

W-3675 Neighborhood Outreach Summary

Email Dated 2/5/2025

Bryan,

I was contacted by Mitchell Britt this morning about the 627 Brookstown Rezoning.

He stated that he lives adjacent to the property and was inquiring about the rezoning. I explained to him that the requested PB zoning was to bring the existing building into compliance in terms of setbacks but also that it sets the groundwork for redevelopment for the property. I further explained that many properties along Brookstown have been approved for the PB zoning category.

He went on to state that he would like more pedestrian friendly activities along Brookstown. He also mentioned the parking situation. I let him know that anything that is located on the property would need to meet the parking regulations in the code or ask for a parking exception. I went in to let him know that what we have seen in interest is businesses self-selecting out of the property if they have a high parking requirement. What we have routinely seen in the market are users that have very low parking needs or are there only for pick up and drop off activities.

He stated that he would also let his neighbors (Melissa and Holly) know about the rezoning.

*Brad Klosterman CCIM, AICP, LEED AP ND
Senior Broker*

Email Dated 2/3/2026

Bryan,

As of 4 pm on 2/3/2026 I have been contacted by 1 person (Kevin Sharpe on 1/30/26) related to the Notice sent out on January 15, 2026 regarding the 627 Brookstown rezoning application. I have summarized that call under previous email and provided the persons contact information to you for any follow up questions that he may have had.

Thank you,

Brad Klosterman

*Brad Klosterman CCIM, AICP, LEED AP ND
Senior Broker*

Email Dated 1/30/2025

Bryan,

I was contacted by Kevin Sharp the owner of the Sid Harvey building. He inquired about what the Owner was trying to do. I responded that the Owner wanted to bring the property into compliance with the setbacks but also that given some of the recent rezonings in the area and our discussions with staff that we felt that we could garner staff support for a PB rezoning to prepare for more retail uses for the front portion of the property and ultimately for the redevelopment.

Kevin conveyed that there has not been any issues with parking on the property but if he had a concern it would be that any change in zoning could impact the parking lot which is only for his Tenant/Property.

I have copied Kevin on this email in case I have not fully conveyed his concerns.

*Brad Klosterman CCIM, AICP, LEED AP ND
Senior Broker*



January 15, 2026

Brad Klosterman
751 W Fourth St.
Winston-Salem, NC 27101
bradk@commercialrealtync.com
336-327-5263

Re: Notice of owner's intent to rezone property from Light Industrial (LI) to Pedestrian Business (PB)

To Whom It May Concern,

You are receiving this notice because you are the registered owner of a property located within 500 feet of 627 Brookstown Avenue.

I am writing to inform you of the property owner's intent to request a rezoning of the subject property from **Light Industrial (LI)** to **Pedestrian Business (PB)**. The purpose of this notice is to provide advance awareness of the proposal and to offer you a point of contact should you have questions, comments, or feedback regarding the rezoning request.

Please feel free to contact me using the information provided at the top or bottom of this letter. I am available by phone or email, and I would also be happy to schedule a time for you to visit my office to review the proposal in more detail.

Thank you for your time and consideration.

Sincerely,

Brad Klosterman, CCIM, AICP
Senior Broker, Commercial Realty Advisors, LLC

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Winston-Salem, NC 27101
bradk@commercialrealtync.com
336-327-5263

Charles A Phillips Plc
640 Brookstown AVE
Winston-Salem NC 27101

Reedy H Dean
PO BOX 20187
Winston Salem NC 27120

BYRNSCO LLC
204 W LEXINGTON AVE
HIGH POINT NC 27262

Valla Rebecca S
111 S Poplar St
Winston Salem NC 27101

GREENTREE REAL ESTATE LLC
PO BOX 760
OAK RIDGE NC 27310

Britt Mitchell Edward
106 S Poplar St
Winston Salem NC 27101

MAOIN XXVI NC LLC
3735 CHEROKEE ST NW
KENNESAW GA 30144

LILLY DEVON A
613 W 1st St
Winston Salem NC 27101

V Plus LLC
1056 Burke ST
Winston-Salem NC 27101

Wolber Daniel C
PO BOX 121
Danbury NC 27016

W F U HEALTH SCIENCES
MEDICAL CENTER BLVD
WINSTON SALEM NC 27157

TAYJACK LLC
PO Box 26551
Winston Salem NC 27114

North Carolina Department Of Transportation
1605 Westbrook Plaza DR STE 201
Winston Salem NC 27103

Clodfelter Family Partnership Llc
737 Summit ST
Winston-Salem NC 27101

CREWSON JOAN L
512 W FIRST ST
WINSTON-SALEM NC 27101

Love Melissa D
110 S Poplar St
Winston Salem NC 27101

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
1546 MAIL SERVICE CENTER
RALEIGH NC 27699

N C State Hwy Comm
123 Missing Address

Clodfelter Family Partnership Llc
737 Summit ST
Winston-Salem NC 27101

Messick Patricia Lee
PO BOX 24982
Winston Salem NC 27114

Pride Ida
1306 Thirty Fourth Ave
Long Island City NY 11106

127 HOLISTIC HEALTH LLC
127 S POPLAR STREET
WINSTON-SALEM NC 27101

Reedy Herman Dean
PO BOX 20187
Winston Salem NC 27120

CREWSTONE CONSULTING LTD
294 W End Blvd
Winston Salem NC 27101

V Plus LLC
1056 Burke ST
Winston-Salem NC 27101

THE STARBOARD HOUSE LLC
2650 SPICEWOOD DR
WINSTON SALEM NC 27106

Sapp Lane Allen
104 Poplar St
Winston Salem NC 27101

CRESTEN PROPERTIES LLC
5668 REGENTS PARK RD
KERNERSVILLE NC 27284

WAGNER WAKE
701 Brookstown Ave
Winston Salem NC 27101

W F U HEALTH SCIENCES
MEDICAL CENTER BLVD
WINSTON SALEM NC 27157

Cresten Properties Llc
5668 Regents Park RD
Kernersville NC 27284

Escott Paul David
100 S Poplar St
Winston Salem NC 27101

TAYJACK LLC
PO Box 26551
Winston Salem NC 27114

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
1546 MAIL SERVICE CENTER
RALEIGH NC 27699

Ray Evan Romulus
133 S Poplar St
Winston Salem NC 27101

FORSYTH HOSPITALITY INC
711 GALLIMORE DAIRY RD
HIGH POINT NC 27265

SPROUT VENTURES LLC
177 KIAWAH ISLAND DR
WINSTON SALEM NC 27107

VAIL CHARLOTTE MAHEU
110 N POPLAR ST
WINSTON-SALEM NC 27101

OCI PROPERTIES LLC
PO BOX 1975
LEXINGTON NC 27293

Kamper Donna L
3645 Edgemoor CT
Clemmons NC 27012

BRAUN MICHAEL JASON
104 S Poplar St
Winston Salem NC 27101

Wings Of Change Of Forsyth Llc
1395 Glen Oaks RD
Clemmons NC 27012

LILES RICKY
112 S POPLAR ST
WINSTON SALEM NC 27101

SNOWY OAK LLC
403 HANNAH MCKENZIE DR
GREENSBORO NC 27455

Ogburn Investments Inc
PO BOX 20189
Winston Salem NC 27120

BOJIN LLC
1121 CHESTER RD
WINSTON SALEM NC 27104

K2 BROOKSTOWN LAND TRUST
975 DAWNLEA DR
LEWISVILLE NC 27023

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