

NEIGHBORHOOD OUTREACH SUMMARY
Country Club Road Climate Controlled Storage
Tuesday, November 1, 2022; 6:00 pm to 7:00 pm.

Meeting invitations were mailed by the petitioner to the neighbors within an approximate 500-foot radius of the property. A summary of the meeting follows:

- I. Project representatives in attendance included:**
 - A. Engineer – Allied Design, Inc.: Steve Causey

- II. The following graphics and information were provided:**
 - A. Sheet C1, Rezoning and Preliminary Site Plan
 - B. Aerial image of the subject and surrounding area
 - C. The mailing list and map of the adjacent property owners that were notified

- IV. Summary of discussions:**
 - A. No one attended the meeting.

- V. Attachments:**
 - A. Copy of meeting notification letter
 - B. Mailing list
 - C. Map of adjacent properties notified
 - D. Project map included with mailing
 - E. Images from meeting setup

COUNTRY CLUB ROAD CLIMATE CONTROLLED STORAGE
4720, 4724 and 4728 Country Club Road
Winston-Salem, NC 27104
marty@lewisvillemotorcompany.com

October 17, 2022

SUBJECT: Re-Zoning and Preliminary Site Plan of
4720, 4724 and 4728 Country Club Road Property

Dear Neighbor:

We have filed a rezoning petition with the City/County Planning Department for the properties located at 4720, 4724 and 4728 Country Club Road. Enclosed is a copy of the proposed site plan. The property is currently zoned General Office – Special Use (GO-S). We are requesting approval of a “Final Development Plan” and an amendment to the existing GO-S zoning to allow the use “Storage Services, Retail”. You may see a notification from the City of Winston-Salem on or before October 26, 2022, regarding this matter.

You can find more information about the project by visiting the City/County Planning and Development Services website. You can, also, find the rezoning request under the Zoning and Subdivision menu. Select “Monthly Planning Board Items” and under the “November 2022 Planning Board Items” menu, you will find this project as Case Number W-3550.

We would like to invite you to stop by our property located at 5603 Country Club Road, for an informal drop-in meeting regarding the proposed development on **Tuesday, November 1, 2022, from 6:00 to 7:00 p.m.** We would appreciate hearing any concerns or interest you have about our re-zoning request. At this meeting, we can explain our request and hopefully answer any questions you may have. Representatives from the land developer and the engineer will be present at the meeting.

Marty Myers
Owner and Petitioner
(336) 407-9262

TURNER ROWLAND G
PO BOX 9
ADVANCE NC 27006

Dilley Lillian Ann
4745 Eastwin Dr
Winston Salem NC 27104

Reich Dianne H
4712 Country Club RD, STE A
Winston Salem NC 27104

Transou Joseph K
170 Alpine Ct
Winston Salem NC 27104

AGUILERA PINEDA SANTIAGO
4714 RANDALL ST
WINSTON SALEM NC 27104

Pardon Courtney Call
PO BOX 145
Clemmons NC 27012

Thompson Margaret
108 Queensbury Rd
Winston Salem NC 27104

Bryan Raquel N
4723 Randall St
Winston Salem NC 27104

Vanguard Properties Ws Llc
420 W 4th ST, STE 202B
Winston Salem NC 27101

Myers Marty L
2828 Toms Ridge LN
EAST BEND NC 27018

Taylor Roger M
4714 Country Club Rd
Winston Salem NC 27104

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Vargas Alfonso Gilberto Mendez
3509 Chelsea Village Ln
Winston Salem NC 27103

Bgg Properties Inc
2642 Country Club RD
Winston-Salem NC 27104

Rmsr Associates Llc
4718 Country Club RD
Winston-Salem NC 27104

Moore Timothy D
4750 Randall St
Winston Salem NC 27104

Myers Marty L
2828 Toms Ridge LN
East Bend NC 27018

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Murphy Sandie
1720 John Green Rd
Winston Salem NC 27107

SV WINSTON SALEM II LLC
505 20TH ST N STE 1150
BIRMINGHAM AL 35203

Jmbi Investments Inc
1598 Westbrook Plaza DR, STE 200
Winston Salem NC 27103

Mock Tire & Automotive Inc
4752 Country Club RD
Winston-Salem NC 27104

NAGS HEAD CAPITAL LLC
1901 LENDEW ST., SUITE 7
GREENSBORO NC 27408

Green Richard Alvin
7215 Lasater Rd
Clemmons NC 27012

VELARIS PROPERTIES LLC
4712 COUNTRY CLUB RD SUITE D
WINSTON SALEM NC 27104

Morgan Ernest L
4742 Country Club Rd
Winston Salem NC 27104

Aslam Mohammad
4751 Randall St
Winston Salem NC 27104

M&G Investment Company
21333 Haggerty RD, STE 300
Novi MI 48375

MCCORMICK KELLY ANN
4743 Randall St
Winston Salem NC 27104

WEIDL PROPERTIES VII LLC
2806 Reynolda Rd, Unit 172
Winston Salem NC 27106

LJK RENTALS LLC
PO BOX 1473
CLEMMONS NC 27012

Cambridge Park Association
150 Alhambra CIR, STE 700
Coral Gables FL 33134

KIRKPATRICK CARL WALKER
124 Queensbury Rd
Winston Salem NC 27104

MEH ME
117 QUEENSBURY RD
WINSTON-SALEM NC 27104

Goodwill Industries Nw Nc Inc
2701 University PKWY
Winston-Salem NC 27105

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

GREEN GILMER GLENN
2835 ROBINHOOD RD
WINSTON SALEM NC 27106

CARPET ISLAND ENTERPRISES LLC
1415 S PEACE HAVEN RD
CLEMMONS NC 27012

TYTRAN CAROLINA LLC
5920 PLANTATION DR
ROSWELL GA 30075

WINSOME PARTNERS LLC
3825 MINDONA DR
WINSTON-SALEM NC 27106

Alvarado Pablo Bacilio
4728 Randall St
Winston Salem NC 27104

MOUNA HYTHAM
1365 WESTGATE CENTER DR STE F2
WINSTON SALEM NC 27103

BIRCHAM MELISSA
4733 EASTWIN DR
WINSTON SALEM NC 27104

JANE P WHITE REVOCABLE TRUST
1393 OLD WINSTON RD
PINNACLE NC 27043

BELTRAN EVERARDO
4738 Randall St
Winston Salem NC 27104

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Reh Kyow
125 Queensbury Rd
Winston Salem NC 27104

Miller Elizabeth F
4735 Randall St
Winston Salem NC 27104

Jack W Conrad Sr Revocable Trust
4745 Randall ST
Winston-Salem NC 27104

PEAKGROUP HOLDING LLC
108 CAMBRIDGE PLAZA DR
WINSTON SALEM NC 27104

Cambridge Park Association
150 Alhambra CIR, STE 700
Coral Gables FL 33134

Myers Marty L
2828 Toms Ridge LN
East Bend NC 27018

Wynne Phillip L
213 Kyle Rd
Winston Salem NC 27104

Vineyard Plaza Llc
1598 Westbrook Plaza DR, STE 200
Winston Salem NC 27103

Stevens Anthony N
4717 Country Club Rd
Winston Salem NC 27104

JJ INVESTMENTS OF SALEM CHAPEL LLC
8695 Dennis Rd
Germanton NC 27019

Hernandez Maria Carrasco
4730 Randall St
Winston Salem NC 27104

Murphy Matthew M
4710 Country Club Rd
Winston Salem NC 27104

Myers Marty L
2828 Toms Ridge LN
East Bend NC 27018

MEH BEH
121 QUEENSBURY RD
WINSTON SALEM NC 27104

DMCH LLC
200 JONESTOWN RD
WINSTON-SALEM NC 27104

Ethos Ventures Llc
100 Cambridge Plaza DR
Winston-Salem NC 27104

Mock Associates Llc
1631 Lewisville Vienna RD
Pfafftown NC 27040

LOVE ANITA S
112 QUEENSBURY RD
WINSTON SALEM NC 27104

NASSERI ARASH
920 W 5TH ST
WINSTON SALEM NC 27101

Myers Marty L
2828 Toms Ridge LN
East Bend NC 27018

LOYCO INDUSTRIES INC
334 S WESTVIEW DR
WINSTON-SALEM NC 27104

WESTSIDE OFFICE PARK CONDOMINIUMS INC
4710 COUNTRY CLUB RD
WINSTON-SALEM NC 27104

Davis Thomas W
4755 Randall St
Winston Salem NC 27104

4625 Country Club Rd Llc
4625 Country Club RD
Winston-Salem NC 27104

LOCKBRIDGE LLC
4711 RANDALL ST
WINSTON SALEM NC 27104

Hutchins Calvin M
1890 Arthur St
Winston Salem NC 27107

McWilliams Charles Thomas
4758 Randall St
Winston Salem NC 27104

CMJD WINSTON SALEM APARTMENTS
2453 POWDER SPRINGS ROAD, SUITE 320
MARIETTA GA 30064

SV WINSTON SALEM II LLC
505 20TH ST N STE 1150
BIRMINGHAM AL 35203

WEIDL PROPERTIES VII LLC
2806 Reynolda Rd, Unit 172
Winston Salem NC 27106

MOUNA HYTHAM
1365 WESTGATE CENTER DR STE F2
WINSTON SALEM NC 27103

REH KLAU
119 Queensbury Rd
Winston Salem NC 27104

CAMPUZANO SERVANDO BASILIO
4724 Randall St
Winston Salem NC 27104

M & G Investment Co
116 Jonestown RD
Winston-Salem NC 27104

Bunjang Y Ndum
4723 Eastwin Dr
Winston Salem NC 27104

THOMAS M JOYCE TRUST
469 CARRIAGE RD
STATESVILLE NC 28677

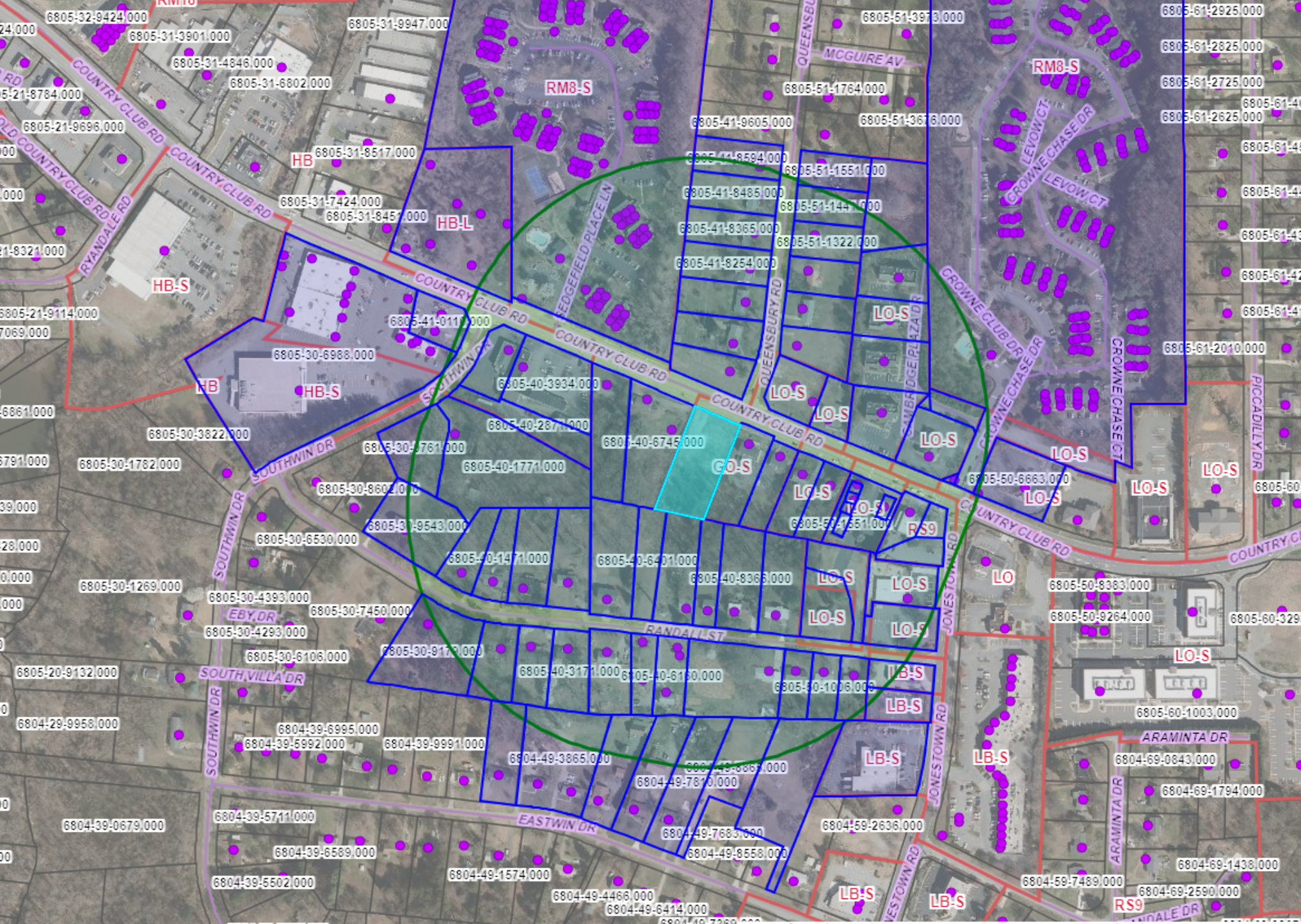
Myers Marty L
2828 Toms Ridge LN
East Bend NC 27018

Goodwill Industries Nw Nc Inc
PO BOX 4299
Winston Salem NC 27115

WINSTON MAWREH JOHN
104 QUEENSBURY RD
WINSTON-SALEM NC 27104

Cornelius Wade Leroy
204 Peregrine Ct
Winston Salem NC 27104

Hubbard Realty Of Winston Salem Inc
1598 Westbrook Plaza DR, STE 200
Winston Salem NC 27103



CITY OF WINSTON-SALEM
PARCEL ID: 6805-40-8905
BLOCK 3914 LOT 104
DEED BOOK 2620 PAGE 2984
ZONED RS9

RS9

LO-S

ANTHONY N. S
PARCEL ID: 6805-1
BLOCK 3914 LOT:
ZONED LO-S

JMBI INVESTMENTS, INC
PARCEL ID: 6805-50-0940
BLOCK 3905 LOTS 064, 065
ZONED LO-S

QUEENSBURY ROAD
COUNTRY CLUB ROAD
(64' PUBLIC RW PER COWS P704)

PROPOSED CONCRETE DRIVE
TO CITY OF WS
STANDARDS

ARMIN & ORANG NASSERI
PARCEL ID: 6805-40-6745
BLOCK 3906
LOTS 020, 021, 022, 101B
DEED BOOK 2900 PAGE 1460
ZONED RS9

RS9

4734
PROPOSED
2-STORY
BUILDING
9,350 SF
STORAGE
SERVICES,
RETAIL

PROPOSED DUMPSTER
W/ SHADOW BOX
FENCE SCREENING

TWO PHASE

LO-S

PROPOSED DRIVE
TO CARRY 75,000
POUND LOAD (MIN.)

RMSR ASSOCIATES, LLC
PARCEL ID: 6805-50-0529
BLOCK 3906 LOTS 010B, 011B
DEED BOOK 2441 PAGE 1664
ZONED LO-S

LO-S

COUNTRY CLUB ROAD CLIMATE
CONTROLLED STORAGE
PRELIMINARY SITE PLAN

N HUTCHINS
ID: 6805-40-6401
LOCK 3906
FS 029, 102B
D/BOOK 1231
PAGE 1754
ONED RS9

RICHARD &
LYNETTE GREEN
PARCEL ID: 6805-40-6398
BLOCK 3906 LOT 105
DEED BOOK 2951 PAGE 3868
ZONED RS9

COURTNEY
& MAX PARDON
PARCEL ID: 6805-40-7377
BLOCK 3906 LOT 104
DEED BOOK 2272 PAGE 50
ZONED RS9

RS9

RAQUEL BRYAN &
PRINCESS EDWARDS
PARCEL ID: 6805-40-8366
BLOCK 3906 LOTS 033, 034, 035
DEED BOOK 2858 PAGE 2428

