

NEIGHBORHOOD OUTREACH DISCLAIMER ZONING CASE 3424

Package Submittal

Executed Disclaimer

Memo from Infill Delicate LLC describing community outreach actions

Minutes of meeting of West Salem Neighborhood Association Meeting July 31, 2019

Copy of the Project Description provided to Associations/ Stakeholders/ Neighbors—this was hand delivered and shared as described in the Infill Delicate memo.

Copy of the e mail string arranging Washington Park Association outreach meeting held September 23, 2019

Copy of the supplemental information provided to West Salem consisting of updated submittal showing RM 8

Copy of the supplemental information provided to Washington Park Association stakeholders depicting a schematic progress design for the PRD RS 9 portion of the land

Copy of Memorandum to Councilman Larson transmitting the final design submittal

Neighborhood Outreach Disclaimer

In an effort to provide good communication in a timely manner with residential areas which are close to pending rezoning requests, neighborhood outreach is a requirement when any rezoning or site plan amendment request is filed where the subject property is located within 500' of residentially zoned property.

Petitioners are required to conduct some form of neighborhood outreach i.e. neighborhood meeting, sending mailed letters, and/or door-to-door communication.

Petitioners are then required to provide a written summary of their outreach efforts to Planning staff at least eight (8) days prior to the scheduled Planning Board public hearing. This summary will be included in the Staff Report provided to the Planning Board and Elected Body.

The summary shall describe the scope of outreach along with the issues discussed. Please include the "who, what, when, and where".

Example #1: On July 14 we mailed 17 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and asking them to contact us by August 1 if they had any questions or concerns to express. We heard back from 3 individuals who had questions about how our request may impact traffic in the area and what type of buffering or screening we were going to provide. We responded to their concerns to the best of our ability.

Example #2: On July 14 at 7pm, we held a neighborhood meeting (i.e. on site, or at the Civic Club located at 1430 North Main Street). We had contacted a total of 12 surrounding property owners by a combination of going door to door and mailing letters making them aware of the meeting. We did this approximately 7 days prior to the meeting. Four people attended the meeting. Two of the attendees did not seem to be supportive of our request.

If the petitioner fails to submit the required summary at least eight (8) days prior to the Planning Board meeting, their request will be automatically continued to the next Planning Board meeting. This allows staff the ability to advise any neighbors that the item is automatically continued and therefore relieves them of having to make arrangements to attend the Planning Board meeting.

Staff also encourages all applicants to contact their respective Council Member to discuss their request and also to include the respective Council Member on invitations for any planned neighborhood meetings.

By signing below, the applicant/owner for case 3424 attests that they have read and understand the material listed above and that Planning staff has adequately addressed any questions. The undersigned hereby accepts responsibility for communicating the information listed above to all applicants/owners/petitioners associated with this zoning request.

MIYU NEUGATELL
E. BIRCE SUTHERLAND
Name (Printed)

[Signature]
Signature

9/30/15
Date

September 30, 2019

MEMORANDUM

To: David Reed
Gary Roberts

From E Brice Shearburn

RE 1411 South Broad Street Former Salvation Army
Rezoning Case Number 3424
Community Outreach Statement

We initiated Community Outreach as follows:

West Salem Neighborhood Association –appeared at the July 31 meeting –copy of minutes attached. We shared the progress schematic for the Salvation Army Site showing the site, parking, daycare use and proposed multifamily on the 2.07 acres subject of the rezoning request. At that we proposed a higher density RM 18. We revised the plan to show RM 8 and a total of 16 units of multifamily. This site plan also shows a sketch plan schematic showing the lower 1.8 acres of the site now zoned RS 9 as a single family PRD. We provided the final zoning plan package –copy attached – as a follow on.

We had previously presented our plans for infill development on Albert and Granville Streets in West Salem. The announcement of the Salvation Army project was informational. Members seemed supportive. I did not hear any objections raised.

Washington Park Neighborhood Association – The Association did not convene a September meeting. Our broker and long time Washington Park resident/market maker Charlie Watkins contacted key Washington Park Association members and a meeting with these stakeholders was held September 23 at Acadia Market.

Sunny Stewart, Lis Harvey and Carissa R Hanson attended. We shared the submittal package and discussed the proposal. The project will be posted in the Association Newsletter published on or about October. We provided more detail about the development of the southern of the property – now zoned RS9 and provided a sketch plan showing the PRD as well as images depicting the type of housing proposed – single family residences two story with massing and proportion consistent with the varied types of housing on adjacent streets – Vintage, Bond Shawnee.

The group supported the proposed use. Asked about the unit mix of the multifamily component –we are proposing studio and one bedroom predominantly. We discussed the 34 units of apartments under construction in the Gateway

Councilman John Larson –our firm is pursuing infill development in West Salem and Washington Park. We have been active in these markets for a year and our design architect Salvador Patino (former president of the West Salem Neighborhood Association) and I have kept Councilman Laron apprised of our projects. We discussed the Salvation Army project at the West Salem Neighborhood Meeting and we have provided updated submittal design and collateral materials to the Councilman.

Drop In Session –we have scheduled a drop in session to be held at the Salvation Army site on Wednesday October 2 at 7:00 PM. We sent e mail invitations to the West Salem Association and vided the Washington Park Association members we met as well. We will provide a sign in sheet and supplemental information about that session to Staff.

Door to Door Notice-- we hand delivered written invitations to the Drop In Session and a project description to residences within 500 feet of the site along Vintage, Broad, Bond and Shawnee streets.

Outreach to abutting Owners of Business Zoned Property to East -we delivered submittal packages to Dize Awning – Fred Burke CEO, David Day Paint Co –Harold Day and Yarbrough Transfer – Jim Yarbrough and discussed the project. Dize and Yarbrough properties abuts the Salvation Army to the east.

West Salem Neighborhood Meeting
July 31, 2019 | 7:00pm
Christ Moravian Fellowship Hall | 949 Academy St.

Attendees

Board Members Present: Kate Galantha

Also Present: Secretary Anna Leonard, Treasurer Julie Sutter (President and Vice President Positions are Vacant.)

Guests: Council Member John Larson, Deputy WS DOT Director Jeff Fansler, Brice Shearburn

A total of 25 community members were present.

Meeting Overview

The meeting began at 7:02 pm. The meeting was led by Kate Galantha and Anna Leonard.

Treasurer Report: The current account balance is: \$1,440.93 after spending \$474.92 on West Salem's Neighborhood Association Insurance.

Police Report: *No police report.*

Presentation

Jeff Fansler passed out pictures of proposed intersection improvements at Montgomery and Hutton.

John Larson talked about traffic issues that are present in West Salem, especially with increase due to Business 40. Presenting on issues at Walnut/Broad, Salem Ave/Broad, Montgomery/Hutton. Will also be having some neighborhood community meeting on August 29 at Old Salem Visitor Center.

Montgomery/Hutton (see image of plan at bottom of notes)

Jeff Fansler took a look at the Montgomery/Hutton intersection, went out and took look and measurements and determined that a 3-way stop is a good solution. Issues with speed and accidents often. A lot of people go over line (going "left-of-center" trying to make curve.). Within the constraints of the right-of-way, will convert to a 3-way stop, eliminating big sweeping curve. It will require some advance stop-ahead signing. Will be continuing and connecting sidewalk with crosswalks and handicap ramps for accessibility. Have sent plan to contractor to establish budget. Hopeful to get done relatively soon, before this paving season ends (Decemberish, too cold). Will do work during off-peak school time. Possible a one or two-day closure will have to be done based on needs. Two phases, concrete work aligning, then signage and paint.

Walnut/Broad (no plan available at this time)

Looking at alignment, added tubes, looking at calling attention to intersection, over correcting trying to beat people coming down hill. Looking not at traffic signal, but a flasher. Not the same as a yellow/red flasher - a actuated signal. No signal until someone is actually on Walnut Street.

West Salem Neighborhood Meeting
July 31, 2019 | 7:00pm
Christ Moravian Fellowship Hall | 949 Academy St.

Says to driver coming down Broad "hey someone is here, you need to slow down". Will always be flashing red for stop on Walnut, Looking at feasibility, will have to add new poles.

Q: will that intersection be redesigned? Will look at squaring up eventually.

Q: Why cant put 4-way stop? Traffic volume is too high on broad, with grade and stopping, issues with rear-end collisions, going through stop.

Q: Signage? Car entering at intersection. Could include.

Q: Traffic calming existing, causing buses and trucks going through. Buses up on sidewalks.

Q: Timeline for permanent changes? 2-3 months for design, then have to identify funding. Within a couple years.

Q: Anything to help with pedestrians? Could cut off that entire right turn lane. Not pretty, but would take away that issue.

Salem/Broad (see image of plan at bottom of notes)

After data collection and volumes, met need for traffic signals. Has been signed approved and going out for bid soon.

Q: Traffic circle? Size and alignment grew to size that was going to be needing to do land acquisitions and moving large Duke poles.

Q: Traffic circle better? Frankly can't afford to build a traffic circle. Really wanted it.

Q: Timeline? Broad st repave from Salem Ave to Acadia. So will do right after reschedule.

Repaving is this calendar year. Signal is not contingent on weather.

Larson stated he was willing and wanting to get more neighborhood businesses in the area. And had denied car lot requests in neighborhood.

Q: what about Broad St project over B40? No idea until traffic patterns in that area settle, first and second going 2-way, B40 opening, see how things going before make major restructuring there.

Q: Old hotel? Piedmont International bought. Old architecture building being converted now into offices.

Q: Illegal parking in front of Camino Brookstown? Can start ticketing

Q: Traffic in front of Granville Place? Parking too close, no sight lines to get out

Business 40 will be done by March. :)

Q: Budget hotel? is being demolished.

Q Peters Creek bus stops? State highway, not a city road. But there is a great deal of right-of-way there, so possible.

Q: Can we get a grocery store? Co-Op in West Salem is best chance

Granville treatment, high visibility crosswalks, traffic calming.

Q: 1001 Marshall Street? Still struggling to get funding. Backed off of Delco building. Delco building is back up for sale.

West Salem Neighborhood Meeting

July 31, 2019 | 7:00pm

Christ Moravian Fellowship Hall | 949 Academy St.

Other: Bridge over by YWCA is being redone, named Molly Leight crossing. YWCA sold to Elevation - \$3mil.2. A lot going on in Gateway area, things are happening, condos going in, car lot request turned down.

Re-Zoning Presentation

Brice Shuman

Updates on two projects, 900 block of Albert, and Salvation Army site.
See plans at bottom of meeting notes.

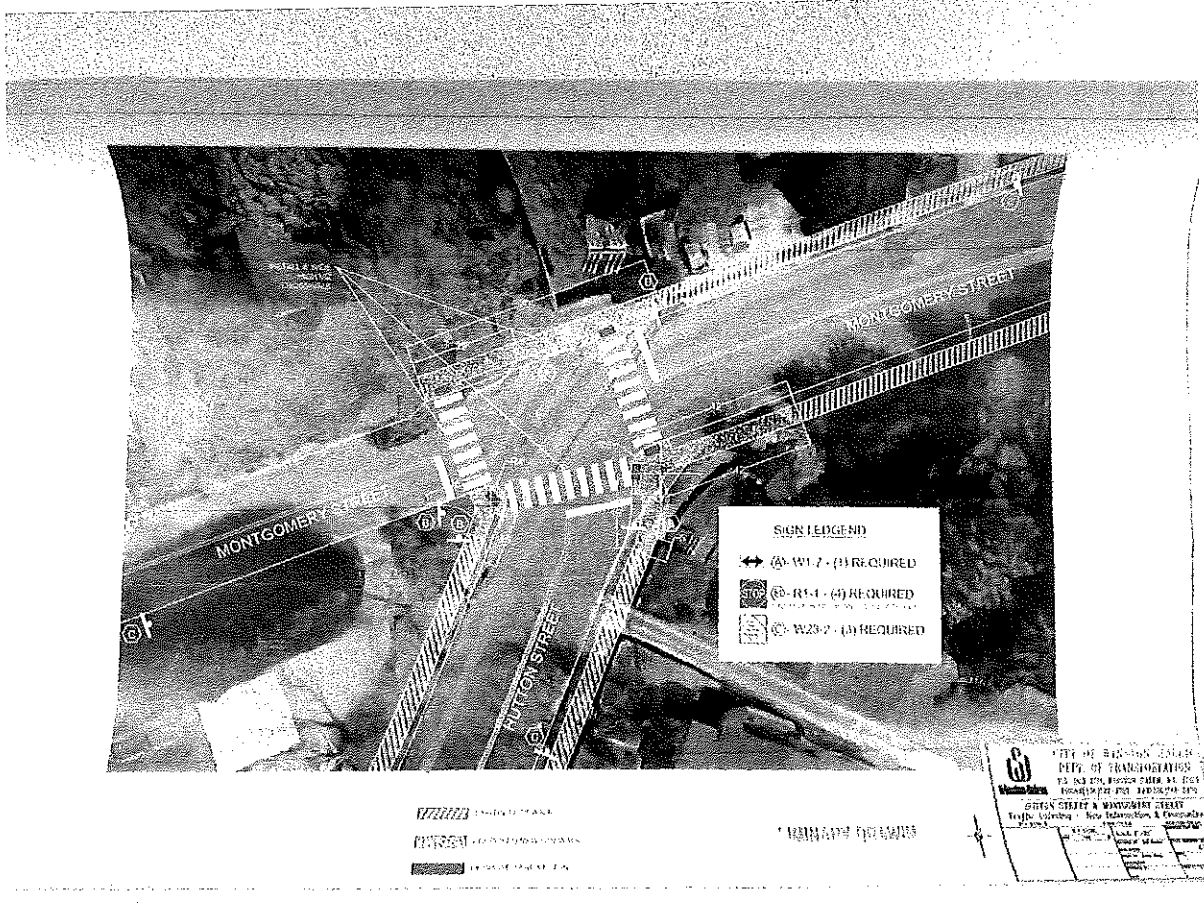
Updates:

Tegan Rae has resigned from the board.

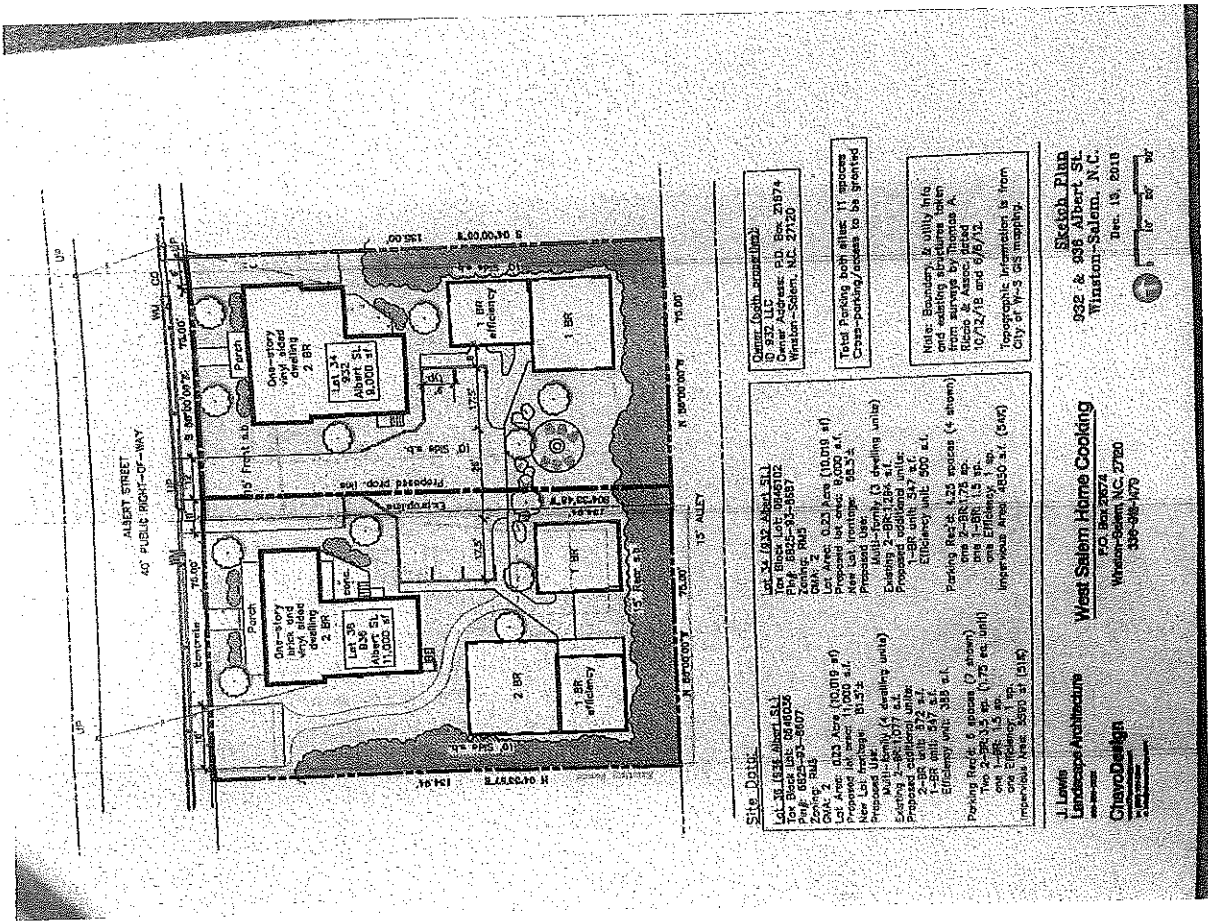
Next Meeting:

September 3, 2019 at 7pm (1st Tuesday of the month)

The meeting adjourned at 8:18pm



West Salem Neighborhood Meeting
July 31, 2019 | 7:00pm
Christ Moravian Fellowship Hall | 949 Academy St.



Owner (with architect)
 932 U.S.
 932 U.S.
 Owner Address: P.O. Box 21874
 Winston-Salem, N.C. 27120

Total Parking both sites: 11 spaces
 Cross-parking/access to be granted

Note: Boundary, & utility info
 and existing structures taken
 from surveys by Thomas A.
 10/20/18, access
 10/22/18 and 9/5/13
 Topographic information is from
 City of W-S GIS mapping

Site Data:
 Lot 34 (632 Albert St.)
 Tax Block: 0046102
 Plat: 8850-93-3887
 Zoning: SRS
 Owner: 2
 Lot Area: 0.23 Acres (10,018 sq ft)
 Proposed lot area: 9,800 sq ft
 Area of lot coverage: 6,333 sq ft
 Proposed Use: Multi-Family (3 dwelling units)
 Existing Use: 2-BR (2BR) - s.t.
 Proposed additional units: 1-BR units: 2 x 1
 Efficiency unit: 500 sq ft
 Parking Req'd: 4 spaces (+ storm)
 1-2 BR (114 sq ft)
 1-1 BR (74 sq ft)
 one Efficiency 1 sp.
 Intensive Area: 4850 sq ft (614)
 Impervious Area: 3,991 sq ft (515)

Sketch Plan
 932 & 938 Albert St.
 Winston-Salem, N.C.
 Dec. 18, 2018

West Salem Home Cooking
 P.O. Box 21874
 Winston-Salem, NC 27120
 336-998-1172

J. Lewis
 Landscape Architecture
 2000-2001
ChayDesign
 2000-2001

Memorandum

September 17, 2019

TO: NEIGHBORS/ BUSINESSES/STAKEHOLDERS

FROM: E Brice Shearburn

Infill Delicate LLC

RE: Former Salvation Army Chapel

1411 South Broad Street

Please find the submittal package and exhibits incidental to our rezoning filing for a portion of the Salvation Army property. We propose to rezone the northern 1.95 acres now zoned RS 9 to RM 12 or 18 S for day care – to be located in the existing building –and 12-16 units of new construction apartments in two 3 story buildings.

The southern portion of the property now zoned RS 9 will be developed as a PRD offering 8 single family residences.

We worked with Planning Staff through two sketch plans and hewed closely to their guidance as to use, density, and design criteria –consistent with the South Central Area Plan.

The day care will be operated by Family Services the lead provider of Head Start and early childhood education for the county. The facility will house 110 children and operate from 8:00 AM until 5:00 PM. The site is designed to afford ample parking and circulation. The residential component will complement the day care use.

The rezoning application has been submitted and a public hearing is scheduled at the October 10 Planning Board Meeting.

We are scheduling a dropin session for the community to be held at the Chapel 1411 Broad St after the Planning Staff review meeting on September 25, 2019. This session will be held October 2, at 7 PM. We will have project information zoning maps and plans and images of the proposed development.

We presented to the West Salem Neighborhood Association and Washington Park Members –the former a regular meeting the latter ad hoc.

This proposed use is one that offers a community benefit, an opportunity to increase and expand housing stock and affordable transit centered options moderate activity on a site well suited for the use

INFILL DELICATE LLC PROPOSED REPURPOSING OF SALVATION ARMY CHAPEL 1411 SOUTH BROAD ST

This information package details the proposed rezoning and reuse of the former Salvation Army Chapel and Area Command at 1411 South Broad Street. Infill Delicate LLC is engaged in infill development in West Salem and Washington Park neighborhoods. Our projects respect the fabric of the communities, seeks to enhance the quality and variety of housing stock and offer housing options in Growth Management Area 2 for sale and for lease.

The Salvation Army site offers 3.8 acres total. We propose to rezone 1.95 acres –consisting of the northern portion of the site and its existing 9,750 SF building, parking lot and site. The remaining land to the south is zoned RS 9 single family residence. Infill Delicate will develop that portion of the site as single family homes.

TABLE OF CONTENTS

- Aerial context map showing environs and site
- Site Plan showing the existing building and propose apartments and parking
- Vision Rendering -for the two apartment buildings
- Elevations of the apartment buildings
- Day Care Floor Plans and vision images

ebshearburn@gmail.com

From: lovely@gmail.com
Sent: Thursday, September 26, 2019 10:48 PM
To: Brice Shearburn
Cc: Amber Woodall; Charlie Watkins; Sunny Townes Stewart; carissahanson@gmail.com; cwatkin111
Subject: Re: WPNA Board Info Session

Newsletter goes to press at the end of next week!

On Thu, Sep 26, 2019 at 5:57 PM Brice Shearburn <ebshearburn@gmail.com> wrote:
Thanks very much

We will provide a sketch plan of the lower portion of the site designated for single family and some images that represent examples of the type of housing based on similar projects in RDU Greensboro and Charlotte

When does the news letter publish?

Brice

Get [Outlook for iOS](#)

From: lovely@gmail.com
Sent: Tuesday, September 24, 2019 4:27 PM
To: cwatkin111
Cc: Amber Woodall; Brice Shearburn; Charlie Watkins; Sunny Townes Stewart; carissahanson@gmail.com
Subject: Re: WPNA Board Info Session

Lovely to meet you all this morning. I will be in touch, Brice and Charlie, if there are any follow-up questions prior to the newsletter article. Thanks for making time for the WPNA, and preaching the gospel of the RS-9!

Lis

On Fri, Sep 20, 2019 at 10:57 AM cwatkin111 <cwatkin111@gmail.com> wrote:
Hey Everyone! Thank you for your willingness to meet. It seems we have a majority for meeting for coffee on Tuesday at 8:30 at Acadia Foods.

I look forward to meeting you all.

Talk Soon,
Charlie

Charlie Watkins
Real Estate Broker
Leonard Ryden Burr Real Estate

On Sep 20, 2019, at 10:32 AM, lovely@gmail.com wrote:

Hi Charlie!

I can also do Tues 8:30am. After work time slots don't work for me, because my company is based on the west coast (and I have small kiddos). Would you be willing to meet Sunny and I on tuesday morning? It's a big ask!

Lis

On Fri, Sep 20, 2019 at 9:37 AM Sunny Townes Stewart <sunny.townes@gmail.com> wrote:
I can do Tuesday morning at 8:30, but I have to be out the door by 9:15 to make a 9:30 meeting.

On Fri, Sep 20, 2019 at 8:42 AM cwatkin111 <cwatkin111@gmail.com> wrote:
Good morning.

I have only heard back from Carissa that she can meet anytime. Are any of you available either Tuesday or Thursday? We can meet either morning or evening.

Thanks!
Charlie

Charlie Watkins
Real Estate Broker
Leonard Ryden Burr Real Estate

On Sep 17, 2019, at 6:45 AM, Charlie Watkins <charlie.watkins@golrb.com> wrote:

Good Morning,

My name is Charlie Watkins and I wanted to invite you to an info session with the developer who is going to be purchasing the Salvation Army building and adjacent land. The proposed use of the building would be an Adult Daycare for use by the Family Services at the bottom of the hill as well as the construction of four Quadplex residential structures on the north end of the property behind Yarborough trucking and the blood bank which will be geared towards middle income residents that work downtown.

The options to meet in the morning are:
8:30AM Wednesday September 18th (tomorrow)
8:30AM Thursday September 19th

After work next week:
September 24th (next Tuesday)
September 26th

I think Acadia Foods would be the best location to meet.

Thanks, I look forward to hearing from you all.
-Charlie

--

Charlie Watkins REALTOR®
(m) 336.909.3230 | (o) 336.779.9200
Charlie.Watkins@goLRB.com | LRBRealEstate.com
[201 S. Stratford Rd., Ste. 200 | Winston-Salem, NC 27103](http://201.S.StratfordRd.,Ste.200.Winston-Salem,NC27103)
<image001.jpg>

--

Lis Harvey
Pronounced "LIZ HAR-VEE"
Gender Pronouns: She | Her
lovely@gmail.com - 530-220-5668
Winston-Salem, NC USA

Sent from my phone.

--

Lis Harvey
Pronounced "LIZ HAR-VEE"
Gender Pronouns: She | Her
lovely@gmail.com - 530-220-5668
Winston-Salem, NC USA

Sent from my phone.

--

Lis Harvey
Pronounced "LIZ HAR-VEE"
Gender Pronouns: She | Her
lovely@gmail.com - 530-220-5668
Winston-Salem, NC USA

Sent from my phone.

MEMORANDUM

September 30, 2019

TO: Kate Galantha
Anna Leonard

FROM E Brice Shearburn
Infill Delicate LLC

RE: Salvation Army ReZoning Case 3424

This Memorandum and the attached zoning submittal package follows the July 31, 2019 Neighborhood Meeting where we updated the group on the ongoing development we are undertaking in West Salem and Washington Park neighborhoods.

The package shows the filed planning and zoning submittal. We are requesting a zoning change from RS 9 for 2.07 acres. The zoning requested is RM 8 to allow for the operation of a day care center in the existing building and construct 16 units of multifamily apartments in two buildings. The project will be completed in phase –the day care first followed by apartments. The entire site is 3.80 acres. The lower portion will remain RS 9 and be developed as single family homes.

We are having a drop in session at the facility on Wednesday October 2, 2019 at 7:00 PM.

If you have any questions let me know

Many thanks

Brice Mobile 336 918 1479

MEMORANDUM

September 30, 2019

TO: Sunny Stewart
Lis Harvey
Carissa R. Hanson
Anna Leonard

FROM E Brice Shearburn
Infill Delicate LLC

RE: Salvation Army ReZoning Case 3424

This Memorandum and the attached zoning submittal package follows our meeting on September 23, 2019 wherein we updated you on behalf of the Washington Park Association re: the rezoning request for the Salvation Army site on Broad St.

I am enclosing the package for your files and use. I also enclose a site plan iteration that shows the possible layout of the RS 9 land that will remain RS 9 and be developed as Planned Residential Development which does not require rezoning . we are providing some reference images of the type of homes we envision.

The package shows the filed planning and zoning submittal. We are requesting a zoning change from RS 9 for 2.07 acres. The only change is the density – our initial request was for RM 18. After discussions with staff we modified the request for RM 8 to allow for the operation of a day care center in the existing building and construct 16 units of multifamily apartments in two buildings.

The project will be completed in phase –the day care first followed by apartments.

Brice Mobile 336 918 1479

MEMORANDUM

September 23, 2019

TO JOHN LARSON

FR BRICE SHEARBURN

RE FORMER SALVATION ARMY

John attached is the final revised submittal package we shared with West Salem and Washington Park Associations. We presented at the West Salem meeting –the traffic light marathon session – and met with three board members of the Washington Park group who will circulate the info to their members and publish the proposal in their digital news letter.

This hard copy is for your file record. We are in front of the City Interdepartmental Session tomorrow for review in advance of the Planning Board Hearing on October 10.

If you have any questions or wish to discuss let me know. I would like to confirm your support for the project