

January 5, 2022

RE: Community Outreach Summary for Rezoning 600 & 602 S Stratford Road

Good morning to all,

For our community outreach we sent out twenty-one letters to the closest neighbors and businesses. We mailed these letters the morning of December 30<sup>th</sup>. In the letter we included our telephone number, email address, and a date and time for a public Zoom meeting.

We received two telephone calls one from Mrs. Betty Knight and one from Mr. Sam Ogburn.

Mrs. Knight was unsure of which properties were being rezoned and once we clarified it was the service station and former Ego Hour properties, she was fine with the project and was in favor of rezoning.

Mr. Ogburn called and had a concern about traffic on Westview Road. We met Mr. Ogburn at the property on January 4<sup>th</sup> and discussed our plans for access to the new building. Once we explained the entrances and access to the property he was in favor of the project and rezoning it.

We held a Zoom meeting on January 4<sup>th</sup> between 5:30-7:00 pm. Joining us on the Zoom meeting was councilmember Kevin Mundy. Ronald and Sue Warden joined the meeting and had questions regarding the new building location on the property, general questions about the project, and why we were going through the rezoning process. Once we answered their questions, they wished us good luck in our project. No other individuals joined our meeting.

We appreciated Mr. Mundy taking the time to join us and sharing information he had researched about the properties and why the back portion was zoned RS-9 to begin with.

I have attached a copy of the letter we sent to the neighbors as well as the individuals we mailed letters too.

We believe we have given the neighbors an opportunity to reach out to us and express any concerns they have. So far, the response has been positive.

Best Regards,

Jimmy & Irene Kroustalis

December 30, 2021

RE: 600 & 602 S Stratford Road Rezoning the properties from HB and RS9 to GB-S

Dear Neighbors,

The purpose of this letter is to introduce ourselves and give you some insight as to our plans for 600 & 602 S Stratford Road properties. Our names are Jimmy and Irene Kroustalis. Winston-Salem is our home. My husband, Jimmy has lived in Winston-Salem for 61 years except for the 3 years he served in the Army and in Vietnam. I have lived in Winston-Salem for 41 years.

Our plan is to purchase, rezone and redevelop 600 & 602 S Stratford Road properties into a small shopping center. The stores will mainly be retail shops, service-oriented businesses and possibly a restaurant. Our goal is to have quality businesses move into the center.

The property will be owned and managed by our family. We would be happy to answer any questions anyone may have regarding the project. My phone number is 336-765-6683 and my email is [IHKroustalis@gmail.com](mailto:IHKroustalis@gmail.com).

I am also planning to hold a zoom meeting on January 4, 2022 between 5:30-7:00 in the evening. This would be another opportunity for any questions to be answered.

Jimmy Kroustalis is inviting you to a scheduled Zoom meeting.

Topic: Rezoning for 600 & 602 S Stratford Community Meeting

Time: Jan 4, 2022 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/76246843350?pwd=MUxQWktqV0NqT3hYaEtrdlZ6cktwdz09>

Meeting ID: 762 4684 3350

Passcode: Stratford

I look forward to hearing from any of our neighbors regarding the project. We hope and believe our building will be an asset to the community of businesses and residents in the area.

Best Regards,

Jimmy & Irene Kroustalis