
6837-40-5222.00	CRUZ MARCOANTONIO		4480 KIMBALL LN	WINSTON SALEM NC 27103
6837-40-2163.00	Coram Donald C		5230 S Main St	Winston Salem NC 27107
6836-49-0652.00	ADAMS OUTDOOR ADVERTISING LIMITED PARTNERSHIP		2299 SCOTT FUTRELL DR	CHARLOTTE NC 28208
6836-59-0413.00	OMNISOURCE LLC		7575 W JEFFERSON BLVD	FORT WAYNE IN 46804
6837-50-2340.00	CDSF LTD		PO BOX 20109	CANTON OH 44701
6837-50-1614.00	Blue Ridge Investment Co		3539 N Glenn AVE	Winston-Salem NC 27105
6837-40-8695.00	IBUFF LLC		4609 Oak Park Dr	Pfafftown NC 27040
6837-50-0711.00	Blue Ridge Investment Co		3539 N Glenn AVE	Winston-Salem NC 27105
6837-40-7602.00	JONES JEFFERY		3532 N GLENN AVE	WINSTON SALEM NC 27105



October 17, 2025

GKAK PROPERTIES LLC  
6050 TUMBLEWEED TRAIL  
WINSTON SALEM NC 27103

RE: INFORMATION ON PROPOSED REZONING FOR 715 HANES AVE

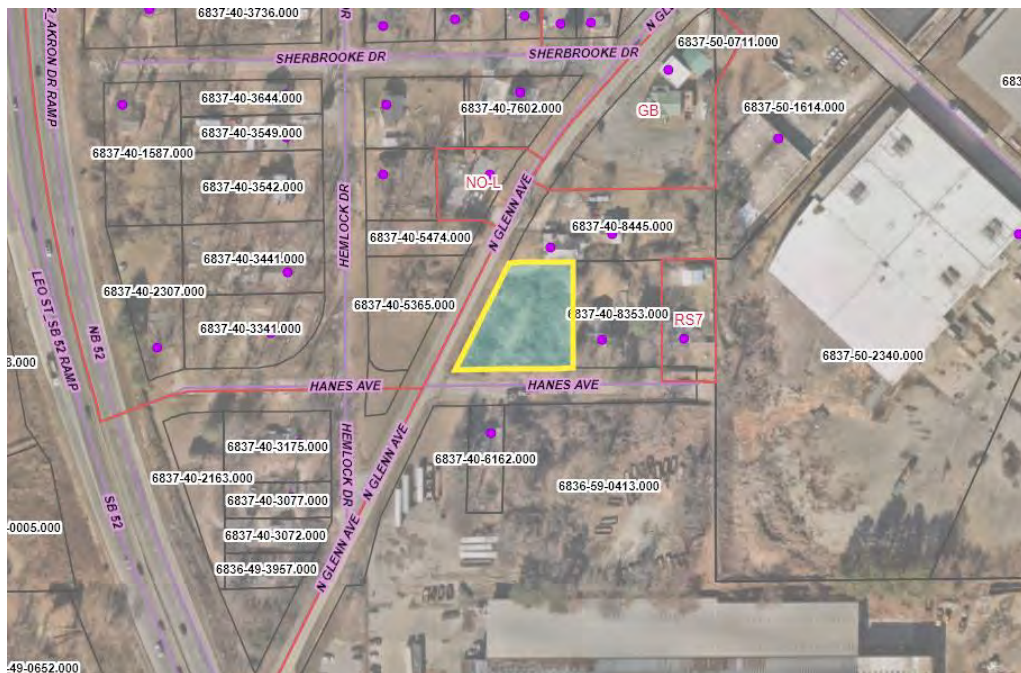
Dear GKAK PROPERTIES LLC:

I am writing in an effort to reach out to the community around the open parcel at 715 Hanes Avenue. The owner is requesting a rezoning of this property from GI (General Industrial) to RS-7 (Urban Residential). The purpose of the rezoning is to considerably reduce the intensity of the use and be able to use the site for residential single family home building. Neighborhood outreach is an important part of the rezoning process to gather feedback that can be addressed prior to the planning board meeting.

This outreach letter is to provide background information and offer an opportunity to present comments on the above mentioned proposed rezoning case located 500' or less from your property.

### BACKGROUND

The rezoning proposal is for approximately 0.44 acres as shown below.



## Key Features of Winston Salem RS-7 Zoning:

The RS-7 district is primarily intended to accommodate high density single family detached dwellings in urban areas. Additional information from the Unified Development Ordinances (UDO) is below:

TABLE 4.5.9: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-7 DISTRICT									
ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM SETBACKS					MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT) [2]	FRONT (FT) [3] [4]	REAR (FT)	SIDE [1]				
					ONE SIDE (FT)	COMBINED (FT)	STREET (FT) [4]		
RS-7	7,000	50	15	20	5	15	15	No Limit	40

NOTES:

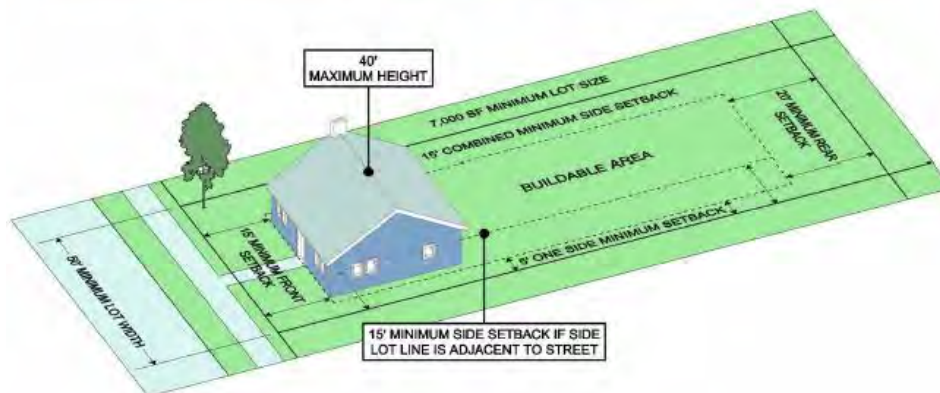
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

[2] Cul-de-sac lots shall be exempt from lot width requirements.

[3] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than ten (10) feet from the requirements of the zoning district in which the lot is located.

[4] Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, *Supplementary Standards For Residential Development In GMA 2 (W)*.

**FIGURE 4.5.9.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-7 DISTRICT**



This site will go through an extensive review by Winston Salem City staff to meet all ordinance and development requirements prior to any home building activities.

## COMMENTS

Please send all comments you may have regarding the rezoning to [acarter@bc-eng.com](mailto:acarter@bc-eng.com). We will summarize all comments received and provide them to the planning staff at least eight (8) days prior to the scheduled Planning Board meeting.

Thank you and we look forward to hearing your comments,

Alex Carter, PE  
Beeson & Carter, PA for the Property Owners