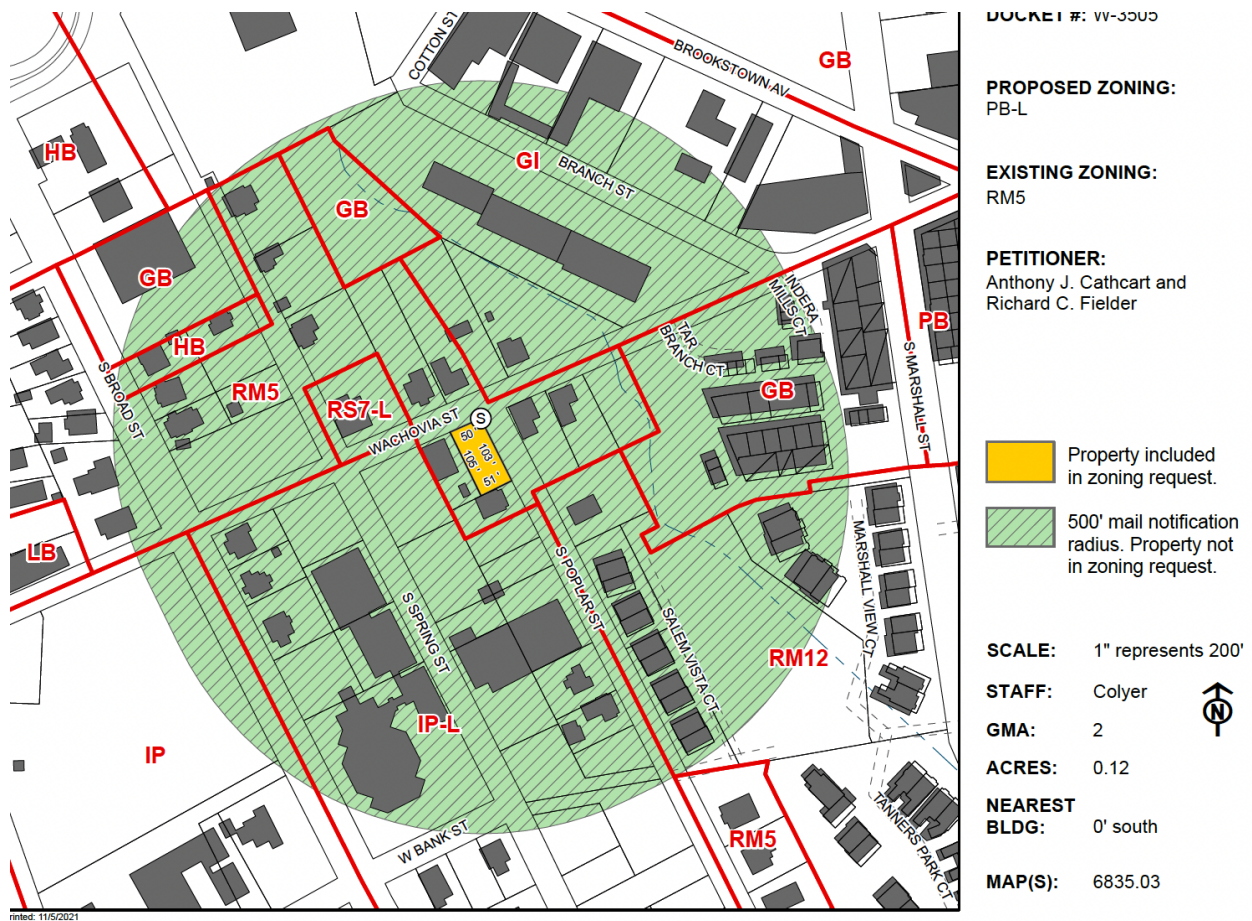


November 30th, 2021
 Zachary Reich
 500 Wachovia Street
 Winston-Salem NC
 27101

Summary of Community Outreach Activities For Rezoning Docket W-3505

I, Zachary Reich, managing director of JGS LLC conducted community outreach as required in the rezoning application checklist. Per the recommendation of Elizabeth Coyle in the Winston Salem Zoning Office, I reached out to the addresses touched by the green circle below.



Outreach was conducted via letter based off of the Forsyth County tax database listed mailing addresses. Letters went out in two waves, one on the first of November and one on the eleventh of November. The letter read as follows:

I wanted to reach out and introduce myself, my name is Zachary Reich. I've recently purchased the warehouse space located at 500 Wachovia St. in your neighborhood. My plan is to turn this disused building into multifamily housing. The 7000 square foot building will be renovated to house 4 apartment units. As part of this process this building must be rezoned out of its current RM5 designation to a PB limited class. This limited class will allow for a strictly residential use of the building. I wanted to reach out to you to provide this notice and give you the opportunity to contact me with any questions or concerns.

Further, a community meeting was held on November 20th to discuss neighborhood concerns. This meeting was primarily organized by Paige Bentley. In attendance were myself and:

1. Paige Bentley 502 Wachovia St, Winston-Salem, NC 27101
2. Suzi Moore
3. Bryan and Christy Hottinger 443 Wachovia St, Winston-Salem, NC 27101
4. Sandra Romanac 425 Salem vista ct. 27101
5. Victoria Seawright 485 Salem Vista Ct Winston Salem NC 27101
6. Deborah Harrell 507 Wachovia St Winston Salem NC 27101

The primary concern raised by citizens was the potential impact for parking from added residential units causing congestion on Wachovia, particularly near the Wachovia and Poplar intersection. Please see the attached spreadsheet for a full list of sent letters and acknowledge responses sorted by address, an image of that sheet is included below:

#	Name	Physical Address	Mailing Address	Contact Method	Contact Date	Responded	Responded Date	Respond Method	Phone Number
1	Eric Ellison	442 Wachovia St Winston Salem NC 27101	442 Wachovia St Winston Salem NC 27101	Letter	11/1/2021	No	n/a	n/a	n/a
2	Josue Bequer Paguaga	513 Wachovia St Winston Salem NC 27101	513 Wachovia St Winston Salem NC 27101	Letter	11/1/2021	No	n/a	n/a	n/a
3	Vintage Wachovia	503 Wachovia St Winston Salem NC 27101	1712 S MAIN STREET WINSTON SALEM NC 27127	Letter	11/1/2021	No	n/a	n/a	n/a
4	Martha Rothrock	432 Wachovia St Winston Salem NC 27101	1851 Pope Rd Winston Salem NC 27127	Letter	11/1/2021	No	n/a	n/a	n/a
5	Nanmar II Llc	440 Wachovia St Winston Salem NC 27101	1851 Pope Rd Winston Salem NC 27127	Letter	11/1/2021	No	n/a	n/a	n/a
6	Tanners Park HOA	417 - 495 Salem Vista Ct. Winston Salem NC 27101	PO Box 21361 Winston Salem NC 27120	Letter	11/1/2021	No	n/a	n/a	n/a
7	Manara LLC	301/309/319 S SPRING STREET WINSTON-SALEM NC 27101	301 S SPRING STREET WINSTON-SALEM NC 27101	Letter	11/1/2021	No	n/a	n/a	n/a
8	The Mill at Tar Branch COA	0 Wachovia Street Winston Salem NC 27101	PO BOX 20069 Winston Salem NC 27120	Letter	11/1/2021	No	n/a	n/a	n/a
9	Laura Mendenhall	315 S Broad Street	8211 Oakridge Drive Lexington NC 27295	Letter	11/11/2021	No	n/a	n/a	n/a
10	Homer Snow	414/28 Brookstown Ave Winston Salem NC 27101	428 Brookstown Ave Winston Salem NC 27101	Letter	11/11/2021	No	n/a	n/a	n/a
11	WFU Health Sciences	0 Branch Street	Medical Center BLVD Winston Salem NC 27157	Letter	11/11/2021	No	n/a	n/a	n/a
12	Tesseract Ventures LLC	303 S Broad Street Winston Salem NC 27101	303 S Broad Street Winston Salem NC 27101	Letter	11/11/2021	No	n/a	n/a	n/a
13	Wachovia Street Holdings	425 Wachovia Street Winston Salem 27101	807 N Trade St. Winston Salem NC 27101	Letter	11/11/2021	No	n/a	n/a	n/a
14	Properties of the Triad	328 Broad Street Winston Salem 27101	PO Bo 277 Lewisville NC 27023	Letter	11/11/2021	No	n/a	n/a	n/a
15	434 Brookstown LLC	434 BROOKSTOWN AVENUE WINSTON SALEM NC 27101	434 BROOKSTOWN AVENUE WINSTON SALEM NC 27101	Letter	11/11/2021	No	n/a	n/a	n/a
16	First Poplar LLC	408 South Poplar St. Winston Salem NC 27101	6375 Alexander DR Clayton MO 63105	Letter	11/1/2021	Yes	11/11/2021	Email	n/a
17	Paige Bentley	502 Wachovia Street Winston Salem NC 27101	502 Wachovia Street Winston Salem NC 27101	Person	10/27/2021	Yes	10/27/2021	In Person	n/a
18	Carol Jean Foley	415 S Poplar St Winston Salem NC 27101	415 S Poplar St Winston Salem NC 27101	Letter	11/1/2021	Yes	11/4/2021	Email	n/a
19	Deborah Harrell	507 Wachovia St Winston Salem NC 27101	507 Wachovia St Winston Salem NC 27101	Letter	11/1/2021	Yes	11/20/2021	In Person	n/a
20	Bryan and Christy Hottinger	443 Wachovia St Winston Salem NC 27101	443 Wachovia St Winston Salem NC 27101	Letter	11/1/2021	Yes	11/20/2021	In Person	n/a
21	Salem Baptist Church/Harper Compton	416/418/420 South Poplar Street 429/431 South Broad	429 S Broad ST Winston-Salem NC 27101	Letter	11/1/2021	Yes	11/29/2021	Email	3367229437
22	William Jordan Dewitt	501 S Poplar St Winston Salem NC 27101	501 S Poplar St Winston Salem NC 27101	Letter	11/1/2021	Yes	11/15/2021	Phone Call	8436939675
23	Sandy Romanac	425 Salem Vista Ct Winston Salem NC 27101	425 Salem Vista Ct Winston Salem NC 27101	In Person	11/20/2021	Yes	11/20/2021	In Person	n/a
24	Victoria Seawright	485 Salem Vista Ct Winston Salem NC 27101	486 Salem Vista Ct Winston Salem NC 27101	In Person	11/20/2021	Yes	11/20/2021	In Person	n/a

Zachary Reich
500 Wachovia St.
Winston Salem, NC
ZSRShaw@gmail.com
415-622-5548

Hello Neighbor,

I wanted to reach out and introduce myself, my name is Zachary Reich. I've recently purchased the warehouse space located at 500 Wachovia St. in your neighborhood. My plan is to turn this disused building into multifamily housing. The 7000 square foot building will be renovated to house 4 apartment units. As part of this process this building must be rezoned out of its current RM5 designation to a PB limited class. This limited class will allow for a strictly residential use of the building. I wanted to reach out to you to provide this notice and give you the opportunity to contact me with any questions or concerns.

Warmest regards,

Zach Reich