

W-3596 Brookridge Neighborhood Outreach Report

On August 30, 2023, 295 outreach letters were sent to property owners and neighbors within 500 feet of the subject site and beyond. The letters provided a summary of the proposed rezoning request to C-L from RM18-S, RM12-S, RS9-S, RS9, and NO-S as well as an illustrative site plan of the proposed development. Nine (9) neighbors responded to the invitation with two (2) neighbors not able to attend and requested information. An online Microsoft Teams meeting was held on September 19, 2023 at 5:30 pm.

Correspondence Prior to Meeting:

- 1) A neighbor on Idlewilde Heath Drive called to discuss the proposed rezoning and illustrative concept plan.
- 2) A neighbor on Idlewilde Drive reached out with questions.
 - a) Will the development connect to Fred's Road? – Response was that any connection made to Freds Road would be a gated emergency access drive. Petitioner is working with Planning Staff to add a condition to the zoning request.
 - b) How many townhomes/residences proposed? – Response was that the zoning request did not include a site plan. The illustrative concept plan provided was to show potential uses and areas of future development. Specific number of units could not be provided at this time.
 - c) If a Child Day Care provided will it be open for others? – Response was that the Child Day Care would serve existing employees and be open to the public.

Online Meeting:

Seven (7) neighbors attended the online meeting. Five (5) joined online and two (2) joined by phone. An overview of the zoning request, overall zoning process, landscape buffers, site access, and proposed uses was shared. Please refer to attached exhibits.

Representatives included: Luke Dickey (Stimmel), Stephen Owen (Stimmel), Reed Vanderslik (Brookridge/Thrivemore) Caludia Barrett (Imprints Cares)

After the presentation and zoning overview, the floor was opened for questions.

- 1) A neighbor asked about the entrance for the day care facility.

Response was the existing drive to the office building off Bethabara Road would be the general location of the access drive. A secondary access would be provided to Hayes Forest Drive after the gated entrance for employee/internal access. This internal drive connection would be gated.

- 2) A neighbor asked what the development timeframe would be.
Response was the conceptual master plan was preliminary and represented an approximate 10 to 15 year development timeframe. A combined administrative office and child day care facility would be the first project to move forward.

No other questions were asked at the meeting.

Correspondence after the meeting.

- 1) A neighbor on Idlewilde Heath Drive called after the meeting to ask additional questions.
- a) Would the existing house/office and barn behind the properties on Idlewilde Heath Drive be torn down? – **Response was they would be removed.**
 - b) What is the proposed size of the new building? – **Response was that plans are still in the preliminary stages/programming and not final size has not been determined.**
 - c) Expressed concerns regarding noise from a day care facility.
 - d) Asked about stormwater and erosion. – **Response was erosion control and stormwater management plans would be required meeting the City's requirements. Based on existing topography, stormwater discharge would be to the west of the Idlewilde Heath Court properties and would continue to the west away from the neighbors.**
 - e) What is the timeframe for the office/child day care facility. – **Response was that it is still within the planning stages. Final design and permitting schedule has not been established.**
 - f) How many children? – **Response was that was yet to be finalized.**
 - g) Another building was shown close the neighbors on the conceptual plan. What was that building and its development timeframe? – **Response was that the conceptual master plan was looking at potential development areas and potential uses. In this case the building was an independent residential facility. At this time, there are no plans to develop this portion of the site for an independent residential building.**
 - h) Would plans be shared with neighbors once they are further developed? – **Response as that a Child Day Care Center requires Planning Board review of which includes a site plan. Would mention to Brookridge the request to share plans once developed.**

Please refer to attached letter and plans/exhibits from the meeting.

Respectfully submitted,



Luke Dickey, PLA
Vice President
Stimmel Associates, P.A.



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August 29, 2023

Site Plan



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

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3545 MILLHAVEN RD
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DC GWINNETT PROPERTIES LLC
PO BOX 1675
CLEMMONS NC 27012

Bruggen Joel T
127 Friendship Cir
Winston Salem NC 27106

McKenzie Family Trust
3 Owen CT
Irvine CA 92617

ASKEW REBECCA B
182 IDLEWILDE DR
WINSTON SALEM NC 27106

FREDS ROAD LLC
2720 C REYNOLDA RD
WINSTON SALEM NC 27106

Watkins Bettie
3861 Freds Rd
Winston Salem NC 27106

Fulk Charles H
1240 Idlewilde Heath Dr
Winston Salem NC 27106

Johnson Allen Daniel
335 Friendship Cir
Winston Salem NC 27106

Wake Forest University
PO BOX 7201
WINSTON SALEM NC 27109

HOWERTON DAVIS DESTANAE RASHA
532 TIMBERLINE RIDGE LN
WINSTON SALEM NC 27106

STANLEY MITZI A
130 Alpine Ct
Winston Salem NC 27104

STEPHENS ELISABETH C
1141 EDGEBROOK DR
WINSTON SALEM NC 27106

ADEFUNMI AKANKE
823 SCHOLASTIC DR
WINSTON-SALEM NC 27106

Park William C
901 Idlewilde Heath Ct
Winston Salem NC 27106

Smithdeal Bonnie Lynn
193 IDLEWILDE DR
WINSTON SALEM NC 27106

FRIENDSHIP GARDEN LLC
PO BOX 4025
GREENSBORO NC 27404

WOLFE DENS LLC
4104 STILLWATER DR
WINSTON-SALEM NC 27106

GREER BECKY H
1200 IDLEWILDE HEATH DR
WINSTON SALEM NC 27106

Cross Creek Associates
125 Scaleybark RD
Charlotte NC 28209

NUNN PROPERTIES LLC
411 SCHOLASTIC DR
WINSTON SALEM NC 27106

Honeycutt Matthew W
230 Friendship Cir
Winston Salem NC 27106

Wilson Charles E
1177 Edgebrook Dr
Winston Salem NC 27106

Liberty Healthcare Properties of Silas
Creek LLC
2334 S Forty First
WILMINGTON NC 28403

Taylor Michael Anthony
3849 RURAL RETREAT RD
BURLINGTON NC 27215

STEPHENS ELISABETH C
1141 EDGEBROOK DR
WINSTON SALEM NC 27106

JOHN D AND BILLIE JO JUICESTEPTO
LIVING TRUST
114 IDLEWILDE DR
WINSTON SALEM NC 27106

Kinder Donald
5425 Indian Trail Ct
Westlake Village CA 91362

NARCISO JOSE PACAVIRA
822 TIMBERLINE RIDGE CT
WINSTON-SALEM NC 27106

Wake Forest University
PO BOX 7201
WINSTON SALEM NC 27109

IDLEWILDE HOMES LLC
3545 MILLHAVEN RD
WINSTON SALEM NC 27106

FERNANDEZ NEIL
624 SCHOLASTIC DR
WINSTON-SALEM NC 27106

SILMAN ALYCIA K
1426 OLDTOWN RD
WINSTON SALEM NC 27106

PHIBBS SPENCER GREY
433 Timberline Ridge Ct
Winston Salem NC 27106

Hickory Glen Homeowners Assoc
PO BOX 99
Chapel Hill NC 27514

LEWITT DAVID P
1110 CYPRESS CIR
WINSTON-SALEM NC 27106

Witherspoon Bobby
1088 Hickory Glen Rd
Winston Salem NC 27106

Anders & Associates
2050 S Stratford RD
Winston-Salem NC 27103

Koufman Lois E
1457 Old Town Rd
Winston Salem NC 27106

POHLMAN DOUGLAS W
8394 TIMBER CREEK DR
PIKE ROAD AL 36064

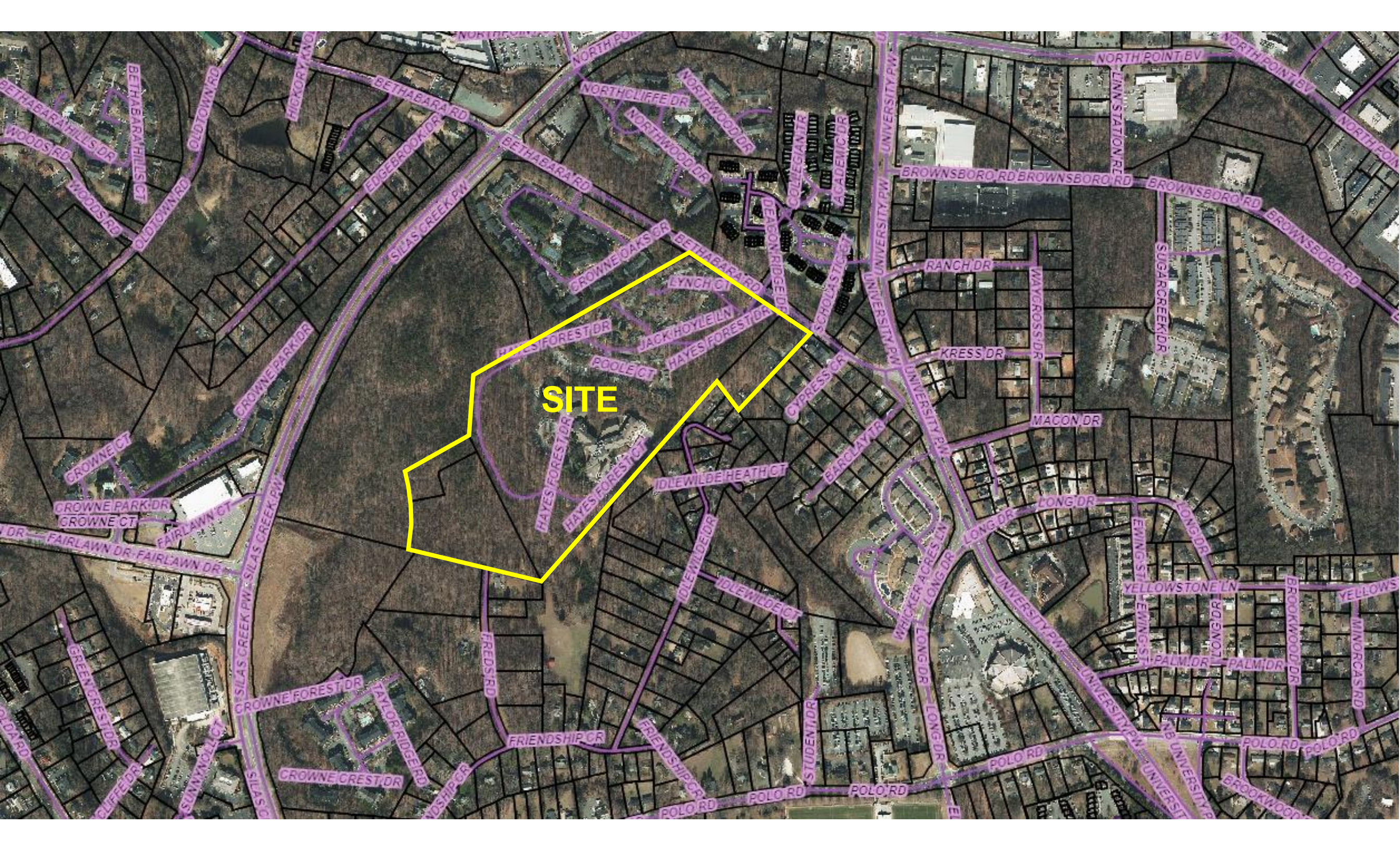
Mcgee Derenda
9800 Rodden Rd
Oakdale CA 95361

Self Eugene H
1151 Barclay Ter
Winston Salem NC 27106

Thrivemore – Brookridge Retirement Community

City of Winston-Salem, NC





SITE

Existing Zoning

Site Area: 46.31 Acres +/-

5 DIFFERENT ZONING DISTRICTS

- Single Family (RS9 & RS9-S)
- Multifamily (RM12-S & RM18-S)
- Neighborhood Office (NO-S)



MASTER PLAN

PROPOSED ZONING

Campus – Limited (C-L)

Limiting Uses to Following:

- Life Care Community
- Nursing Care Institution
- Child Day Care Center
- Child Care, Drop-in

Primary Development Areas

- 1) Memory Care
- 2) Future Residential
- 3) Child Day Care & Office



MASTER PLAN

ACCESS LOCATIONS

- 1) Existing Entrance on Bethabara Road
- 2) Child Day Care Center & Office – Bethabara Road (with additional interior access beyond gated entrance)
- 3) Gated Emergency Access Only on Freds Road



MASTER PLAN

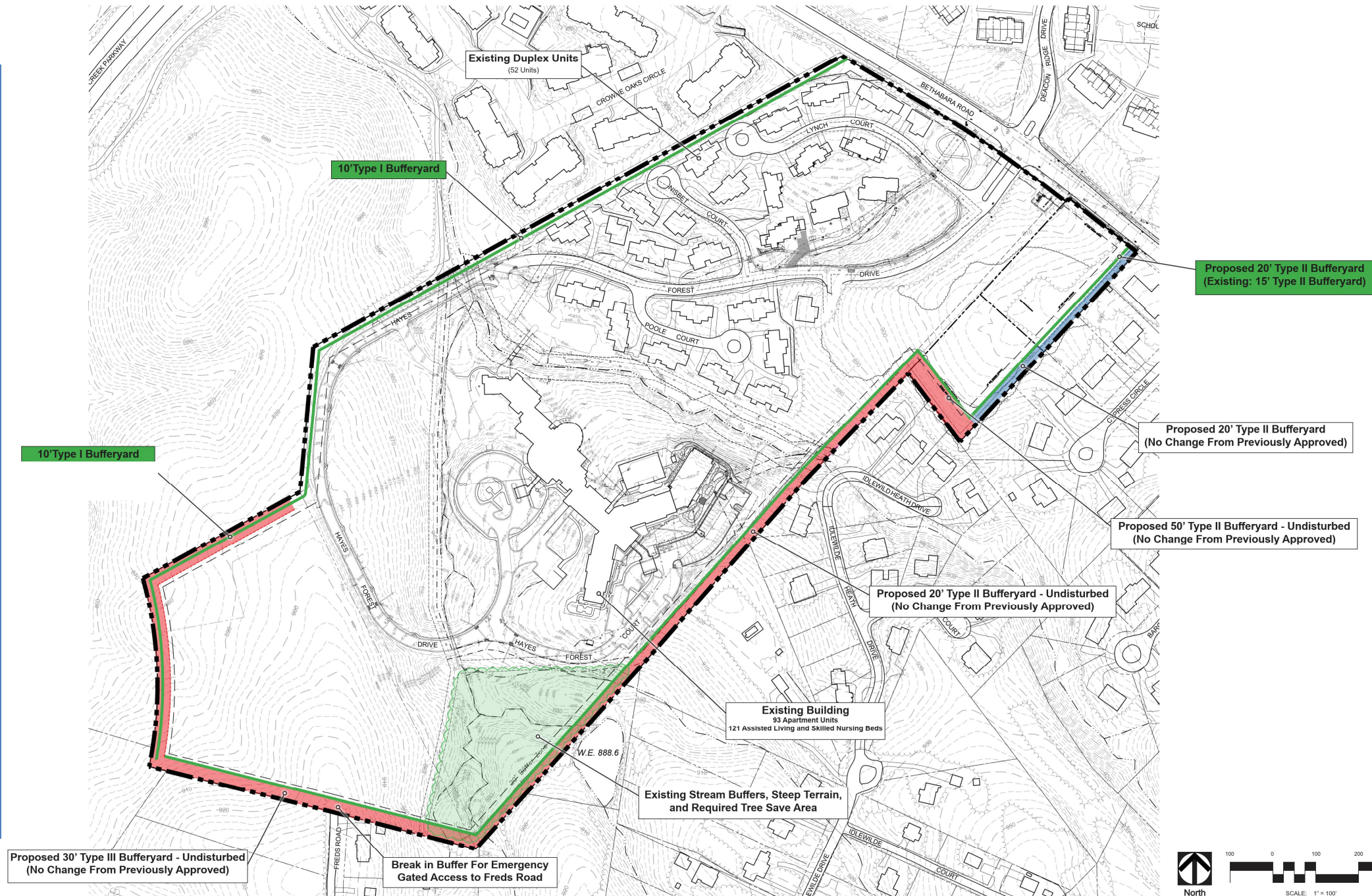
PRELIMINARY CONCEPTUAL PLAN



MASTER PLAN

BUFFER YARDS

Previously Agreed Upon Buffer Requirements Adjacent to Residential Properties to Remain



Bufferyard Requirement

TABLE 6.3.2.A.1: BUFFERYARD REQUIREMENTS					
ZONING DISTRICT OF DEVELOPING PROPERTY	ZONING DISTRICT OF ADJACENT PROPERTY				
	SFR	MFR	LIC	HIC	IND
Single Family Residential (SFR)	None	None	None	None	None
Multifamily Residential (MFR)	II	None	None	I [1]	I [1]
Low Intensity Commercial (LIC)	II	I [2]	None	None	None
High Intensity Commercial (HIC)	↑	↑	None	None	None
Industrial (IND)	↑	↑	I	None	None

NOTES:
 [1] Type I Bufferyard required if no bufferyard is provided on developed adjacent property designated as high intensity commercial (HIC) or industrial (IND) zoning types.
 [2] Whenever a residential use in the PB District shares a side yard boundary line with a lot in a residential district, the requirements of Section 4.1.4C.8, Special Yard Requirements Where Nonresidential Districts Adjoin Residential Districts, shall apply.

b. TYPE II BUFFERYARD

- i. A type II bufferyard is a medium density screen designed to partially block visual contact and/or create spatial separation between adjacent uses.
- ii. The four (4) design options that may be used to satisfy this bufferyard requirement are identified in **Table 6.3.2.A.3, Type II Bufferyard.**

TABLE 6.3.2.A.3: TYPE II BUFFERYARD	
Minimum Bufferyard Width	Minimum Plant Material per One Hundred (100) Linear Feet
15 feet	2 deciduous trees; 12 primary evergreen plants; 15 supplemental evergreen shrubs
20 feet	2 deciduous trees; 12 primary evergreen plants; 10 supplemental evergreen shrubs
40 feet	2 deciduous trees; 10 primary evergreen plants
100 feet	2 deciduous trees; 6 primary evergreen plants

Type II Bufferyard



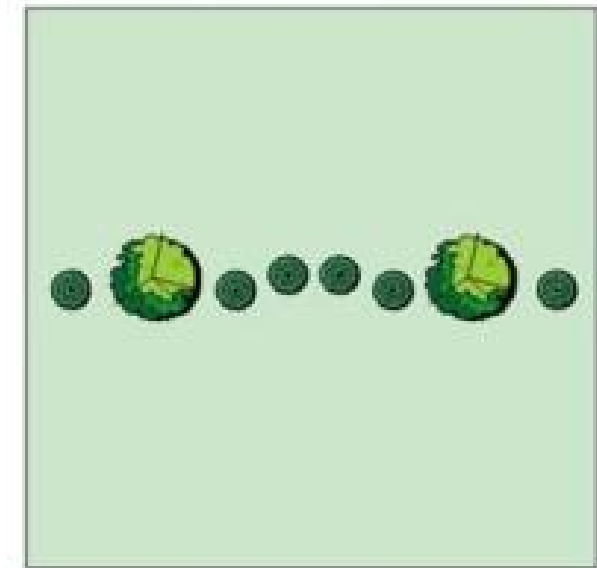
15 Feet



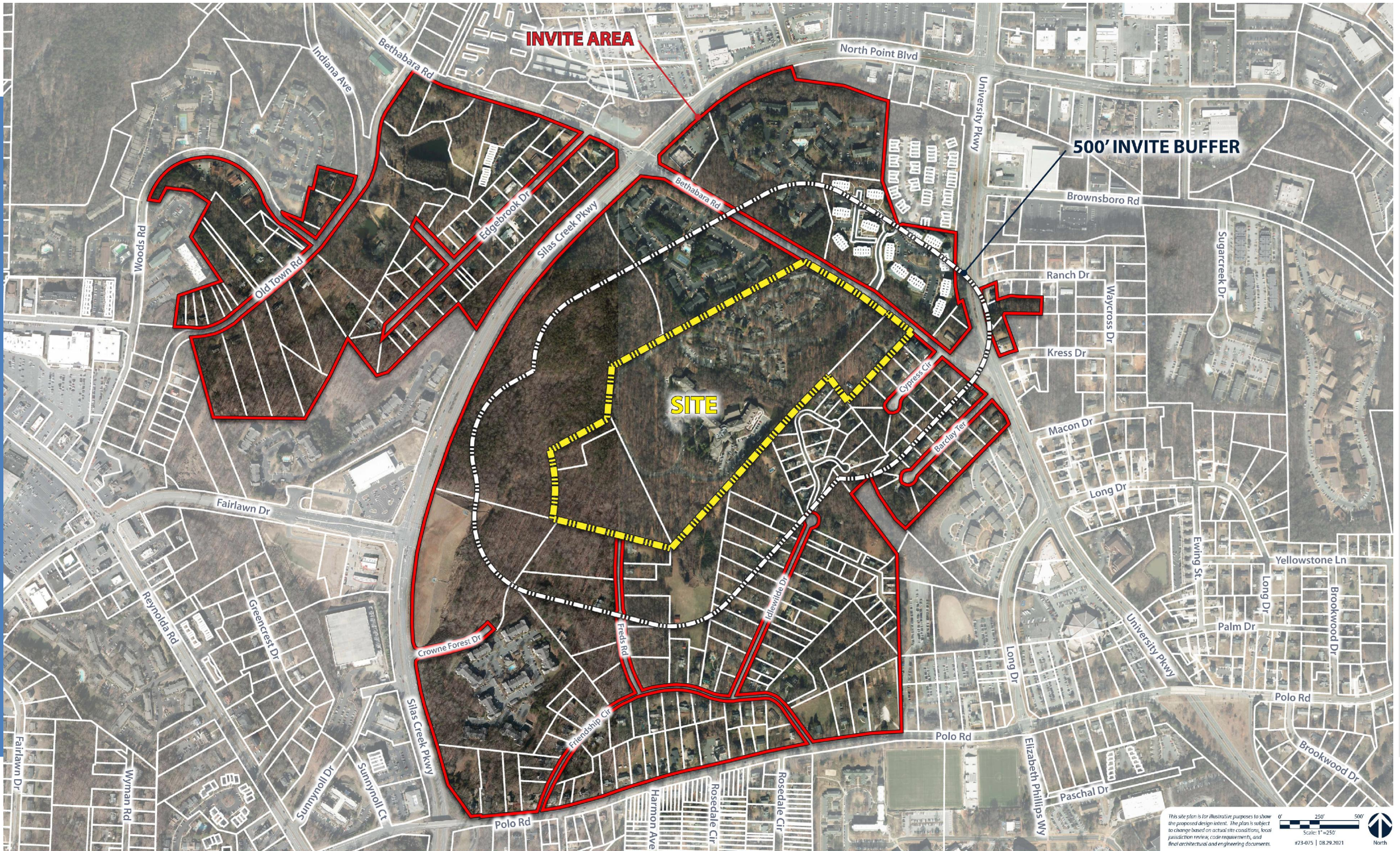
20 Feet



40 Feet



100 Feet



INVITE AREA

500' INVITE BUFFER

SITE

Public Hearings

Planning Board Public Hearing

Date: Thursday, October 12
Time: 4:30pm
Location: Bryce Stuart Municipal Building
100 E. First Street
5th Floor

City Council Public Hearing

Date: Monday, November 6
Time: 6pm
Location: City Hall Council Chamber
101 North Main Street
2nd Floor