

SUMMARY OF NEIGHBORHOOD MEETING
ZONING DOCKET W-3422
Tuesday 6:00 p.m., October 1, 2019
Allied Design, Inc. – 4720 Kester Mill Road

A neighborhood meeting was held with the neighbors at the office of Allied Design. Meeting invitations were mailed by the petitioner to the neighbors within an approximate 500-foot radius of the property. The mailing list of the property owners that the notice was sent to is attached. A summary of the meeting follows:

Adjacent property owners in attendance were:

Ms. Virginia Grace Shutt, Mrs. Andrea Shutt Cox, Ms. Mary Ann Coffey and Mr. Dale Gramley

In attendance for the petitioner were: Steve Causey and Gene Lowder.

A copy of an aerial site plan showing the subject property was provided; an aerial map and the County GIS website were displayed on a video screen.

A summary of the discussions follows:

1. A summary of the properties included in the request was provided as well as a history of the property ownership. Recent development and rezoning activity in the area were discussed.
2. It was explained the at the request before the Planning Board is for approval of a Limited Industrial, limited use rezoning (LI-L). The possible uses were discussed. Adjoiners were advised that the request is consistent with the recommendation in the Southeast Forsyth County Area Plan and they seemed to be aware. The heavier industrial uses allowed in GI that had outdoor manufacturing and that created dust and noise would not be allowed. The adjacent property owners expressed concern about the uses: commercial “strip mall”, tattoo parlor, mobile homes and adult entertainment. They were advised that these uses were not allowed.
3. It was explained that the northern Salem Creek parcel would be sold to Gene Lowder pending the re-zoning approval that and there were no immediate plans for the parcels along Kester Mill Road. A variety of likely development scenarios were discussed. This included options for development of the property by Allied/Salem Creek, purchase of the Saylor property by Salem Creek, or possible sale of both the Salem Creek and Saylor properties individually or together.
4. The buffereyard and setback requirements were discussed. Adjoiners were advised that a Type III buffereyard would be required with a 20’ minimum width; a 40’ building setback would be required against residential properties; a 20’ street setback is required. It was explained that a wider buffer could be provided with fewer plantings. The existing 50’ special use buffer was discussed; they were advised that it would remain in place on the existing lots not included in the rezoning petition. They were advised that Planning Staff had asked if the petitioner would consider a 40’ wide buffer with the 20’ plantings. Adjoiners were advised that likely the petitioner would agree to a 30’ wide buffer along the

eastern edge of the Saylor property. The maximum building height was discussed and they were advised that it would be at least 40' [it was later confirmed that it could actually be 70'].

5. The proposed request will be heard at the City/County Planning Board at their Public Hearing on October 10, 2019, at 4:30 p.m.

Some of the specific questions and concerns that were raised by the neighbors included:

Comment: Neighbors complained that a truck is parking on the property at 695 Blue Rock Court. Gene Lowder advised that the truck is parked without his consent and agreed to contact the owner and have them remove the truck.

Comment: Neighbors commented that dust was a problem during previous development.

Comment: The neighbors observed that it would be difficult to sell their properties at a price that would allow them to relocate. They were concerned that the development would occur around their properties.

The meeting was concluded at 7:10 p.m.

**Salem Creek Properties, LLC
4720 Kester Mill Road
Winston-Salem, North Carolina 27103**

September 23, 2019

SUBJECT: Re-Zoning for 4785 and 4801 Kester Mill Road and 645 Blue Rock Court

Dear Neighbor:

We are the Owners of the property located at 4801 Kester Mill Road. Along with the Owner of the property located at 4785 Kester Mill Road (Mr. Bruce Saylor), and the Owner of the property located at 645 Blue Rock Court (Mr. Gene Lowder), we have filed a rezoning petition with the City/County Planning Department. Attached is a map illustrating the properties included in the request and the proposed zoning.

The "Southwest Suburban Area Plan" as prepared by the City County Planning Department and adopted by City Council in 2018 identifies the subject area to be zoned as "Industrial". Our request is consistent with their recommendations. More information regarding the Land Use Plan can be found at:

<http://www.cityofws.org/Departments/Planning/Area-Plans/Legacy-Update-Series/Southwest-Suburban>

You will see an advertisement for the re-zoning posted at the property on or around September 25. The City/County Planning Board will consider the request at their public hearing on October 10, 2019, and the request will be heard by the City Council likely some time in November. These are public meetings and you are welcome to attend. You can find out more about the re-zoning status and process at the City's website:

<http://www.cityofws.org/departments/planning/zoning-and-subdivision/monthly-zoning>

We would like to invite you to stop by our office for an informal meeting regarding the request on **Tuesday, October 1, 2019, from 6:00 pm to 7:00 pm**. At this time we can explain our request and hopefully answer any questions you may have. If you cannot make this date and time, our office is located at 4720 Kester Mill Road and we invite you to stop by to discuss any questions or concerns you may have. Our office hours are Monday through Friday, 8:00 am to 5:00 pm. We welcome and appreciate your feedback and comments.

Steve Causey

(336) 397-1216



Lower
Exist. Zoning: GI
and GI-S

Salem Creek Exist.
Zoning : RS-9

Saylor Exist.
Zoning: RS-9

Salem Creek
Properties Exist.
Zoning: RS-9
Saylor
Exist. Zoning: RS-9

Prop. LUL Zoning Line

Smith Royce B
360 Hastings Hill Rd
Kernersville NC 27284

Cox Andrea Shutt
4773 Kester Mill Rd
Winston Salem NC 27103

LONG BENJAMIN R
113 WEATHERSFIELD DR
DURHAM NC 27713

Boles Colen C
4765 Kester Mill Rd
Winston Salem NC 27103

Boles Colen C
4765 Kester Mill Rd
Winston Salem NC 27103

Tatton Park Condominium
Homeowners Association
110 Oakwood Drive, Suite 500
Winston Salem NC 27103

Taylor Development Group LLC
1645 Westbrook Plaza DR
Winston-Salem NC 27103

Cox Olivia T
4835 Kester Mill Rd
Winston Salem NC 27103

ABORDO EDUARDO
7888 Newhaven Dr
Oak Ridge NC 27310

BOLES JEFF
4755 Kirk Rd
Winston Salem NC 27103

Branham James C
4824 Kester Mill Rd
Winston Salem NC 27103

DONELSON SANDRA J
6318 LICHFIELD LN
SARASOTA FL 34241

HLD Properties LLC
3050 Old Lexington RD
WINSTON-SALEM NC 27107

Lopez Martin Salinas
4802 Kester Mill Rd
Winston Salem NC 27103

Cox Roy Wilburn
4838 Kester Mill Ct
Winston Salem NC 27103

Shutt Virginia Grace
4769 Kester Mill Rd
Winston Salem NC 27103

COFFEY MARY ANN
4800 Kester Mill Rd
Winston Salem NC 27103

LENSINGER HOLDINGS GROUP
LLC 1860 NC HWY 801 S #2341
ADVANCE NC 27006

David E Shaw Revocable Trust
2635 Belwick DR
Winston-Salem NC 27106

James Patricia Ann
4225 Hanover Rd
Winston Salem NC 27127

Gramley Dale H
4849 Kester Mill Rd
Winston Salem NC 27103

Fma Lie
4825 Commercial Plaza
ST Winston-Salem NC
27104