

Subject: 2990 Waughtown St Winston Salem, NC

On October 10, 2019, we mailed eighteen personalized letters to parcel owners within 500 feet surrounding the Subject property. The letter informed each parcel owner that the property would go through a rezoning petition to allow more uses within the Highway Business zoning. The letter stated the property was currently zoned only allow a Food or Drug Store. No other use could occupy this property unless there is a formal zoning change.

The letter went on to state that the Planning Board will meet to discuss this zoning change on November 14, 2019, at 4:30 pm and to please contact me if anyone had any questions regarding the rezoning. I asked that they contact me no later than October 25, 2019.

We did have one property owner respond to the letter. The call was all positive as she wanted to know if anyone wanted to buy her house. The owner no longer lived in the house as that was her family home grown up. After about a sixty-minute call, the call ended. As of 10/29/2019, there are no more property owners who respond to the letter.

In addition to the letter I also spoke with Council Member James Taylor by phone regarding the neighborhood outreach. He believed the letter was satisfactory, and we did not need to hold a neighborhood meeting.



M E R I D I A N

October 10, 2019

The Meridian Realty Group, Inc.
c/o Spencer T. Bennett, CCIM
147 S. Cherry St STE 200
Winston Salem, NC 27101

RE: 2920 Waughtown ST Winston-Salem, NC (Former Rite Aid Property)

To Whom This May Concern:

My name is Spencer Bennett. I am a real estate broker with Meriden Realty Group. I represent the property owner located at 2920 Waughtown St, Winston-Salem, NC, or better known as the former Rite Aid Drug Store at the corner of Waughtown and Sprague.

The reason you are receiving this letter is to inform you that the property will go through a rezoning process. The property is currently commercially zoned for Highway Business (HB-S). When the property was first built there was a restriction in place to *only* allow a Food and Drug Store. No other use can occupy this property unless there is a formal zoning change.

The goal of this rezoning is to allow more retail uses to this Property. We are currently working with a Tenant that specializes in secondhand sales of clothing, furniture, electronics, and jewelry. The zoning change would allow this user to occupy the building. However, the zoning change will also allow other retail uses within the Highway Business zoning category.

The Planning Board will meet to discuss this zoning change on November 14, 2019, at 4:30 pm. If you have any questions regarding the rezoning, please do not hesitate to call or email me personally. I would ask that you contact me no later than October 25, 2019.

Thank you,

Spencer T. Bennett, CCIM

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