

Desmond Corley

From: Gary Roberts
Sent: Tuesday, August 4, 2020 10:41 AM
To: Desmond Corley
Subject: W-3452 Community Outreach re The Commons Change of Use

From: Gary Roberts <garyr@cityofws.org>
Sent: Tuesday, August 4, 2020 10:40 AM
To: ebshearburn@gmail.com <ebshearburn@gmail.com>
Subject: Re: [EXTERNAL] Community Outreach re The Commons Change of Use

Thank you very much Brice.
Gary

From: ebshearburn@gmail.com <ebshearburn@gmail.com>
Sent: Tuesday, August 4, 2020 10:04 AM
To: Bryan D. Wilson <bryandw@cityofws.org>; Gary Roberts <garyr@cityofws.org>; Aaron King <aaronk@cityofws.org>
Cc: 'myranda durham' <myrandaradurham@gmail.com>; Linville, Aubrey <aubrey@ltpcommercial.com>; 'Brice Shearburn' <ebshearburn@gmail.com>
Subject: [EXTERNAL] Community Outreach re The Commons Change of Use

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Good morning

This memo and attachments follows the Community Outreach meeting held at The Commons Monday evening August 3 at 6:30 PM.

Notices and invitations were sent out to every property owner within 500 foot radius of the property. The mailing list is attached. The Notice and Invitation is attached.

The meeting was convened and managed by Myranda Durham of our office and Aubrey Linville our broker rep.

We presented the Development Summary, Copy of the Sketch Plan and Staff Review and Site Plan submitted with the Zoning application as modified based on Staff comment.

The sign in sheet is attached – three attendees including Jocelyn Johnson. We provided the same information to Annette Scippio and Morticia Parmon and met with Ms Parmon on site in July. We will advise both Council Members of our outreach outcomes.

The attendees included Mr Hilton Stone resident of 1490 Harvest Drive. He expressed support. There was no opposition. We secured from John Nichols the TROSSA meeting attendee list and made sure that all of the residents within the radius received the mailer. Mr Stone confirmed he had received the mailer notice from Planning Staff as well as our invitation mailer.

Attachments:

Sign In Sheet
Mailing Radius List
Copy of the Invitation and Development Summary

E Brice Shearburn
Infill Delicate LLC
PO Box 21674
Winston Salem, North Carolina 27120
Mobile 336 918 1479
E Mail ebshearburn@gmail.com

MEMORANDUM AND NOTICE OF NEIGHBORHOOD MEETING RE THE COMMONS

SECU COMMONS FELICITY LANE/ OLD GREENSBORO ROAD/ US HWY 158

Infill Delicate LLC a Winston Salem based real estate development company is working with Housing Partnership of NC, Family Services of Forsyth –provider of Day Care and Early Childhood Education opportunities and United Health Clinic—all community nonprofits with program space needs.

Infill Delicate LLC has agreed to purchase The Commons from Housing Partnership and intends to redevelop and re-energize The Commons Campus providing housing, medical clinic service facility and a day care early childhood center.

The property is now zoned MU-S –Mixed Use Special –allowing office, medical housing and congregate care and transitional housing uses.

Infill Delicate has submitted a Change of Use application – a rezoning to change the permitted uses— adding Day Care use to allow the proposed Family Services Day Care facility to use a portion of the campus and its facilities.

The Planning Staff will send adjacent property owner’s letters on July 29 and publish the notice as a Legal Advertisement on July 30. The Public Hearing for the proposed change in permitted uses is set for August 13, 2020.

We are committed to informing the community and discussing the project and will do by hosting a Drop In Session meeting at The Commons on Monday August 3, 2020 beginning at 6:30 PM. The session will offer information, Site Plan, NC DOT Plans showing the proposed intersection modifications and hand outs for review.

The Drop In Session will be conducted using CDC and State guidelines for meetings—hand wash and temperature checks, masks required, the presentation will be arranged to accommodate social distancing and we are available to Zoom calls or conference calls to answer questions or discuss.

PLEASE RSVP TO: Infill Delicate LLC Brice Shearburn at ebshearburn@gmail.com 336 918 1479 or Myranda RA Durham myrandaradurham@gmail.com 336 577 4564

Name	Address 1	Address 2
Kelly Larrimore	1356 Spring Hill Circle	Kernersville, NC 27284
Carl Houston	4011 Hilda Street	Winston-Salem, NC 27101
Diane Tate	4042 Reidsville Road	Winston-Salem, NC 27101
George Sparks	PO BOX 846	Clemmons, NC 27012
City Of Winston Salem	PO BOX 2511	Winston-Salem, NC 27102
Nicholas Purdy	4115 Old Greensboro Road	Winston-Salem, NC 27101
Raymond Todd Hedrick	1701 Quawatha Drive	Kernersville, NC 27284
James Richard Payne	7205 Franklin Road	Lewisville, NC 27023
Jhonatan Isai Parras	4017 Old Greensboro Road	Winston-Salem, NC 27101
Ray Kline	4032 Reidsville Road	Winston-Salem, NC 27101
Abrahana Gonzalez	4016 Old Greensboro Road	Winston-Salem, NC 27101
Lawrence Danner	PO BOX 52	Winston-Salem, NC 27102
Kelly Larrimore	1356 Spring Hill Circle	Kernersville, NC 27284
Donea Davis	4013 Hilda Street	Winston-Salem, NC 27101
Chris Crews	4058 Reidsville Road	Winston-Salem, NC 27101
Sherill Nizic	4104 Old Greensboro Road	Winston-Salem, NC 27101
Mark Goulding	3975 Oakstone Place	Denver, NC 28037
Donald Sapp	635 Linville Road	Kernersville, NC 27284
Katharine Evans	4023 Reidsville Road	Winston-Salem, NC 27101
Joseph Goode	4028 Reidsville Road	Winston-Salem, NC 27101

Visitor Sign In / Sign Out

Event: The Commons

Aug. 3, 2020

	Name	Email	Phone Number	Address
1.	Jennifer Lopez	Jenniferlopez90@gmail.com	336 745 7322	4016 Old Greensboro rd
2.	Mr & Mrs Stone		336 705 7277	1490 Harvest Dr
3.	"		455 6242	W-S NC 27101
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