



MEMORANDUM

DATE:	February 21, 2024
TO:	Rory Howard
FROM:	Jared Rogers
RE:	414 Brookstown Ave / W-3610

The purpose of this memo is to provide an update on the two neighborhood outreach meetings that occurred. Both meetings were held at the project address (414 Brookstown Ave). A total of 143 letters were sent out to properties and owners located within 500' of the impacted property. Included in the 143 letters were two letters mailed to myself (one to my house and one to the subject property). Both of the letters mailed to me were received. A copy of the letter is included with this submission. Attendees at both meetings were allowed to walk around the interior of the building and most seemed to really enjoy seeing the property in its current cleaned out condition.

Meeting #1 - 2/05/24 from 4-6PM

This meeting was attended by seven (7) people as shown in blue ink on the log. Most of the attendees were interested in what uses will be going in and all felt like they needed to have more local food and beverage options, not just coffee shops of which there are 3 located very close to the subject property. No one expressed any concerns, all were excited to hear about the future of the project.

Meeting #2 - 2/09/24 from 4-6PM

This meeting was attended by six (6) people as shown in black ink on the log. Most of the attendees were interested in what uses will be going in and all felt like they needed to have more local food and beverage options, not just coffee shops of which there are 3 located very close to the subject property. No one expressed any concerns, all were excited to hear about the future of the project.

In addition to the meeting attendees, three (3) other residents either emailed me or called me. These calls were all positive in nature.

January 22, 2024



Waters Wesley Brant
221 TAR BRANCH CT
WINSTON SALEM NC 27101-3360

**Re: 414 Brookstown Ave, Winston Salem, NC 27101 (the "property")
PID 6835-14-3361.000**

Dear Neighbor:

Recently we purchased the property at 414 Brookstown Ave & 414 Branch St (aka "the former Heyday Guitar Building"). As part of our business plan we will be renovating and repairing the buildings. Additionally, we have submitted an application with Winston Salem / Forsyth County to rezone the property to allow for commercial/retail uses. Currently the property is zoned GI (general industrial) and our predicted uses require PB (pedestrian business).

In compliance with requirements for rezoning, we are reaching out to nearby owners and tenants and inviting them to attend one of two Neighborhood Information Meetings. The meetings are being held on Monday February 5th and Friday February 9th from 4 PM to 6 PM at the property. At these meetings, I will make every effort to answer any questions you may have. If these dates and times are not conducive to your schedule, feel free to reach out to me directly and we can discuss it over the phone or arrange a time to meet.

Sincerely,

Jared Rogers

Jared Rogers
QAH Group LLC
jared@qahgroup.com
(336) 416-1550



January 22, 2024



DISHMON RANDALL COREY
411 S MARSHALL ST STE 401
WINSTON SALEM NC 27101-5293

**Re: 414 Brookstown Ave, Winston Salem, NC 27101 (the "property")
PID 6835-14-3361.000**

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Sincerely,

Jared Rogers

Jared Rogers
QAH Group LLC
jared@qahgroup.com
(336) 416-1550



January 22, 2024



POPE ERNEST DARIUS
224 ZANTE CURRANT RD
DURHAM NC 27703-6488

**Re: 414 Brookstown Ave, Winston Salem, NC 27101 (the "property")
PID 6835-14-3361.000**

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Sincerely,

Jared Rogers

Jared Rogers
QAH Group LLC
jared@qahgroup.com
(336) 416-1550



Rezoning Outreach Meeting

Brook & Branch LLC
414 Brookstown Ave

NO.	Name	Street Address	PHONE	EMAIL
01	Quart BATTEN	410 Brookstown Ave	(336) 382-2932	Quart@battenand company.com
02	Caroline Batten	410 Brookstown Ave	(336) 972-9972	Caroline@battenand company.com
03	Kathie Houck ^{Jonathan} Nicolai	430 Marshall View Ct	336-749-0720	kathiehouck@gmail.com
04	Rebecca ^{Rebecca} Banday	411 S. Marshall St.	336-978-4134	rebecca.j.banday@icloud.com
05	Neil Clark	434 Brookstown Ave	(336) 830-3429	neil@northstatewest.com
06	Bryan & Christy Hottinger	443 Wachovia St	336 624-4806	cmh1719@gmail.com
07	Christ & Marcia Roan	509 Tamers Park Ct	717-321-0229	curvulnators@gmail.com
08	Patrice & Al Turner	388 Indira Millset	336-692-7470	FamilyCalismTurner.com
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