

## **W-3489 Simpson CRE - University Neighborhood Outreach Report**

On June 24, 2021, from 5:30pm to 7:00pm, a neighborhood meeting was held at North Forsyth High School Auditorium. Invitation letters were sent to 156 property owners and neighbors within 500 feet of the subject site and beyond. Ten (10) neighbors attended the drop-in meeting. Additionally, one (1) neighbor who could not attend the meeting was provided an overview by phone. Representatives from Stimmel Associates and Simpson Commercial Real Estate (developer) provided an overview of the zoning request and the proposed site plan. The attendees were provided an opportunity to ask questions. Concerns related to the proposed NCDOT project with the widening of Hanes Mill Road and University Parkway intersection improvements and the impact to Sunburst Circle were discussed. Additionally, neighbors have concerns with traffic from the existing apartment developments on Sun View Road and Penner Road and impacts from the roadway plans. The general feeling was that the Sunburst Circle residents were going to be further isolated by the road improvements and asked whether the developers foresaw the option for their properties to be purchased for future development. Additional concerns about existing homeless issues and crime in the area were expressed.

Respectfully submitted,



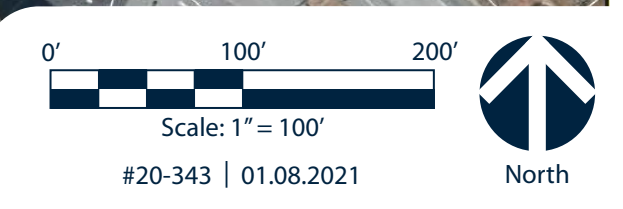
Luke Dickey, PLA  
Vice President  
Stimmel Associates, P.A.



# Invite Exhibit



Property Owner Key		
Lot #	Property Owners	
1	Allman Arlene H	
2	Gunter Francis L	
3	Anderson Russel M	Anderson Nadine P
4	May Dianne B	
5	Gunter Clyod C	
6	Tuttle Wanda G	
7	Walker Richard T	
8	Alman Arlene	
9	Gaither Martha A	Phillips Pamela D
10	Walker Charles William	Walker Richard Thurman
11	Coe Steve H Coe Betty R	
12	Coe Revocable Living Trust	
13	Parkway Place I and II LLC	
14	Parkway Place I and II LLC	
15	Parkway Place I and II LLC	
16	Alcivar Jacinto M	Alcivar Jessica
17	Foutz Kenneth James	Foutz Luann White
18	Hooper William A	
19	Evans Mark Alan	
20	Evans Mark Alan	
21	North Carolina Department of Transportation	
22	APH Holdings LLC	
23	APH Holdings LLC	
24	Branch Banking & Trust Co	
25	Branch Banking & Trust Co	
26	Branch Banking & Trust Co	
27	Branch Banking & Trust Co	
28	Irvin Irene E	
29	Byrd Marvin Eugene	
30	Harrison Retha	
31	Calloway Dorothy H	
32	Hanes Mill Road Properties LLC	
33	McDonalds Corp	
34	Smith Sam B	Smith Mildred G
35	First Citizens Bank & Trust Co	
36	Parkway Place I and II LLC	
37	Moore Daisy C	
38	Spaugh Gerald G	Spaugh Barbara L
39	Stevens Lowell	
40	Anderson Margaret P	
41	First Citizens Bank & Trust Co	
42	Tarheel Textile Sales Company Inc.	
43	Car Fare Car Wash Inc.	
44	Eubanks Family Trust	
45	Eubanks Family Trust	
46	Eubanks Family Trust	
47	Eubanks Family Trust	
48	Alliance 2009 Lic	
49	Alliance 2009 Lic	
50	O'Reilly Automotive Inc	
51	Plantation Place Apartments LLC	
52	Johnson Jerry Donald	
53	Clayton David W	
54	Berth Darryl L	Berth Bonnie G
55	Yoo Sun O (Helen)	Yoo Hoan Moo
56	Parkway Place I and II LLC	





# Illustrative Site Plan



This site plan is for illustrative purposes to show the proposed design intent. The plan is subject to change based on actual site conditions, local jurisdiction review, code requirements, and final architectural and engineering documents.

Scale: 1" = 20'

#21-049 | 06.24.2021

North



# NEIGHBORHOOD MEETING ATTENDANCE

**Simpson CRE - University**  
City Of Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Arlene H. Allman	3021 Rockett Rd		
2	Kristin Apple			
3	Melvin Arkins, Jr.			melvin@cityofws.org
4	WANDA AND DANNY TUTTLE	240 PENNER STREET W-S, NC 27105	336-782-2020	TUTTLEDL@YAHOO.COM
5	Mark & Angie Evans	180 Sunburst Circle	608-8644 - Angie 336-399-1230 - mark	angie.evans@icloud.com markmaevanshvac@hotmail.com
6	Rebecca Gary Howorka			
7	DAVID COE	4690 Lofter Dr Pfafftown	336-416-4441	davidmarkcoe@gmail.com
8	HOPE BROWN	1040 HILL TOP DR.	(336) 403-6674	S.Hopebrown@yahoo.com
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10				
11				
12				

06.24.2021