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27120-1029

July 1, 2026

**W-3692 – 800 E. Hanes Mill Rd
Neighborhood Outreach Report**

On June 17, 2026, thirty (30) neighborhood meeting invitation letters were sent to property owners within 500 feet for the subject property and beyond. The letters provided a summary of the rezoning request and contact information for the petitioner for any neighbor that would not be able to attend the meeting or had questions regarding the rezoning request. A copy of the letter is attached as **Exhibit A**. A copy of the mailing list is attached as **Exhibit B**.

The meeting was held on Wednesday, June 24 at 5:30pm in the old K&W Cafeteria building on the subject property. The meeting was facilitated by attorneys Brad Friesen and Kaylie Jessup with Bell, Davis & Pitt, P.A. and Dax Allred on behalf of the property owner. Six (6) neighbors residing on Angel Oaks Drive, and Council Member Barbara Burke attended the meeting. A copy of the meeting sign-in sheet is attached as **Exhibit C**.

Aerial maps of the subject property, a list of proposed uses for the property per the zoning petition, and a list of possible uses under the current zoning were presented at the meeting. Copies of those are attached as **Exhibit D**. Neighbors attending the meeting expressed the following:

1. **Upscale Dining:** The first feedback voiced was a desire for higher-end dining options in this part of town, such as a steakhouse or seafood restaurant.
2. **Commercial Use Limitations:** Several neighbors present felt that the area is already adequately served by car washes, oil change facilities, auto parts retailers, banks, and fast-food, and that they do want more of those kinds of businesses. When asked more about that concern, at least one neighbor felt that the market here is saturated for those businesses.
3. **Residential Use:** Some present expressed a preference that the property not be developed for affordable housing, Section 8 housing, low-grade housing, or residential uses that could be susceptible to degradation in quality with the passage of time or turnover in management. The property owner does not intend to market the property for that purpose.
4. **Grocery Access:** Some expressed a desire for a full-service grocery store, such as Harris Teeter or Lowes Foods.

After reviewing the permitted uses under the current zoning compared to those proposed in the petition, neighbors generally agreed that the property should not have the current industrial zoning and reiterated the concerns outlined above. Much of the conversation related to the nature of business operations that may happen on the property—e.g., whether a restaurant would be operated as an upscale restaurant, whether housing would be managed and maintained as luxury

housing, whether more businesses similar to those already present in the area would operate there (information that cannot now be known by the property owner)—rather than on the zoning classification that would be most appropriate for this property.

Additionally, Council Member Burke suggested that a rezoning application proceed after a buyer and specific use has been identified for the property, keeping in mind the feedback from the meeting attendees, noting that this sequencing would allow the specific development plans and property use to be evaluated in conjunction with the zoning change.

Some attendees requested copies of the list of property uses under the current and proposed zoning, which were provided by email.

On Friday, June 26, I received a phone call from the owner of the adjacent parcel currently zoned Corporate Park Office (i.e. the former Hanes property). This owner did not express any concerns regarding the proposed rezoning.

Sincerely,

BELL, DAVIS & PITT, P.A.

A handwritten signature in blue ink, appearing to read "Kaylie H. Jessup", with a stylized flourish at the end.

Kaylie H. Jessup

EXHIBIT A

Neighborhood Meeting Invitation Letter



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PO Box 21029
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27120-1029

July 1, 2026

Dear Neighbor,

You are receiving this letter because your property is within 500-feet or in proximity of a proposed rezoning for 800 E Hanes Mill Rd, Winston-Salem, NC 27105 (PIN 6828-59-8755). This is the former K&W Cafeteria restaurant. You are invited to a neighborhood meeting regarding the rezoning request. The meeting will be a “drop-in” time for discussion or questions or concerns that you may have.

Date: **Wednesday, June 24, 2026**

Time: **5:30pm to 6:30pm**

Meeting Location: **K&W Cafeteria Building
800 E Hanes Mill Rd
Winston-Salem, NC 27105**

Allred Investment Company, LLC has applied to rezone the above parcel from GI (General Industrial) and CPO (Corporate Park Office) to GB-L (General Business—Limited) in order to better suit the character of the property and surrounding area and to allow for permitted uses such as retail, service, office, and limited residential development. Notably, even during the decades that K&W was in business here, the property had General Industrial zoning, which does not include restaurant use. In fact, as currently zoned GI (General Industrial), the property could be used for a wide range of assembling, fabricating, and manufacturing activities — uses that would be potentially disruptive to your residential neighborhood. The GB-L classification would exclude strip commercial development and other intensive or incompatible activities such as adult establishments, transmission towers, and landfill operations, among others.

The proposed rezoning will be reviewed by the Winston-Salem/Forsyth County Planning Board, which provides a recommendation for approval or denial. The Winston-Salem City Council is the final approval authority.

If you have any questions or would like to discuss the proposed rezoning, please email kjessup@belldavispitt.com.

Sincerely,

BELL, DAVIS & PITT, P.A.

/s/ Kaylie H. Jessup

EXHIBIT B

Mailing List

W-3692
DYE AMANDA C
DYE WESLEY
5350 ANGEL OAKS DR
WINSTON SALEM NC 27105

W-3692
PIEDMONT FEDERAL SAVINGS BANK
633 N LIBERTY ST STE 101
WINSTON-SALEM NC 27101

W-3692
STRONG TOWER CAROLINA LLC
PO BOX 1031
KERNERSVILLE NC 27285

W-3692
BERRY LACY ROCHELLE
REAVES VALARIE
4541 BRASSFIELD DR
WINSTON SALEM NC 27105

W-3692
HARRISON DANIEL
HARRISON TASHUA
5345 ANGEL OAKS DR
WINSTON SALEM NC 27105

W-3692
190 OAK PLAZA LLC
1310 LEWISVILLE CLEMMONS RD
LEWISVILLE NC 27023

W-3692
DGV LLC
13702 COURSEY BLVD STE 7B
BATON ROUGE LA 70817

W-3692
LEOTERRA HANES MILL STORAGE LLC
110 A SHIELDS PARK DR
KERNERSVILLE NC 27284

W-3692
LINDELL DAYMOND
LINDELL CHARLETTE
5325 ANGEL OAKS DR
WINSTON SALEM NC 27105

W-3692
ATTRIDE TAHTIANA
4553 BRASSFIELD DR
WINSTON-SALEM NC 27105

W-3692
PARASCANDOLO FRANCESCO
PARASCANDOLO DAWN
PO BOX 945
RURAL HALL NC 27045

W-3692
BLACK CHANTE L
4547 BRASSFIELD DR
WINSTON SALEM NC 27105

W-3692
MATTHEWS DELISIA RAYCHELLE
1621 FARM HILL CT
WAKE FOREST NC 27587

W-3692
VAN VALKENBURGH FAMILY TRUST
VALKENBURGH STEPHEN
5340 ANGEL OAKS DR
WINSTON SALEM NC 27105

W-3692
WILEY ROY W
WILEY RUBY
5364 ANGEL OAKS DR
WINSTON SALEM NC 27105

W-3692
SWANSON HARRY M
366 BELL DR
DANVILLE VA 24541

W-3692
SMART BRAND USA INC
6000 FAIRVIEW RD SUITE 1200
CHARLOTTE NC 28210

W-3692
HARRISON NICOLE
5335 ANGEL OAKS DR
WINSTON SALEM NC 27105

W-3692
MARTIN DENNISHA M
MARTIN JASMINE
5355 ANGEL OAKS DR
WINSTON-SALEM NC 27105

W-3692
WINSTON SALEM OAK SUMMIT WMC LLC
8816 SIX FORKS RD STE 201
RALEIGH NC 27615

W-3692
MYERS JONATHAN KELLY
PO BOX 4674
MOORESVILLE NC 28117

W-3692
HANES MILL LLC
5900 BALCONES DRIVE SUITE 100
AUSTIN TX 78731

W-3692
GATEWAY MANAGEMENT SERVICES LTD
154 CHARLOIS BLVD
WINSTON-SALEM NC 27103

W-3692
HAIRSTON GERRY F
5360 ANGEL OAKS DR
WINSTON SALEM NC 27105

W-3692
MOORE JERRY
MOORE MARLENE
5320 ANGEL OAKS DR
WINSTON SALEM NC 27105

W-3692
AMH 2015 1 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

W-3692
HALL JAMES
HALL ROBYN
110 SINGLE LEAF CT
WINSTON SALEM NC 27105

W-3692
ROBERTSON VICTOR C
4536 BRASSFIELD DR
WINSTON SALEM NC 27105

W-3692
GATEWAY MANAGEMENT SERVICES LTD
154 CHARLOIS BLVD FRNT FRNT
WINSTON-SALEM NC 27103

W-3692
NORTHERN QUARTERS TOWNHOMES
ASSOCIATION INC
1842 BANKING ST
GREENSBORO NC 27408

EXHIBIT C

Meeting Sign-In Sheet

Neighborhood Outreach Meeting
for Rezoning of 800 E. Hanes Mill Road

June 24, 2026 at 5:30pm

Sign-In Sheet

	Name	Address
1	Sherry Johnson	5415 Angel Oaks Dr
2	Jerry Moore	5320 Angel Oaks Dr
3	Gerry Hairston	5360 Angel Oaks Dr
4	Kenya Wilkins	5450 Angel Oaks Dr W17500 Sales 21105
5	Travis Clark	5370 Angel Oaks Dr.
6	Nicole McCall	5375 Angel Oaks Dr
7	Council Member Barbara Burke	City Hall W-5
8		
9		
10		

EXHIBIT D

Lists of Property Uses under Current Zoning and per Zoning Petition

USES ALLOWED IN THE GI ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Adult Establishment (F)
Adult Establishment (W)
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Animal Feeding Operation
Animal Shelter, Public
Arts and Crafts Studio
Asphalt and Concrete Plant (F)
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Bulk Storage of Petroleum Products
Car Wash
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Correctional Institution
Fish Hatchery
Fuel Dealer
Furniture and Home Furnishings Store
Golf Course
Government Offices, Neighborhood
Organization, or Post Office
Institutional Vocational Training Center
Kennel, Indoor
Kennel, Outdoor (F)
Manufacturing A
Manufacturing B
Manufacturing C
Micro-Brewery or Micro-Distillery
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer
Nursery, Lawn and Garden Supply Store, Retail
Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recycling Center

Recycling Plant
School, Vocational or Professional
Services, A
Services, B
Shooting Range, Indoor (F)
Signs, Off-Premises
Solid Waste Transfer Station
Storage and Salvage Yard
Storage Services, Retail (F)
Storage Services, Retail (W)
Storage Trailer
Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Transmission Tower
Urban Agriculture (W)
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Airport, Private
Heliport
Landfill, Construction and Demolition (F)
Landfill, Construction and Demolition (W)
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or
less (F)
Landfill, Land Clearing/Inert Debris, greater
than 2 acres (F)
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Airport, Public
Borrow Site
Dirt Storage
Helistop
Landfill, Sanitary (F)
Shooting Range, Outdoor (F)

USES ALLOWED IN THE GI ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site

Asphalt and Concrete Plant (W)

Hazardous Waste Management Facility

Landfill, Sanitary (W)

Mining, Quarry, or Extractive Industry

⁵SUP not required if standards of Section 5.2.2A are met

USES ALLOWED IN THE GB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

~~Academic Biomedical Research Facility~~
~~Academic Medical Center~~
Adult Day Care Center
Adult Day Care Home
~~Adult Establishment (F)~~
~~Adult Establishment (W)~~
~~Animal Shelter, Public~~
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
~~Boarding or Rooming House~~
~~Building Contractors, General~~
Building Materials Supply
Car Wash
~~Cemetery~~
Child Care, Drop-In
Child Care, Sick Children
Child Day Care Center
~~Child Day Care Home~~
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
~~College or University~~
Combined Use
Convenience Store
Food or Drug Store
~~Fraternity or Sorority~~
~~Fuel Dealer~~
Funeral Home
Furniture and Home Furnishings Store
Government Offices, Neighborhood
Organization, or Post Office
~~Habilitation Facility A~~
~~Habilitation Facility B~~
~~Habilitation Facility C~~
~~Hospital or Health Center~~
Hotel or Motel
Institutional Vocational Training Facility
Kennel, Indoor
~~Kennel, Outdoor (F)~~
Library, Public
~~Manufacturing A~~
Micro-Brewery or Micro-Distillery
~~Motor Vehicle, Body or Paint Shop~~
~~Motor Vehicle, Rental and Leasing~~
Motor Vehicle, Repair and Maintenance
~~Motor Vehicle, Storage Yard~~

~~Motorcycle Dealer~~
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
~~Nursing Care Institution~~
Offices
~~Outdoor Display Retail~~
~~Park and Shuttle Lot~~
~~Parking, Commercial~~
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional
Services, A
~~Services, B~~
~~Shooting Range, Indoor (F)~~
Shopping Center
Shopping Center, Small
Special Events Center
~~Stadium, Coliseum, or Exhibition Building~~
~~Storage Services, Retail (F)~~
~~Storage Services, Retail (W)~~
Swimming Pool, Private
~~Terminal, Bus or Taxi~~
Testing and Research Lab
Theater, Indoor
~~Transmission Tower~~
~~Urban Agriculture (W)~~
Utilities
Veterinary Services
Warehousing
Wholesale Trade A

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

~~Child Care Institution~~
~~Family Group Home B~~
~~Family Group Home C~~
~~Group Care Facility A~~
~~Group Care Facility B~~
~~Landfill, Construction and Demolition (F)~~
~~Landfill, Construction and Demolition (W)~~
~~Landfill, Land Clearing/Inert Debris (W)~~
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~

USES ALLOWED IN THE GB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

~~Landfill, Land Clearing/Inert Debris, greater
than 2 acres (F)~~

~~Life Care Community~~

~~Residential Building, Multifamily~~

~~Residential Building, Townhouse~~

~~Residential Building, Twin Home (F)~~

~~Residential Building, Duplex (F)~~

~~School, Private~~

~~School, Public~~

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

~~Borrow Site~~

~~Dirt Storage~~

~~Helistop~~

~~Landfill, Sanitary (F)~~

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

~~Access Easement, Private Off-Site⁵~~

~~Entertainment Facility, Large (W)~~

~~Shelter for Homeless~~

~~Correctional Institution~~

USES ALLOWED WITH SPECIAL USE DISTRICT REZONING FROM ELECTED BODY (E)

~~Group Care Facility C~~

⁵SUP not required if standards of Section 5.2.2A are met