

**Neighborhood Outreach Summary
Country Club Day School
(Goddard School)
Zoning Docket W-3635**

A summary of the neighborhood response and communication is provided below:

9/16/24

Telephone calls:

Craig Sheppard received a call from Patricia Woodard on Bogart Circle; she had questions about what was being built on the properties. Craig provided building and playground dimensions and mailed her a site plan.

Craig Sheppard received a call from Joey Transou representing the Masonic Temple. Joey had two concerns: 1 . Cross access easement; 2. Visibility along the front of the proposed development. Craig provided a site plan; Joey advised the Masonic Temple would support the project. He would like the cross access easement removed.

9/26/24

Neighborhood Meeting 6:00pm at New Philadelphia Moravian Church

On September 12th, 42 letters were mailed to Neighbors in the vicinity of the subject property. Forsyth County Geodata identified 31 neighbors but the outreach was expanded to 42 neighbors.

The meeting started at 6:15 with one property owner present - Patricia Woodard and friend Kent Robinson.

Steve Causey, Project Engineer stated the Planning Board Meeting is 11/10/24.

Steve continued with a site plan overview.

Teresa (business owner) commented on hours of operation (7:00am-6:00pm M-F) and the number of children range between 185-210.

The same franchise daycare facilities are in Charleston and Mooresville.

Steve discussed Stormwater Management including impervious areas, location of holding equipment and water release areas.

The playground surface material was discussed but no final decision on material has been made.

The boarder materials were discussed from fencing types to required landscape materials. No final decisions have been made on fencing types and the Type II Buffer yard materials were noted.

Some of the building features were discussed: Hardy board, A Frame roof, one story, windows overlooking the toddler playground area, parking/entrances and required exterior lighting that shines downward.

Carl and Craig discussed next steps of rezoning approvals and permitting.

Teresa stated the proposed opening date is January 2026.

Craig ensured Ms. Woodard had his contact information for additional questions.

Meeting ended 7:20pm.

Attachments:

Copy of Letter

Mailing list for adjoining property owner

September 12, 2024

SUBJECT: Neighborhood Meeting
 Re-Zoning Request
 Property Location 4523 and 4527 Country Club Road

Dear Neighbor:

We are filing a rezoning petition with the City of Winston-Salem for the properties located at 4523 and 4527 Country Club Road. The properties are currently zoned RM12-S. We are requesting approval of a rezoning to LO-S. You may see a notification from the City of Winston-Salem on or before October 10th, regarding this matter.

If you would like more information on the proposed development, we are holding an informal meeting at New Philadelphia Moravian Church located at 4440 Country Club Road on **Thursday, September 26th at 6:00pm (park and enter at back of building)**. At this meeting, we can explain our request and hopefully answer any questions you may have. We would appreciate hearing any concerns or interest you have about our re-zoning request. Representatives from the land developer and the engineer will be present.

Craig Sheppard
336-816-3440
Craigshep32@gmail.com

Sign-In Sheet

Rezoning Neighborhood Meeting

September 26, 2024

6:00pm New Philadelphia Moravian Church

	Name	Address
1.	KENT ROBINSON	218 BOGART CIR. W-S 27104
2.	PATTI WOODARD	" "
3.	Janet Sheppard - Developer	
4.	Teresa Starke - Business Owner	
5.	Michael Starke - Business Owner	
6.	Brad Chapman - Davie Const	
7.	Carl Cassey - Developer / Davie Const	
8.	Steve Cassey - Engineer	
9.	Craig Sheppard - Developer	
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27.		
28.		

HARDIN JENNIFER
217 BOGART CIR
WINSTON SALEM NC 27104

Morrow Ian Tyson
136 Kerrybrook Ln
Winston Salem NC 27104

REYNOLDS KATHRYN T
246 Wheel Crest Dr
Winston Salem NC 27127

Eure Victor
230 Blake ST
Winston Salem NC 27104

CLUB OAKS PARTNERS LLC
120 CLUB OAKS CT STE 200
WINSTON SALEM NC 27104

CANNADY INVESTMENTS LLC
PO Box 688
Pooler GA 31322

BRONSON AMY A
4526 COUNTRY CLUB RD
WINSTON SALEM NC 27104

Hutchens Doris E
1011 Huntingdon Rd
Winston Salem NC 27104

HUXFORD JONATHAN GARRETT
4437 COUNTRY CLUB RD
WINSTON SALEM NC 27104

OLD VINEYARD DEVELOPMENT LLC
751 WEST FOURTH ST STE 310
WINSTON SALEM NC 27101

GREEN SALIX REAL ESTATE LLC
2806 REYNOLDA RD #115
WINSTON-SALEM NC 27106

CERVANTES MARIA D
200 Bogart Cir
Winston Salem NC 27104

Leenerts Timothy A
4441 Country Club Rd
Winston Salem NC 27104

Carolina Conf Assoc Of 7th Day
PO BOX 249
Kernersville NC 27285

EBERT DEVELOPMENT COMPANY LLC
100 CLUB OAKS CT
WINSTON-SALEM NC 27104

KELEMAN DAVID JOSEPH
200 BLAKE ST
WINSTON SALEM NC 27104

OLD VINEYARD DEVELOPMENT LLC
751 WEST FOURTH ST STE 310
WINSTON SALEM NC 27101

WAH LA SAY
231 BOGART CIR
WINSTON SALEM NC 27104

Club Oaks Park Office Condominium Association Inc
100 Club Oaks CT
Winston-Salem NC 27104

LINK DORIS
230 BOGART CIR
WINSTON-SALEM NC 27104

SULLIVANS GROVE LLC
621 JONESTOWN RD, STE 201
WINSTON SALEM NC 27103

REH RE
235 BOGART CIR
WINSTON-SALEM NC 27104

VON FEILITZSCH PHILIP UDO INGRAM LAZARUS FREIHE
4530 COUNTRY CLUB RD
WINSTON SALEM NC 27104

THE MASONIC TEMPLE OF WINSTON-SALEM INC
4537 Country Club Rd
Winston Salem NC 27104

TDG COUNTRY CLUB LLC
4505 COUNTRY CLUB RD STE 220
WINSTON-SALEM NC 27104

LENTZ DOMINIQUE E
221 Bogart Cir
Winston Salem NC 27104

WINDSOR MARIE
130 Kerrybrook Ln
Winston Salem NC 27104

Martinat Martha Y
120 Sherwood Forest Rd
Winston Salem NC 27104

Club Oaks Park Office Condominium Association Inc
100 Club Oaks CT
Winston-Salem NC 27104

Kyle France B
201 Bogart Cir
Winston Salem NC 27104

KH OFFICE LLC
1301 E MILLBROOK RD STE D 106
RALEIGH NC 27609

Mcmillian Billie J
200 Kerrybrook Ln
Winston Salem NC 27104

Efr Properties Llc
4540 Country Club RD
Winston-Salem NC 27104

WC DEVELOPMENT COMPANY LLC
PO BOX 25021
WINSTON SALEM NC 27114

OLD VINEYARD DEVELOPMENT LLC
751 WEST FOURTH ST STE 310
WINSTON SALEM NC 27101

TINGEN BROADWELL FAMILY LLC
2020 AMY GRACE DR
FUQUAY VARINA NC 27526

SEARS PATRICIA LORALEA
110 TIPPERARY LN
WINSTON SALEM NC 27104

DANOWSKI LISA MARIE
240 BLAKE ST
WINSTON SALEM NC 27104

SUTTON CAROL MARIE
216 BOGART CIR
WINSTON SALEM NC 27104

Howerton Terry Greg
100 Tipperary Ln
Winston Salem NC 27104

Club Oaks Park Office Condominium Association Inc
100 Club Oaks CT
Winston-Salem NC 27104

ASHE KATE D
131 KERRYBROOK LN
WINSTON SALEM NC 27104

WILCOX MICHAEL
210 BLAKE ST
WINSTON SALEM NC 27104

Board Of Prov Eldr Un
459 S Church ST
Winston-Salem NC 27101

Collins Shane R
120 Tipperary Ln
Winston Salem NC 27104

Woodard Patricia A
218 Bogart Cir
Winston Salem NC 27104

