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December 30, 2024

**COMMUNITY OUTREACH REPORT**  
Rezoning – 2125 Griffith Road & 3390 Burke Mill Road (the “Properties”)

A notice letter (copy attached) providing information regarding the above referenced rezoning request, dated December 9, 2024, was sent by US Mail to the addresses of neighboring property owners located within 500 feet of the Properties. The mailing also included illustrative renderings of Shyam Shlok LLC’s (“Applicant”) proposed redevelopment plans for the Properties’ existing commercial use.

The notice letter included an invitation to attend a community meeting held on-site at the Properties on December 18, 2024, as well as contact information to allow any interested property owner to contact our office at their convenience. The community meeting was held open for 30 minutes and no neighboring property owners attended. We have received no calls or emails expressing concern regarding Applicant’s rezoning request to date.

In addition to the notice letter, we contacted adjoining property owners directly and discussed Applicant’s rezoning request. Several of those neighbors have provided signed letters supporting Applicant’s request to rezone the Properties and redevelop the existing Myers Grocery store.

Applicant will maintain an open line of communication for any interested neighboring property owner in advance of the January 9 Planning Board meeting.

Very truly yours,

Nicholas K. Blackwood

Enclosure(s)



# ISAACSON SHERIDAN

MARC L. ISAACSON, ESQ.

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December 9, 2024

Re: Rezoning – 2125 Griffith Road & 3390 Burke Mill Road

Dear Neighbor:

Our firm represents Shyam Shlok LLC (“Applicant”), owner of those certain parcels located at 2125 Griffith Road and 3390 Burke Mill Road (together, the “Properties”). You may be familiar with the Properties’ longstanding neighborhood store, Myers Grocery, located at the intersection of Griffith Road and Burke Mill Road. Myers Grocery has been a fixture of the community for decades, and Applicant now intends to “revamp” and modernize this neighborhood grocery. The Properties are currently zoned RS9, intended to accommodate high-density single-family development, and Myers Grocery is operating on-site under “grandfathered” non-conforming status. Any upfit of the Properties’ existing commercial use requires rezoning, and therefore Applicant has submitted an application to the City of Winston-Salem (the “City”) requesting rezoning to LB (Limited Business), conditioned to address foreseeable concerns.

As you may appreciate, Myers Grocery is in need of significant improvement to align with the development quality of recent projects in the immediate area. Applicant’s vision for the Properties includes a complete overhaul of the existing business, complete with convenient access to fresh produce and other household necessities, as well as full-service fuel pumps. To preemptively address foreseeable concerns, Applicant has included various zoning conditions along with its application, which conditions will govern use of the Properties, such as: (1) opaque fencing along the southern and eastern property lines to provide adequate buffering for residential neighbors, (2) sign dimension restrictions to maintain a reasonably-scaled “neighborhood” feel and (3) pedestrian connection to Griffith Road through the Properties, intended to enhance walkability for customers in the area. Another key improvement will include controlled vehicular access points, enhancing traffic safety at the intersection.

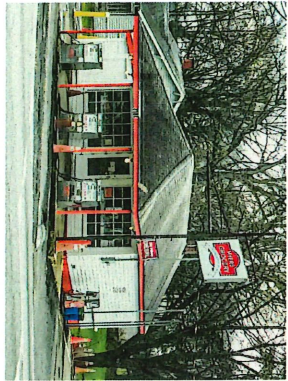
Applicant appreciates the long-standing service that Myers Grocery has provided to the community along Griffith/Burke Mill Road, and hopes to perform necessary improvements to ensure that this neighborhood-serving use remains and thrives for years to come. Absent approval of Applicant’s rezoning request, redevelopment of the Properties for this purpose will not be permitted, and the existing, aging corner store will remain as-is. In order to address any questions or concerns that you may have regarding Applicant’s rezoning request, we will hold an in-person neighborhood meeting on **Wednesday, December 18 at 5:00pm at 3390 Burke Mill Road** (single-family home immediately adjacent to Myers Grocery). If you are unable to attend the meeting and have interest in Applicant’s project, please do not hesitate to contact our office when convenient for you. The City’s Planning Board will meet to consider this rezoning request on Thursday, January 9 at 4:30pm.

For your convenience, illustrative renderings showing Applicant’s redevelopment plans for the Properties are included herein.

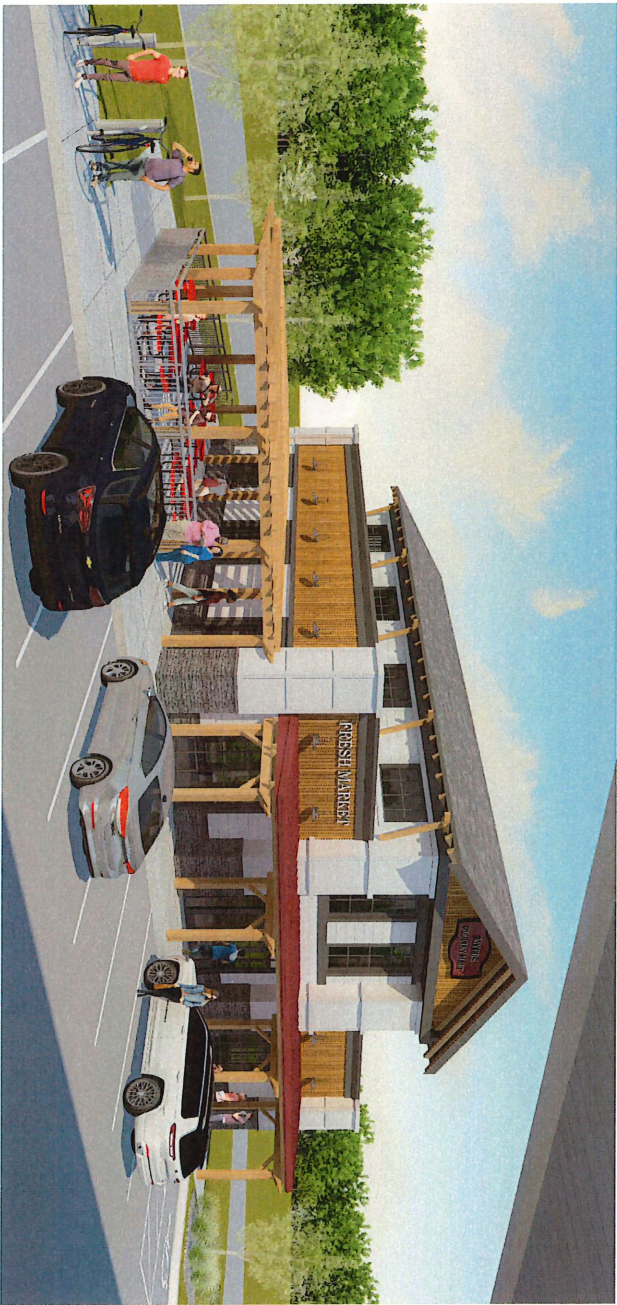
Sincerely yours,

Marc L. Isaacson





EXISTING  
STORE IMAGE



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NOT FOR CONSTRUCTION

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REVIEW ONLY  
NOT FOR CONSTRUCTION

**NEW CONSTRUCTION  
CONVENIENCE STORE  
AND FUELING STATION**

NO.	DATE	DESCRIPTION
<b>REVISIONS:</b>		
<b>PROJECT # _____ JH-CR-09A-167</b>		
<b>CONSULTANT PROJECT # _____ 24-183-201</b>		
<b>DRAWING DATE _____</b>		
<b>JUNE 24, 2024</b>		
<b>ISSUED PURPOSE _____</b>		
<b>FOR PRELIMINARY REVIEW _____</b>		
<b>DRAWING TITLE _____</b>		
<b>CONCEPT RENDERINGS</b>		
<b>DRAWING SHEET: _____</b>		

A-212