

**From:** Luke Dickey <LDickey@stimmelpa.com>  
**Sent:** Thursday, February 25, 2021 2:26 PM  
**To:** Gary Roberts <garyr@cityofws.org>  
**Subject:** [EXTERNAL] W-3462 Neighborhood Outreach

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Gary,

Neighborhood outreach letters were sent to property owners and current residents within 500' and beyond of the subject site. A total of 251 letters were sent on January 26, 2021. Of the 251 letters, 11 were returned as undeliverable. The letters included a description of the rezoning request, a map of the property location, a color rendered illustrative site plan, and contact information for a Stimmel Associates representative if any neighbors had questions or concerns. As of 2/25/2021, no neighbors have contacted Stimmel regarding the proposed rezoning.

Thanks,



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**Luke Dickey, PLA Vice President**

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January 26, 2021

## Neighborhood Rezoning Notice

Dear Neighbor,

You are receiving this notice for the proposed redevelopment of the Precision Decorating site for a new Starbucks cafe at the corner of Peters Creek Parkway and Brewer Road. For the redevelopment to take place, the property has to be rezoned to allow for the use of Restaurant (with Drive-Through Service). The proposed zoning district will remain the same as the current zoning district, Highway Business – Special Use (HB-S). The building containing the Triad Sewing and Vacuum Center will remain.

Attached is an Illustrative Site Plan of the proposed redevelopment. Please note that as the plan is reviewed by the City of Winston-Salem, changes to the site plan may be made.

Normally, the petitioner would hold a neighborhood drop-in meeting. However, due to the COVID-19 restrictions, holding a meeting is not feasible at this time or in the foreseeable future. If you have any questions or concerns regarding the proposed rezoning, please contact the petitioner's representative, Luke Dickey with Stimmel Associates.

Luke can be reached at (336) 723-1067.







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Illustrative Site Plan



\*This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.