

W-3602 Streetside – Hillcrest Starbucks Neighborhood Outreach Report

On October 6, 2023, 61 outreach letters were sent to property owners and neighbors within 500 feet of the subject site and beyond. The letters provided a summary of the proposed rezoning request to GB-S from MU-S and HB-S along with an illustrative site plan of the proposed development. No neighbors responded to the letter to attend on online meeting or to ask any questions.

Please refer to attached letter and preliminary plan.

Respectfully submitted,



Luke Dickey, PLA
Vice President
Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

October 6, 2023

Neighborhood Outreach Letter

You are invited to an online meeting to review the proposed zoning request for a 1.78 acre property located on the corner of Hillcrest Center Drive and Stratford Road. The current zoning of the property is Highway Business - Special Use (HB-S) and Mixed Use - Special Use (MU-S). The request is to rezone to General Business - Special Use (GB-S) to permit the addition of restaurant with drive through service use and modify the approved site plan to provide for a Starbucks Coffee Shop.

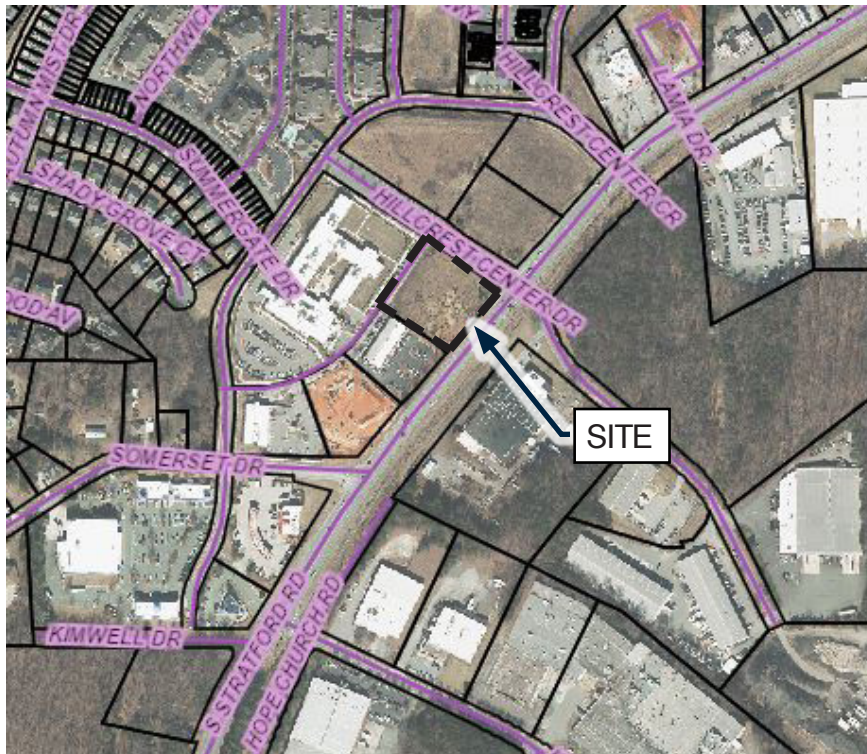
Please refer to attached map showing the proposed parcel to be rezoned and a copy of the proposed site plan.

The proposed rezoning will be reviewed by the Planning Board who provides a recommendation for approval or denial. The City Council is the final approval authority.

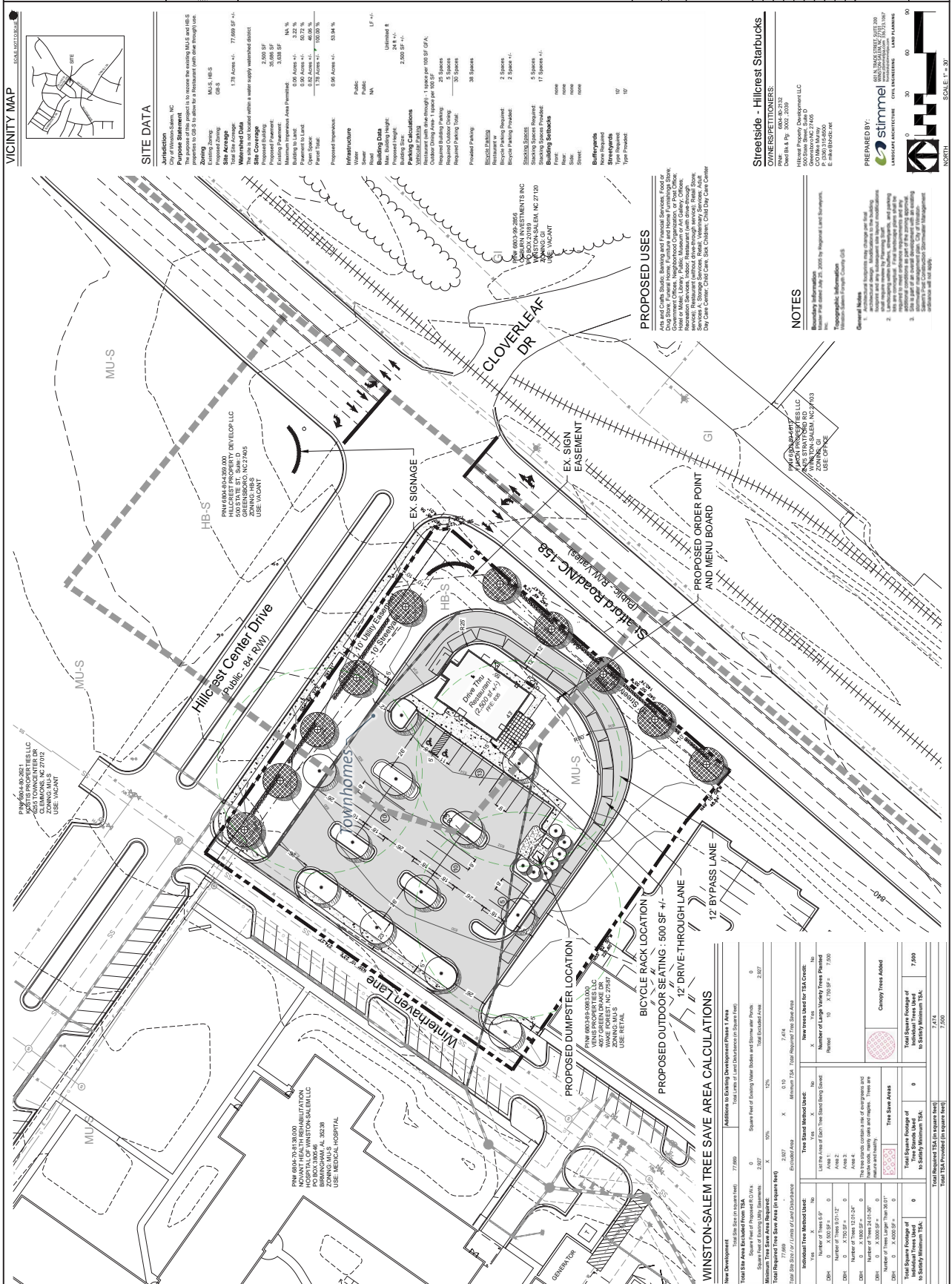
If you would like to join the online meeting, please email Stimmel Associates (Agent of Petitioner) at outreach@stimmelpa.com before 12pm Tuesday, October 17, 2023. Please include HILLCREST in the subject line so Stimmel staff will know which project the email is regarding. Staff will respond with a link which will allow you to attend the meeting.

If you have any questions or are unable to attend the meeting and would like to discuss the proposed rezoning, please reach out to the email above, or you can call Luke Dickey with Stimmel Associates at (336) 723-1067.

Date: Tuesday October, 17, 2023
Time: 6:00pm to 7:00pm
Location: Online Via Microsoft Teams



Site Plan



Amy Ray
2421 101 Eagle Creek Ct
Winston Salem NC 27103

Ashleigh Carriker
2421 102 Eagle Creek Ct
Winston Salem NC 27103

Ayana Martin
7479 Saint Margarets Blvd
Hanover MD 21076

Balaji Krishnan
2457 Moss Grove Xing
Winston Salem NC 27103

Benjamin C Marasha
2421 Eagle Creek Ct UNIT 202
Winston Salem NC 27103

Brooke A Baity
346 Summergate Dr
Winston Salem NC 27103

Carla L Hester
2421 Eagle Creek Ct UNIT 301
Winston Salem NC 27103

Carma C Dawson
104 Mimosa Pl
Advance NC 27006

City of Wiston Salem
PO Box 2511
Winston Salem NC 27102

Coastal Mini Storage of Cape Fear LLC
324 Greenville Avenue
Wilmington NC 28403

Craig E Poole
322 Summergate Dr
Winston Salem NC 27103

Dawn Austin Howard
317 Summergate Dr
Winston Salem NC 27103

Diane C Hightower
330 Summergate Dr
Winston Salem NC 27103

Durgaharishkumar Kola
2431 201 Eagle Creek Dr
Winston Salem NC 27103

Dwiggins Living Trust
417 Wind Heaven Lane
Winston Salem NC 27104

Eagles Court Condominium Assoc. Inc
500 Spring Garden St
Greensboro NC 27401

Edward Jr Nagel
2421 Eagle Creek Ct 204
Winston Salem NC 27103

Fabian Puentes
1203 Miller St
Winston Salem NC 27103

FKH SFR PROPCO D LP
1850 Parkway Place #900
Marietta GA 30067

Grove/Hillcrest Twn Ctr Hoa
PO BOX 1719
King NC 27021

Hannah M Norman
5608 Norman Rd
East Bend NC 27018

Hillcrest Apartments Group Llc
3 Bryan Ct
Greensboro NC 27408

Hillcrest Gallery Townhomes Owners
Association Inc
303 Peachtree NE St FL 36th
Atlanta GA 30308

Hillcrest Property Develop LLC
500 State St #D
Greensboro NC 27405

Hillcrest Towne Center Association Inc
2920 Martinsville Rd STE C
Greensboro NC 27408

Inglis J Miller
340 Shady Grove Ct
Winston Salem NC 27103

Jackie K Outley
318 Summergate Dr
Winston Salem NC 27103

James and Patricia Ajamie Living Trust
212 Timberline Ridge Ct
Winston Salem NC 27106

Jeffrey C Guernier
5313 Wayne Rd
Greensboro NC 27407

Jeffrey Wooters
2431 Eagle Creek Ct UNIT 103
Winston Salem NC 27103

Kimberly Ewell
338 Summergate Dr
Winston Salem NC 27103

Kostis Properties LLC
6255 Towncenter Dr
Clemmons NC 27012

Laura B Heath
2431 Eagle Creek Ct Unit 302
Winston Salem NC 27103

Louise S Marlowe Revocable Trust
402 N Hawthorne Rd
Winston Salem NC 27104

Madison I Newberry
2431 202 Eagle Creek Ct
Winston Salem NC 27103

Madonna K Clifton
2422 Eagle Creek Ct UNIT 101
Winston Salem NC 27103

Maria C Molina
4053 Sylvia St
Winston Salem NC 27104

Mary Katherine Hartman
2431 Eagle Creek Ct Unit 102
Winston Salem NC 27103

Michael L Marshall
2421 104 Eagle Creek Ct
Winston Salem NC 27103

Mingfang Lin
335 Summergate Dr
Winston Salem NC 27103

Mylene Louis
324 Shady Grove Ct
Winston Salem NC 27103

Naznin Sultana Nasrin
2431 Eagle Creek Ct 304
Winston Salem NC 27103

Novant Health Rehabilitation Hospital
of Winston Salem LLC
PO BOX 380546
Birmingham AL 35238

Ociery Janneth Vasquez
305 Summergate Dr
Winston Salem NC 27103

Ogburn Investments Inc
PO BOX 20189
Winston Salem NC 27120

Ragas Group Llc
5274 Ivy Ridge LN
Winston Salem NC 27104

Regwood P Snipes
2431 Eagle Creek Ct UNIT 101
Winston Salem NC 27103

Rossavong Keoboupha
2431 Eagle Creek Ct UNIT 204
Winston Salem NC 27103

RS Stratford Apartments LLC
2089 E Fort Union Blvd
Salt Lake City UT 84121

Shawn Elder
4272 Lake Cliff Dr
Clemmons NC 27012

Shoush EVT LLC
5020 Knob ViewTrail
Winston Salem NC 27104

Sunshine Rental of North Carolina LLC
1751 Ramhurst Dr
Clemmons NC 27012

Suvra Chattopadhyay
5221 Hidden Stream Dr
Lewisville NC 27023

Terry L Wood
316 Shady Grove Ct
Winston Salem NC 27103

Theresa Vilardo
192 Bay 32nd St
Brooklyn NY 11214

Urdaneta Brandy Marie Blaske
326 Summergate Dr
Winston Salem NC 27103

Venis Properties Llc
4057 Green Drake Dr
Wake Forest NC 27587

Wendy Greenbaum
2431 Eagle Creek Ct Unit 303
Winston Salem NC 27103

Yukon Properties Llc
2475 S Stratford Rd
Winston-Salem NC 27103

Zahida Tallat
329 Summergate DR
Winston Salem NC 27103

Zipora Marie Strickland
2431 Eagle Creek Ct Unit 104
Winston Salem NC 27103