

Lisa Boecker Realtor
Wilkinson ERA Real Estate
lisa@boecker-realestate.com 751 W 4th St Suite 110
Winston-Salem NC 27101
336-416-6821

July 5th 2022

RE: Recap of neighborhood outreach for rezoning of project ID774136

Dear Planning Team:

The following neighborhood outreach was conducted for the rezoning of the vacant land parcels (Tax pins 6806-13-5200, 6806-13-1703, 6806-13-8850) that are accessed via Robinhood Rd in Winston-Salem, from RS20 to RS9

- On June 25th approximately 129 letters were mailed to residents located within 500ft surrounding the property line. (See attached). We received ten responses, six of which were for the link to the zoom meeting. In addition to the six families/individuals that attended the Zoom meeting John Marsh, David Janeway, Jessica Telligman and Calen Butler also reached out via phone or email with questions. The questions were as follows.
 - Clarification of where the property and Robinhood Rd access was in relation to their homes.
 - Better understanding of what was being planned for development
 - Concern that the neighborhood might have a southern border access that would create “cut-through” traffic from Robinhood to New Sherwood via Buttonwood. We assured them the only access will be from Robinhood ending in a Cul de sac.
- A virtual meeting was held on July 1st from 4:00pm – 5:00 pm via Zoom that five families attended. (Amy Starnes, David Lusk, Victoria Frye, D Moody, Barbara Allen and spouse and Denise Gunter) attended. The questions centered around road access, tree preservation and clarification regarding location and the number of homes/ lots to be developed.

Overall, we were able to answer/ satisfy everyone’s concerns that reached out. In fact, they seemed pleased with the concept for minimal development /only 6 lots vs what alternative plans could have been put forward.

Attached please find the letter and exhibits we mailed out and discussed via our zoom call.

Sincerely,

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June 24th 2022

RE: Notification of rezoning of an adjacent property from RS20 (special use) to RS9 (residential single family)

Dear Homeowner:

A buyer client, with the permission of the seller has submitted a request to the Winston-Salem City Planning Department to rezone three adjacent vacant land parcels. In accordance with the Winston-Salem City Zoning process, we are officially notifying all homeowners within 500 ft of the proposed rezoning property lines.

The vacant land parcels (Tax pins 6806-13-5200, 6806-13-1703, 6806-13-8850) totaling fifty-four acres are accessed via Robinhood Rd and are currently zoned RS20 special use. We are requesting they be rezoned back to RS9 residential single family. Attached find the Exhibit 1 Vicinity Map that shows the location of the parcels.

In 2006, the fifty-four acres were approved for RS20 special use zoning based on a concept for an Equestrian Community consisting of 30 home lots, an equestrian center, barns, stables offices and parking lot. This concept did not move forward. See Exhibit 2 Dreamcatchers Farm concept.

Our buyer is proposing a Minor Subdivision consisting of six home lots extending the current Robinhood Rd access as a private drive. The six-home community will have lots ranging from 2.5 to 26 acres. A substantial portion of the fifty-four acres is in the flood plain and will not be impacted in the building process but will serve as a large buffer to the surrounding homes. See Exhibit 3 Proposed Concept.

We are reaching out prior to the August 2nd city council meeting when the rezoning will be decided. If you have questions or concerns, please contact Lisa Boecker at 336-416-6821 or email lisa@boecker-realestate.com

Additionally, we will hold a virtual meeting on July 1st from 4:00pm – 5:pm via Zoom for any interested parties. Please email lisa@boecker-realestate.com by 2pm on July 1st for the invite link.

Sincerely,

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EXHIBIT 1 VICINITY MAP

REZONING

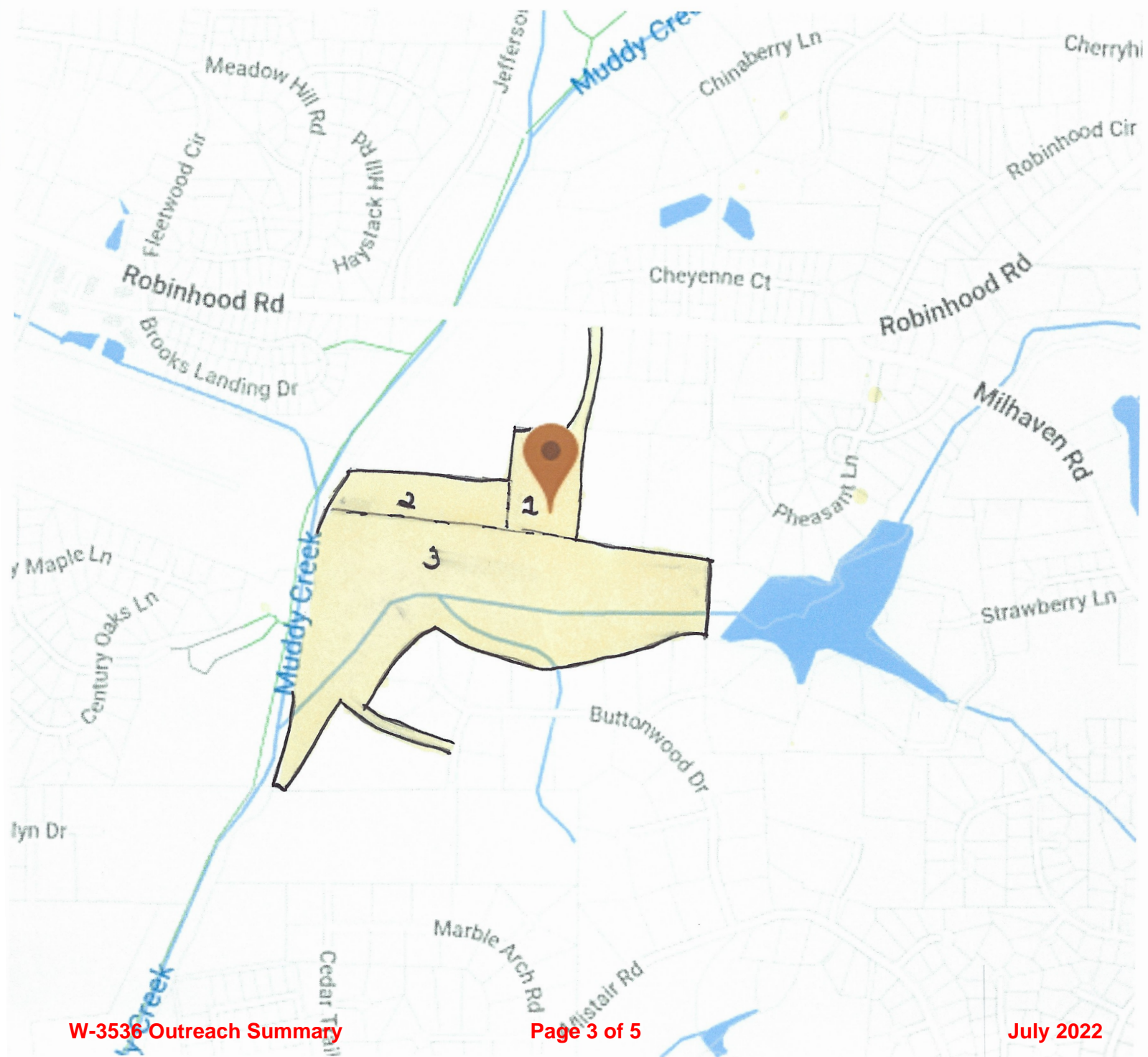
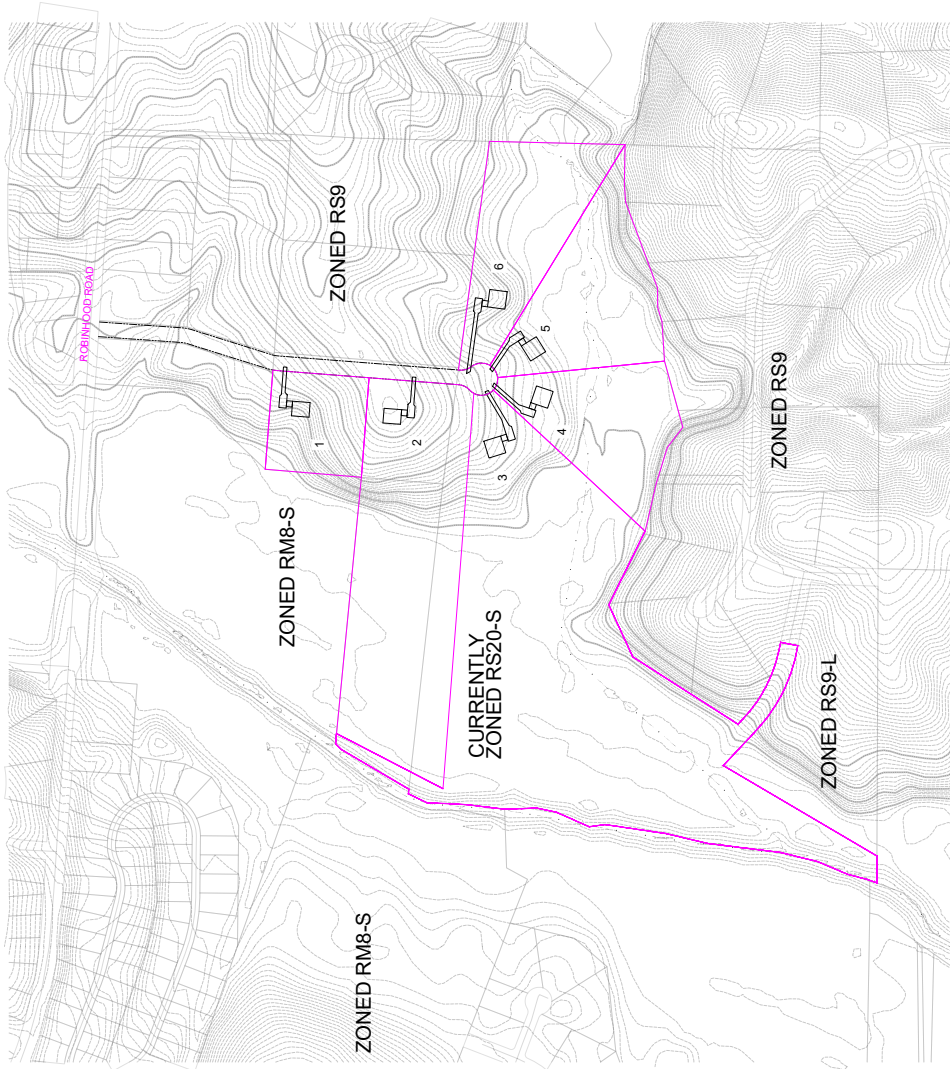


EXHIBIT 3 2022 CONCEPT



LOT MATRIX	
LOT 1	2.56AC
LOT 2	10.97AC
LOT 3	25.82AC
LOT 4	4.53AC
LOT 5	5.28AC
LOT 6	4.98AC
54.14 AC TOTAL	

REZONING EXHIBIT
4420 ROBINHOOD ROAD
JUNE 3, 2022
1" = 200'