

NEIGHBORHOOD OUTREACH SUMMARY
Carolina Vineyards and Hops
Thursday, November 18, 2021, 6:30 p.m.

Meeting invitations were mailed by the petitioner to the neighbors within an approximate 500-foot radius of the property.

I. Project representatives in attendance included:

- A. Carolinas Vineyards and Hops: Kelli Roberts and Chris Megginson
- B. Engineer – Allied Design, Inc.: Steve Causey

II. The following graphics were provided:

- A. Rezoning and Preliminary Site Plan

III. Available reference materials included:

- A. City/County Planning Board Calendar of Significant Dates
- B. The mailing list and map of the adjacent property owners that were notified

IV. Summary of discussions:

Several residents from the area attended. Attendees were invited to review the proposed site plan. Several informal discussions took place around the site plan. Attendees were advised of the following:

- A. The rezoning application has been submitted to the City and will be heard by the Planning Board at their meeting on December 9; the rezoning request should be heard by the City Council at the first council meeting in January.
- B. The request is to rezone from MU-S to PB-S. The purpose of the request is to allow occupation of the property by the Carolina's Vineyards and Hops business. A summary of the proposed use of the building and grounds was provided. These uses will include the sale of wine and beer, micro-brewery and distillery, a restaurant, urban vineyards, retail store, outdoor events, special events center and hotel/motel (air bnb type use).
- C. The existing building will remain and be remodeled and improved.
- D. The proposed tentative outside landscape and hardscape improvements were identified.
- E. Attendees expressed concerns about security from and the use of the adjacent property on the corner.
- F. Attendees generally seemed pleased that the property will be improved and re-developed and expressed no real concerns about or opposition to the rezoning request.

V. Attachments:

- A. List of Attendees
- B. Mailing List
- C. Map of adjacent properties notified



1111 South Marshall Street, Suite 184
Winston-Salem, NC 27101
info@CVandH.com

November 8, 2021

SUBJECT: Re-Zoning of 408 West Salem Avenue Property from MU-S to PB-S

Dear Neighbor:

We have filed a rezoning petition with the City/County Planning Department for the property located at 408 West Salem Avenue. Enclosed is a copy of the proposed site plan. The property is currently zoned Multi-Use – Special Use (MU-S) and we are requesting a rezoning to Pedestrian Business – Special Use (PB-S). You may see a notification from the City of Winston-Salem on or around November 24, 2021, regarding this matter.

We would like to invite you to stop by Carolina’s Vineyards & Hops located at 1111 South Marshall Street, Suite 184, for an informal drop-in meeting regarding the proposed development on **Thursday, November 18, 2021, from 6:30 to 8:00 p.m.** We would appreciate hearing any concerns or interest you have about our re-zoning request. At this meeting, we can explain our request and hopefully answer any questions you may have. Representatives from the land developer and the engineer will be present at the meeting.

In keeping with the latest CDC guidance and City of Winston-Salem ordinance, masks or other face coverings will be required.

Christopher Megginson (President of Carolina’s Vineyards & Hops)
Owner and Manager
Gateway Sustainability Village, LLC (Developer)
(336) 448-1284

Southeast Gateway Ventures Llc
1315 S Main ST
Winston-Salem NC 27127

Tuwella Llc
197 Haywood DR
Advance NC 27006

Duke Power Co
PO BOX 1007
Charlotte NC 28201

Mclain Consulting Services Llc
615 Rugby RD
Winston-Salem NC 27106

ADRIAN MARLIN WAYNE
1111 MARSHALL ST #464
WINSTON SALEM NC 27101

Mclain Consulting Services Llc
615 Rugby RD
Winston-Salem NC 27106

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

Flagship 1405 Broad Street Llc
2701 Coltsgate RD, STE 300
CHARLOTTE NC 28211

Mclain Consulting Services Llc
615 Rugby RD
Winston-Salem NC 27106

STEVENS JUDY
1111 340 MARSHALL ST
WINSTON SALEM NC 27101

Old Salem Inc
PO BOX F
Winston Salem NC 27108

JOCEGOR LLC
1111 S MARSHALL ST SUITE 732
WINSTON-SALEM NC 27101

WBD INVESTMENT PROPERTIES LLC
380 Hanover Arms Ct, Apt D
Winston Salem NC 27104

Miller Jack K
1010 S Poplar St
Winston Salem NC 27101

STROUPE AND STROUPE LLC
1107 RIVERBEND DR
ADVANCE NC 27006

UNCSA FOUNDATION MANAGEMENT LLC
1533 S Main St
Winston Salem NC 27127

FERRELL BRENT
1111 388 Marshall St
Winston Salem NC 27101

Mclain Consulting Services Llc
615 Rugby RD
Winston-Salem NC 27106

Old Salem Incorporated
PO BOX F
Winston Salem NC 27108

Mclain Consulting Services Llc
615 Rugby RD
Winston-Salem NC 27106

Cox W F & Co Inc
907 S Broad ST
Winston-Salem NC 27101

GREENWAY LOFTS LLC
5004 Knob View Trl
Winston Salem NC 27104

SOUTHEAST GATEWAY VENTURES LLC
1315 S MAIN ST
WINSTON-SALEM NC 27127

WINSTON TOWNE SOUTH LLC
PO BOX 1538
PILOT MOUNTAIN NC 27041

Green Tree Baptist Church Inc
930 S Broad ST
Winston-Salem NC 27101

Peacemakers Property Management Llc
1068 W 4Th ST
Winston Salem NC 27101

1001 S MARSHALL MM LLC
410 N BOYLAN AVE STE 176
RALEIGH NC 27603

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Cox W F & Co Inc
907 S Broad ST
Winston-Salem NC 27101

Cox W F & Co Inc
907 S Broad ST
Winston-Salem NC 27101

SOUTHEAST GATEWAY VENTURES LLC
1315 S MAIN ST
WINSTON-SALEM NC 27127

Old Salem Inc
PO BOX F
Winston Salem NC 27108

Old Salem Inc
600 S Main ST
Winston-Salem NC 27101

JOCEGOR LLC
518 OAKLAWN AVE
WINSTON SALEM NC 27104

ADAMS TIMOTHY W
1111 472 S MARSHALL ST
WINSTON SALEM NC 27101

Old Salem Inc
600 S Main ST
Winston-Salem NC 27101

MITCHCO INC
1111 S MARSHALL ST STE 172
WINSTON SALEM NC 27101

Mclain Consulting Services Llc
615 Rugby RD
Winston-Salem NC 27106

SIMS DANNY NEAL
1111 SW MARSHALL ST CONDO 364
WINSTON SALEM NC 27101

Boyle Harold Lauren
347 Lake Point Ln
Belews Creek NC 27009

Messick Patricia Lee
1111 S Marshall St, Ste 178
Winston Salem NC 27101

JUVENTUS INVESTMENTS LLC
807 N Trade St
Winston Salem NC 27101

1315 S MAIN WS LLC
1315 S MAIN ST
WINSTON SALEM NC 27127

FALEY CAROL
415 S Poplar St
Winston Salem NC 27101

SKYDRAGON LLC
1315 S MAIN ST
WINSTON SALEM NC 27127

Transou Randal L
544 Lori Ln
Winston Salem NC 27127

SEMELKA CHARLES THOMAS
1111 S MARSHALL ST, UNIT 488
WINSTON SALEM NC 27101

Earls Christopher Todd
913 Mulberry St
Winston Salem NC 27101

Mclain Consulting Services Llc
615 Rugby RD
Winston-Salem NC 27106

CITY OF WINSTON SALEM
101 N MAIN ST
WINSTON SALEM NC 27101

Wintermans Llc
1128 Main ST
CINCINNATI OH 45202

SUMMIT PROPERTY HOLDINGS LLC
807 N TRADE ST
WINSTON-SALEM NC 27101

FLAGSHIP WEST SALEM LLC
2701 COLTSGATE RD STE 300
CHARLOTTE NC 28211

Summit Condominium @ Gateway Owners Association Inc
301 Brookstown AVE, STE 300
Winston Salem NC 27101

1001 S MARSHALL MM LLC
2400 BOSTON ST SUITE 404
BALTIMORE MD 21224

Green Tree Baptist Church Inc
930 S Broad ST
Winston-Salem NC 27101

Green Tree Baptist Church Inc
930 S Broad ST
Winston-Salem NC 27101

Green Tree Baptist Church Inc
930 S Broad ST
Winston-Salem NC 27101

WE BUY HOUSES OF THE TRIAD LLC
361 WEST END BLVD
WINSTON-SALEM NC 27101

Duke Power Co
422 S Church ST
Charlotte NC 28202

CALLOWAY THOMAS D
119 BROOKSTOWN AVE STE 100
WINSTON SALEM NC 27101

PARKINSON NEAL
1111 496 MARSHALL ST
WINSTON SALEM NC 27101

Triplett Buel Stephen
615 Walnut ST
Winston Salem NC 27101

Daugherty James A
2588 W Clemmons Rd
Winston Salem NC 27127

Gateway Sustainability Village Llc
1111 S Marshall ST
Winston-Salem NC 27101

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Mclain Consulting Services Llc
615 Rugby RD
Winston-Salem NC 27106

LANG CURTIS
1111 480 S MARSHALL ST
WINSTON SALEM NC 27101

Tuwella Llc
197 Haywood DR
Advance NC 27006

CITY OF WINSTON SALEM
101 N MAIN ST
WINSTON SALEM NC 27101

FDCS PROPERTIES LLC
904 S Marshall St
Winston Salem NC 27101

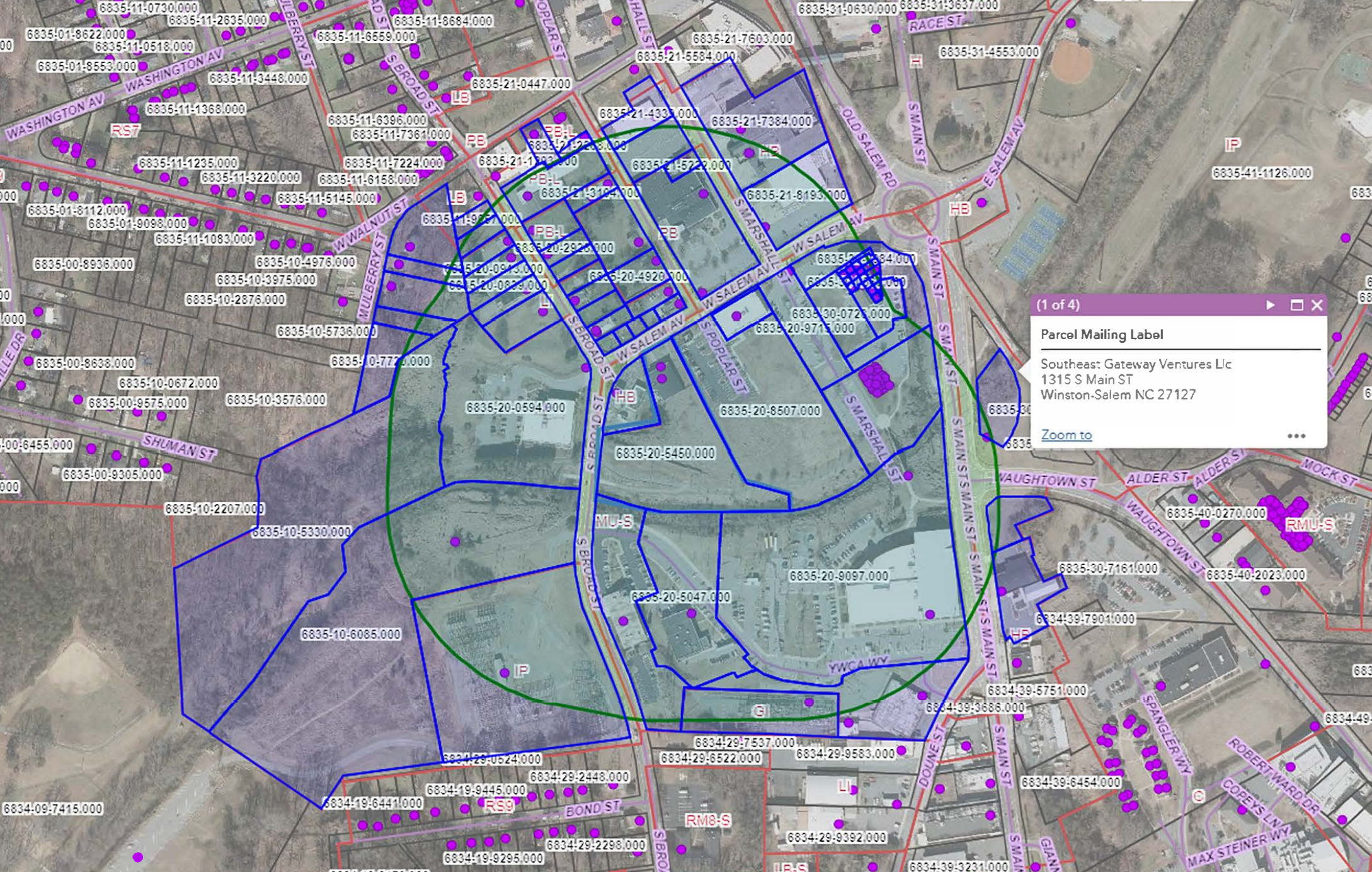
ENRICHMENT CENTER THE
1006 S MARSHALL ST
WINSTON SALEM NC 27101

RICHIEZ GWENDOLYN
5042 BAUX MOUNTAIN RD
WINSTON SALEM NC 27105

EC WINSTON LLC
11416 E INDEPENDENCE BLVD SUITE N
MATTHEWS NC 28105

EBERT DEVELOPMENT LLC
5005 KNOB VIEW TRL
WINSTON SALEM NC 27104

JOHNSON RHONDA LAMOUR
1007 S BROAD ST
WINSTON SALEM NC 27101



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Parcel Mailing Label

Southeast Gateway Ventures Llc
1315 S Main ST
Winston-Salem NC 27127

[Zoom to](#) ⋮