

6 March 2019

City of Winston-Salem
Zoning and Subdivision
Winston-Salem, NC 27101

Re: ARCA, Inc. Rezoning of 5580 Sturmer Park Circle – **Neighborhood Outreach Summary**

Mr. Aaron King,

On Friday, February 22, 2019, MLA Design Group mailed approximately 45 letters to the properties owners that are within five hundred feet of the parcel associated with the 5580 Sturmer Park Circle address. The PIN number for this parcel being #6828-13-9481 and the addresses were generated through the online Forsyth County GIS system. The letters detailed the requested rezoning of the portion of the parcel from IP to GB-S and invited the neighbors to an open house to review the rezoning petition. An open house date was set for March 4, 2019 with a drop-in time listed between 6:00 – 7:00 pm. These letters were sent ten days in advance of the proposed open house.

The open house was held on the date advertised with representation from ARCA, Inc., Forsyth County, and MLA Design Group present to review the plans with neighbors and answer any questions. ARCA signs were posted at the drives on Shattalon Drive and the Sturmer Park Circle driveway leading to the new ARCA location. During the hour-long open house we had no neighbors drop by and the open house ended at 7:00 pm. ARCA's contact phone number was listed on the open house invitation and ARCA did not receive any phone call inquiries.

Thank you,

Paul Fidishun
Director of Landscape Architecture/Land Planning
MLA Design Group, Inc.

Attachments:
Neighborhood Outreach Disclaimer
Open House Invitation
Meeting Sign-In Sheet

W-3403 ATTACHMENT B



***Neighborhood Outreach Open House Invitation:
Proposed Rezoning of a Portion of the Lot Located at 5580 Sturmer Park Circle***

When: Monday, March 4, 2019 from 6:00 pm – 7:00 pm
Where: 5580 Sturmer Park Circle (former Skilled Care Nursing Facility building)
Purpose: Review proposed rezoning of this property from IP (Institutional & Public) to GB-S (General Business Special Use)

Adjacent Property Owners:

You are invited to an open house that will take place on Monday, March 4, from 6:00 pm – 7:00 pm to review the proposed rezoning of a portion of the property located at 5580 Sturmer Park Circle. Forsyth County is requesting a portion of PIN #6828-13-9481 be rezoned from IP to GB-S. This request is being made due to a proposed change of use to the existing one-story brick building located within the western portion of this property (previous use of this currently vacant building was a Skilled Nursing Facility). The proposed use of the building will be a Group Care Facility 'C'. ARCA, Addiction Recovery Care Association, Inc., will be leasing the proposed rezoning area from Forsyth County and the new building use will include up to ninety-nine (99) beds for facility care. Site modifications to the parking, landscaping, existing trees, walks, etc. are not anticipated. Anticipated modifications to the existing building may include interior renovation to accommodate the proposed use and painting of the exterior.

The rezoning plan submitted to the City of Winston-Salem will be readily available for review during the Neighborhood Outreach Open House. Representatives from ARCA and MLA Design Group will be available to answer any questions and review the requested rezoning with open house participants.

Thank you,

Daryl Boyles – ARCA, Inc.
Paul Fidishun – MLA Design Group

W-3403 ATTACHMENT B



Project: ARCA, Inc.

Meeting Date: 03/04/19

Facilitator: ARCA, Inc. & MLA Design Group, Inc.

Place/Room: 5580 Sturmer Park Circle

W-3403 ATTACHMENT B