

W-3545 Simpson – University Parkway Oil Change Neighborhood Outreach Report

On August 16, 2022, neighborhood outreach letters were sent to 148 property owners and neighbors within 500 feet of the subject site and beyond. Three (3) property owners reached out with questions and concerns regarding the proposed zoning request.

Residential property owner at 280 Sun View Road called Stimmel Associates and expressed concerns regarding the proposed median that NCDOT was installing on University Parkway as part of U-2729. The owner also expressed concerns regarding safety and mentioned issues regarding surrounding apartments. No specific concerns were expressed regarding the proposed zoning request.

Commercial property owner of 6061 University Parkway, which currently has an oil change business, called Stimmel Associates and expressed concerns regarding the potential addition of another oil change facility and the competition that it would entail. The owner did not support the zoning request that included the use allowing for an oil change business.

The property manager for the Parkway Place Apartments located adjacent to the site reached out to Stimmel Associates via email expressing they had questions and would like further information regarding the zoning request. Stimmel has responded two times to set-up a call to discuss with the property manager and has not received a response.

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

08/16/2022

Neighborhood Outreach Letter

Regarding:

This request is to rezone a 0.49 Acres +/- parcel located along University Parkway. The site is also bound by Penner Street, Sunview Road, and Sunburst Circle. The site is currently zoned Residential Single Family (RS9). The proposed zoning is Highway Business (HB-S) to allow for additional uses including Motor Vehicle, Repair and Maintenance. As a part of this rezoning process the rezoning request and associated site plan is required to be reviewed by the Planning Board and approved by the City Council.

Attached is a Preliminary Site Plan of the proposed development. Please note that as the plan is being reviewed by the City of Winston-Salem, changes to the site plan may be made to address comments.

For further information or to ask any questions regarding the plan please contact Luke Dickey with Stimmel Associates. Luke can be contacted by email at ldickey@stimmelpa.com or he can be contacted by phone at (336) 723-1067.

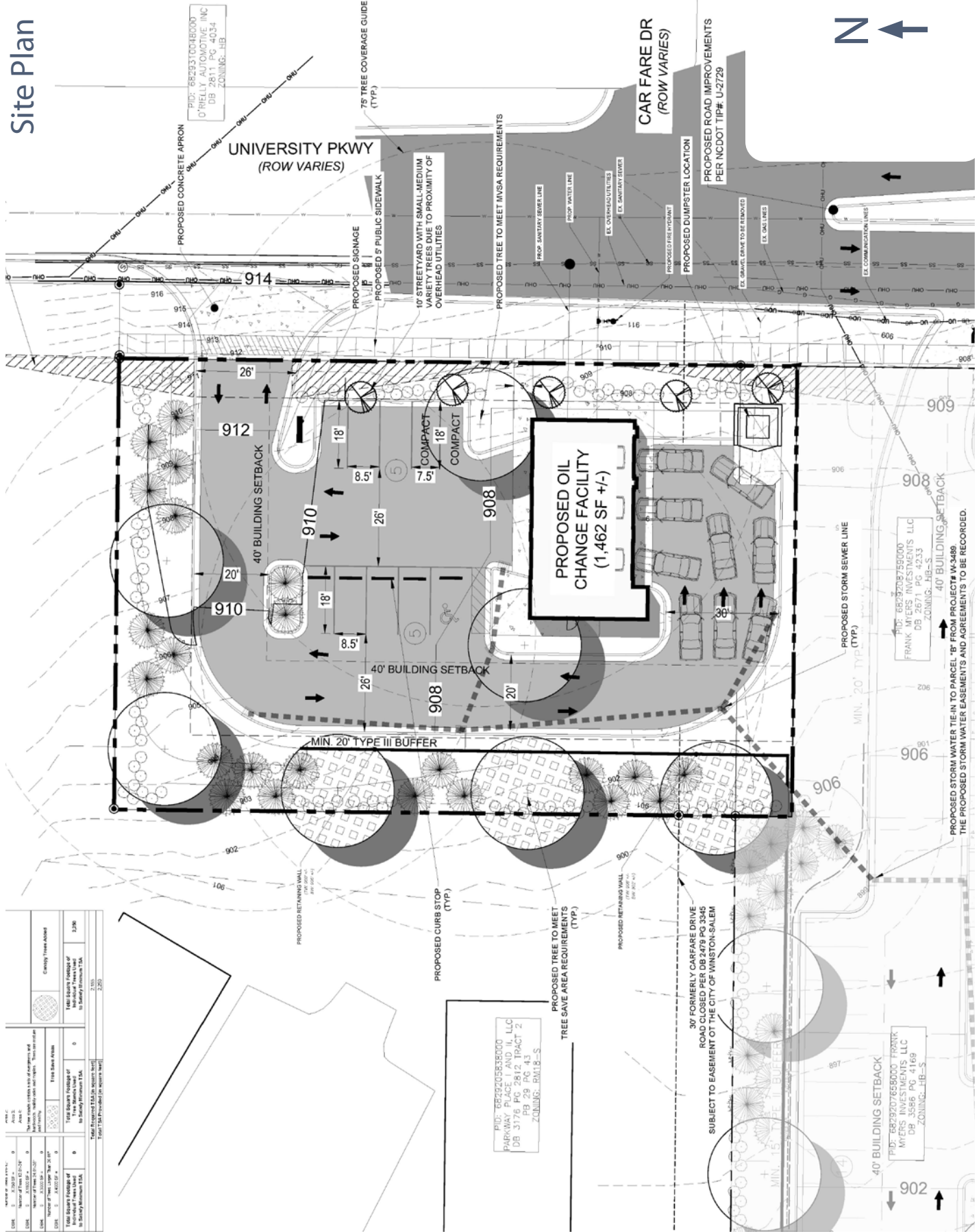




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Site Plan



APPLICANT: FRANK M. MYERS INVESTMENTS, LLC	PROJECT: OIL CHANGE FACILITY
OWNER: FRANK M. MYERS INVESTMENTS, LLC	ADDRESS: 3176 PARKWAY PLACE I AND II, LLC
PROJECT NO: 2022-08	DATE: 08/16/2022
SCALE: AS SHOWN	PROJECT: OIL CHANGE FACILITY
DESIGNER: STIMMEL PA	PROJECT: OIL CHANGE FACILITY
DATE: 08/16/2022	PROJECT: OIL CHANGE FACILITY
PROJECT NO: 2022-08	DATE: 08/16/2022
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DESIGNER: STIMMEL PA	PROJECT: OIL CHANGE FACILITY
DATE: 08/16/2022	PROJECT: OIL CHANGE FACILITY

*This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.