

Date: July 2, 2025

Michelle O'Brien
Project Planner- Land Use Administration
Phone: (336) 747-7462
Email: michelleo@cityofws.org
100 East First Street, Suite 337
Winston-Salem, NC 27101

Re: Community Outreach Report – 2424 Fairlawn Court (the “Property”)

Dear Michelle O'Brien

On August 19, 2025, our office mailed a notice letter to all property owners within a 500-foot radius of the above-referenced Property. The letter outlined the Property's current zoning and permitted uses and described the applicant's request to modify the existing site plan. Specifically, the request seeks to combine two parcels and rezone from RS7MLKO to RSQ MLKO in order to allow the construction of two attached single-family homes (a duplex).

Three neighboring property owners responded positively to the notice:

- Harris Tawanda – 403 Southside Dr, Nashville, NC 27856
- Golden Opportunity – APN 6835-77-0262.000
- Golden Opportunity – APN 6835-77-1217.000

Each respondent was contacted directly, and none expressed concerns regarding the applicant's request or the proposed development. To date, no additional property owners have requested information, communicated objections, or attended the community meeting.

All property owners within the 500-foot radius have been provided with our firm's contact information, and we remain committed to maintaining open communication as this matter proceeds to the Planning Board meeting.

Sincerely,



Luz Mora – (704) 779-6296

Golden Opportunity Investment, LLC



Ricardo Montilla – (702) 272-7518

3 Core Group, LLC