

Community Outreach Report
Strickland Property
5455 University Parkway

A neighborhood meeting was held for property owners and renters in the vicinity of 5455 University Parkway on Monday, June 22 at 6:00 pm at the Rural Hall Branch of the Forsyth County Public Library, 7125 Broad Street, Rural Hall NC. An informational letter dated June 13 was sent via US Mail to owners of property within 500 feet of the property, all property owners on Laura Avenue and Oak Summit Road and renters on Laura Avenue. A copy of the letter and list of addresses is attached. The letter provided the meeting information, a general description of the property as well as the proposed zoning and uses.

Meeting Attendees:

Judi Griffin, 107 Laura Avenue, Winston-Salem NC (immediately adjacent to eastern property line)

Telephone Calls/Emails/Texts:

none

Meeting Content:

Because Ms. Griffin had already been consulted and had no objections to the zoning application, the meeting was an opportunity to review information previously discussed.

Conditions

1. Permitted uses are limited to the following:

- Arts and Crafts Studio
- Banking and Financial Services
- Beauty Shops
- Barber Shops
- Church or Religious Institution, Neighborhood
- Electrical Repair Shops
- Food or Drug Store
- Furniture and Home Furnishings Store
- Government Offices, Neighborhood Organization, Post Office
- Hospital or Health Center (Doctor and Dentist Offices)
- Library, Public
- Mailing, reproduction, Commercial Art and Photography
- Miscellaneous Personal Services
- Micro-Brewery or Micro Distillery
- Motor Vehicle Repair and Maintenance (does NOT include storage, rental/leasing, body/paint shop)
- Museum or Art Gallery
- Offices
- Photographic Studios, Portrait
- Restaurant with drive through service
- Restaurant without drive through service
- Retail Store
- Shoe Repair and Shoeshine Parlors
- Shopping Center, Small (2-3 tenant retail)
- Uses providing repair and other services to businesses and individuals that have little impact on adjoining property due to noise, odor, vibration and/or air or water pollution.
- Watch, Clock, and Jewelry Repair

2. Ms. Strickland agreed to remove the condition restricting access to only Laura Avenue. This condition was requested by staff. Ms. Griffin prefers not to have this condition. She feels access on Laura Avenue will encourage cut through traffic that is already a problem on the narrow ribbon paved road. To mitigate this change, Ms. Strickland will offer a condition to allow cross access with the non-residential use to the north.
3. Ms. Strickland agreed to add a condition that a 6-foot opaque fence be installed as a screen between any non-residential use and 107 Laura Avenue.

Questions and Comments:

Is a buffer required between the new use and 107 Laura Avenue? *Yes. The setback between non-residential use and a residential use is 40 feet. A planted buffer is required according to the standards of the Unified Development Ordinance.*

Will the City install traffic calming measures on Laura Avenue? *This request should be directed to the Transportation Department and/or the Planning Department.*

Will the new owner grade along the property line to smooth out the ridge there? *This request can be discussed with the new property owner.*

What uses are being prohibited? *The list of uses allowed in HB, but not allowed on this property was read. Please see attached list of uses with permitted uses highlighted in blue.*

Is gambling/sweepstakes allowed? *No. Electronic sweepstakes operations are permitted as a principal or accessory use in any zoning district within the City of Winston-Salem.*

When will the Council meet to discuss this zoning? *The Planning Board will hold a public hearing on July 9. The Council will discuss at their meeting in August—most likely on August 17.*

THE STALDER GROUP LLC

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June 13, 2026

Dear Neighbor:

This letter is to notify you that Andrea Strickland, the owner of 5455 University Parkway, is applying to change the zoning of her property to a commercial zoning district. The property is located on the northeast corner of University Parkway and Laura Avenue. Please see the map included with this letter. The zoning application is for HB-L, that is Highway Business with limiting conditions.

As you may know, Ms. Strickland has tried to sell this property for years. The location on a busy highway is not attractive for a residential use and she feels she will improve the chances of selling the property by rezoning to a commercial district like other properties on University Parkway. However, because she has connections to the adjacent neighborhood, she is planning to limit the allowed uses to those with the least impact on the neighborhood. Please review the attached list of uses that will be allowed.

We would like to meet with you to answer your questions and hear your comments about this rezoning. Please join us on Monday, June 22 at 6:00 pm at the Rural Hall Library, 7125 Broad Street, Rural Hall NC 27045 to learn more. If one of your neighbors has not received this letter, feel free to share.

If you are unable to attend this meeting or prefer to communicate by phone, text or email, you may contact me at 336-688-2204 or jstalder2010@gmail.com.

The City of Winston-Salem Planning Board will meet on Thursday, July 9 at 4:30 pm at the Bryce Stuart Municipal Building to consider the application. The Planning Board will make a recommendation to City Council, which will hold a second public hearing in August.

Thank you,

Judy Stalder