

W-3540 Vest Mill Apartments Neighborhood Outreach Report

On July 13, 2022, sixty-seven (67) outreach letters were sent to property owners and neighbors within 500 feet of the subject site and beyond. These letters provided a summary of the proposed rezoning, as well as an illustrative site plan of the proposed development. In each letter Stimmel also provided contact information (phone and email) in the event any of the neighbors had any questions or concerns about the proposed rezoning.

Two adjacent neighbors reached out with questions regarding the proposed plans and rezoning.

- 1) Neighbor at 1632 Westbrook Drive (Home and Business)
 - a) Concerned about the addition of acreage and units to the overall development.
 - b) Concerned about building placement in relation to Westbrook Drive and density.
 - c) Concerned about driveway locations and potential for significant portion of traffic from the apartments would utilize Westbrook Drive.
 - d) Concerned about the existing condition of Westbrook Drive and the impacts of additional traffic on the road.
 - e) Concerned about garages backing up to property lines
- 2) Neighbor at 3932 Vest Mill Road
 - a) Requested contact information for developer, which was provided, and questioned whether there was interest in purchasing their property.

(See attached for a copy of the outreach letter)

The site plan was revised to attempt to address the concerns of the Neighbor at 1632 Westbrook Drive.

- a) Buildings were shifted further to the west away from the Westbrook Drive neighbors.
- b) The drive connection closest to Westbrook Drive was moved further to the west and closer to Vest Mill Road.
- c) Green space / common recreation space was provided near Westbrook Drive with the adjustments to the plan and removal of garages from backing up to the Westbrook Drive neighbors.



The developer Mr. David Carr met with Neighbor at 1632 Westbrook Drive and another Westbrook Drive Neighbor to review the revised plan and discuss concerns. At the time of this report, further revisions of the plan were being discussed and negotiated.

Respectfully submitted,

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



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

July 13th, 2022

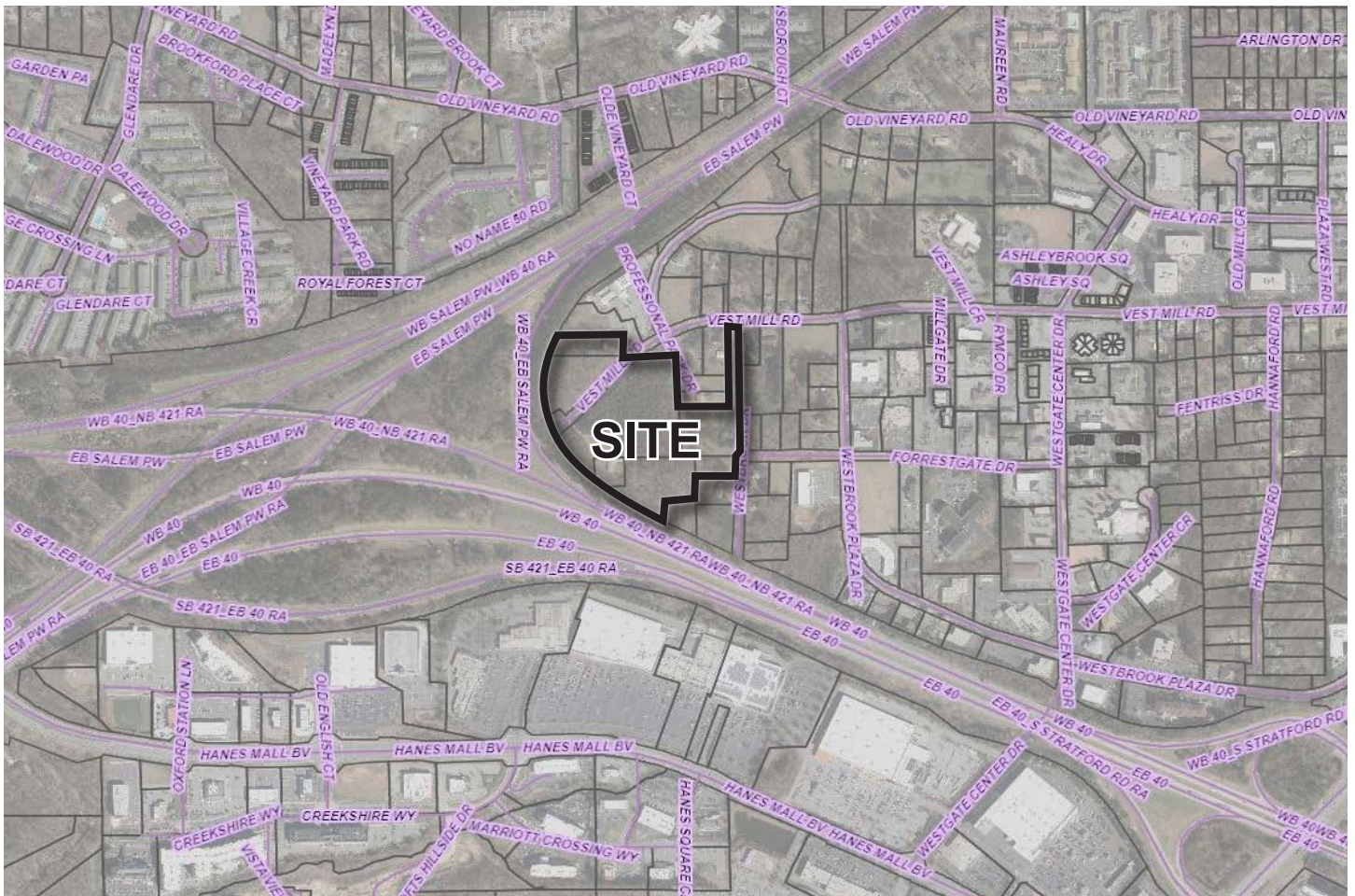
Neighborhood Outreach Letter

Regarding:

This request is to include additional parcels totaling approximately 2.4 acres to the previously approved rezoning totaling 16 acres of the end of Vest Mill and Westbrook Drive. The rezoning request is from RS9 & the previously approved RM12-S to one contiguous RM12-S zoning district. The additional parcels to be added to the previously approved zoning would accommodate 40 additional Multifamily Units, for an overall total of 184 units or a maximum of 12 units per acre.

Attached is an Preliminary Site Plan of the proposed development. Please note that as the plan is being reviewed by the City of Winston-Salem, changes to the site plan may be made to address comments.

For further information or to ask any questions regarding this rezoning please contact Luke Dickey with Stimmel Associates. Luke can be contacted by email at ldickey@stimmelpa.com or he can be contacted by phone at (336) 723-1067.



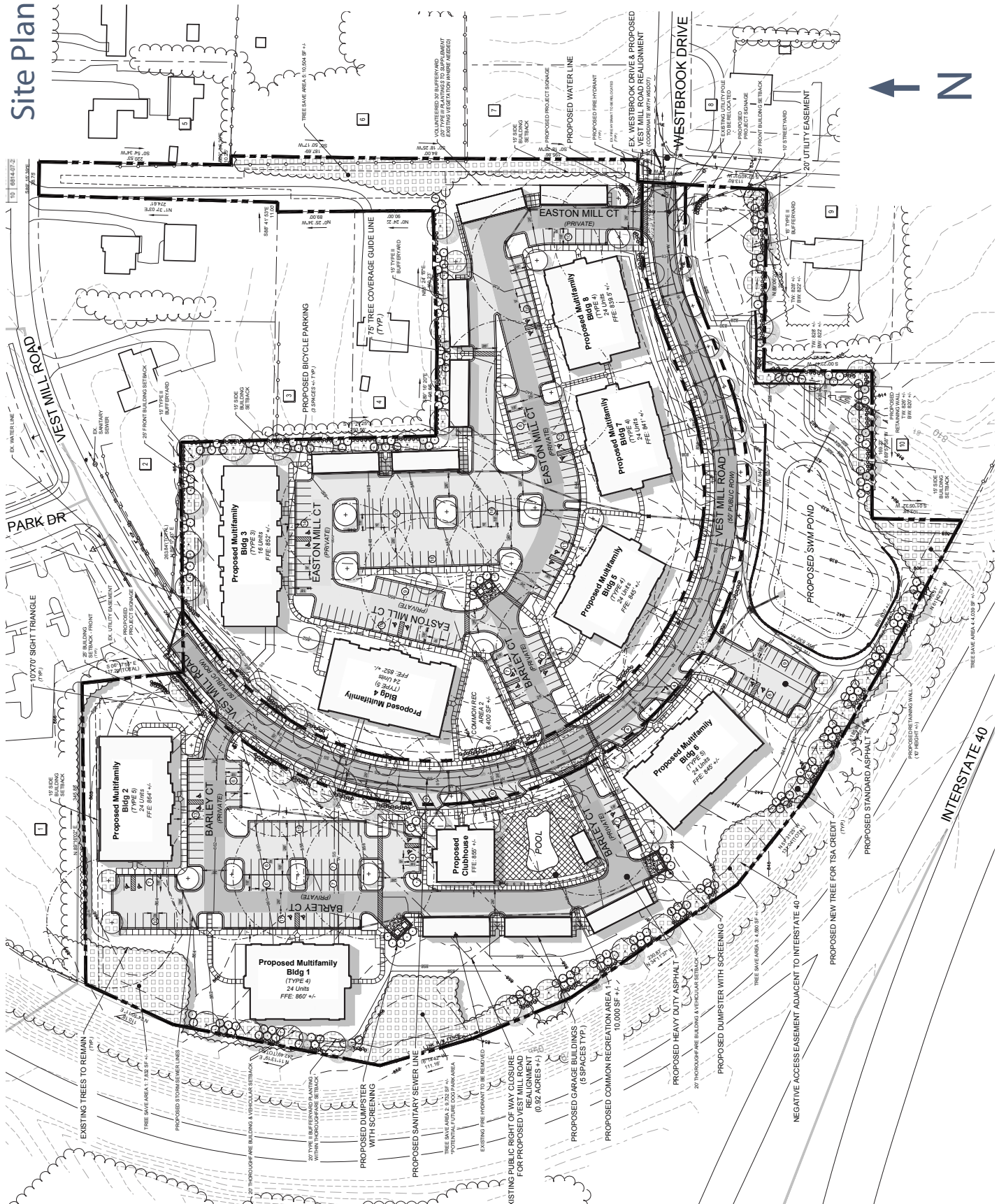


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Site Plan



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