

“THE SHOPPES AT WAUGHTOWN CIRCLE”

Neighborhood Meeting Report- May 29th, 2025

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1. COPY OF THE LETTER SENT TO THE NEIGHBORS:

May 19th, 2025

RE: Public Information Meeting for the proposed “Shoppes At Waughtown Circle”,
Winston Salem, NC

Venue & Meeting Details:

Date: Monday, May 19th, 2025

Time: 5:00 P.M.-6:30 P.M. (Presentation to begin at 5:00pm with question/answer period to follow)

Place: Sprague Street Community Center,
1350 E Sprague St, Winston-Salem, NC 27107

Dear Neighbor,

You are cordially invited to a Public Information Meeting to discuss our proposed “The Shoppes At Waughtown Circle” to be built on the property located at 1035 E Clemmons Rd. Winston Salem, NC.

As property owners we would like to share the proposed site plan, describe the nature, appearance and plans for this proposed project and address any questions or concerns our future neighbors may have. The meeting venue and details are mentioned above. Attached is the aerial map showing the location of the subject property for your reference.

If you plan to attend it would be helpful but certainly not necessary if you could inform our meeting organizers, MLA Design Group at mla@millerla.com. If you are unable to attend, we will be happy to share information and answer your questions directly. You can contact Scott Miller, President of MLA Design Group at 336-765-1923.

Sincerely,

A. G. Qureshi

Triple Mart/ A. G. Qureshi
1035 E Clemmons Rd.
Winston Salem, NC

AERIAL IMAGE OF THE PROPOSED PROJECT LOCATION:



2. LIST OF NOTIFIED NEIGHBORS

- List of Owner's within 500' of the subject property was obtained from the City of Winston Salem/ Forsyth County GIS Data
- Letters to all the neighbors were mailed on May 5th, 2025

JACINTO AGUSTIN HERRERA	2606 Sink St	Winston Salem NC 27107
WDB HOMES LLC	1643 MARBLE HILL DR	CHARLOTTE NC 28262
WELLS ELIZABETH GAUSE	1121 E Clemmonsville Rd	Winston Salem NC 27107
Martin Deborah D	2501 Sink St	Winston Salem NC 27107
OGBURN INVESTMENTS INC	PO BOX 20189	WINSTON SALEM NC 27120
CAVINESS ANTHONY JUNIOR	1020 GOLDFLOSS ST	WINSTON-SALEM NC 27107
Watkins Eugene W	114 Worthdale Dr	Winston Salem NC 27103
Underwood Rhonda F	9552 White Tail TRL	Kernersville NC 27284
BOLANOS IRMA HERNANDEZ	2510 SINK ST	WINSTON SALEM NC 27107
GOBBLE RICKY H	400 Gobble Ln	Winston Salem NC 27107
RC FLETCHER PROPERTIES LLC	140 SWEETWOOD LANE	MOCKSVILLE NC 27028
Gonzalez Julio Romeo Mendez	1007 E Brookline St	Winston Salem NC 27107
ESTRADA MARISOL PELAEZ	2820 THOMASVILLE RD	WINSTON SALEM NC 27107
A & C Properties Of Forsyth LLC	1008 S Hawthorne RD	Winston-Salem NC 27103
LANG MIKAYLA	2606 THOMASVILLE RD	WINSTON SALEM NC 27107
FEDERAL HOME LOAN MORTGAGE CORPORATION	8200 JONES BRANCH DR	MCLEAN VA 22102
SMITH ALFONZO LEON	1037 E BROOKLINE ST	WINSTON-SALEM NC 27107
JOHNSON JOHN EMORY	4835 CANDLELIGHT DR	WINSTON SALEM NC 27107
Arroyo Galdina	931 Glencoe St	Winston Salem NC 27107
CAMPBELL AARON	2443 SINK ST	WINSTON SALEM NC 27107
LAMONT DAQUI	PO BOX 1171	KERNERSVILLE NC 27284
ESSENTIAL PROPERTIES NC LLC	3225 MCLEOD DR	LAS VEGAS NV 89121
Poplin Gilbert G	2827 Thomasville Rd	Winston Salem NC 27107
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	1605 WESTBROOK PLAZA DR UNIT 201	WINSTON SALEM NC 27103
Three Properties Llc	PO BOX 20965	Winston Salem NC 27120
BRUNO ANTONIO MORALES	1010 Goldfloss St	Winston Salem NC 27107
GALINDO ERENDIRA	2627 SINK ST	WINSTON SALEM NC 27107
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	1605 WESTBROOK PLAZA DR UNIT 201	WINSTON SALEM NC 27103
Blackwell Keith A	932 E Brookline St	Winston Salem NC 27107
TWELVE STAR EXPRESS INC.	7415 STRAWBERRY RD	SUMMERFIELD NC 27358
OWEN DANNY E	2516 PEACHTREE ST	WINSTON SALEM NC 27107
Wagner Jeri A	938 Glencoe St	Winston Salem NC 27107
BOLANOS IRMA HERNANDEZ	2510 SINK ST	WINSTON-SALEM NC 27107
A&C Properties Of Forsyth LLC	1008 S Hawthorne RD	Winston-Salem NC 27103
CARRILLO ROSA M	1004 GOLDFLOSS ST	WINSTON SALEM NC 27107
Garibo Elsa Cisneros	928 Glencoe St	Winston Salem NC 27107
GAYTAN GONZALO AGUILAR	921 AUREOLE ST	WINSTON SALEM NC 27107

Roseboro Digitalis	2447 Sink St	Winston Salem NC 27107
SCALES TERRI W	938 Aureole St	Winston Salem NC 27107
TYE DYE LLC	2076 LAKE DR	WINSTON SALEM NC 27127
JANJUA IRFAN K	4035 MAX DR	WINSTON SALEM NC 27106
MORALES FUENTES JOSE L	937 GLENCOE ST	WINSTON SALEM NC 27107
HERNANDEZ MONTALBAN TRACY KAREN	2823 Thomasville Rd	Winston Salem NC 27107
Barrientos Marciano Salazar	1620 Salem Lake Rd	Winston Salem NC 27107
Lara Mariano M	813 Prince Edward Rd	Kernersville NC 27284
FLORES MAYLI MONTALVAN	2819 THOMASVILLE RD	WINSTON SALEM NC 27107
Fowler Marvin V	1019 Moravia St	Winston Salem NC 27107
Evans Ernest Larry	PO BOX 14	Wallburg NC 27373
SAGUILAN MANENCHE OSCAR	2400 Waterbury St	Winston Salem NC 27107
Essic Patricia J	2481 Friedberg Rd	Winston Salem NC 27127
BURNETT MARY MILLER	1049 E CLEMMONSVILLE RD	WINSTON SALEM NC 27107
THE WALTER ROY LITTLE REVOCABLE TRUST	1000 GLENCOE ST	WINSTON SALEM NC 27107
Stephney Sarah Murray	4920 Bishop Gate Rd	Winston Salem NC 27127
JAMES JESSE H	200 CEDAR LN	CLEMMONS NC 27012
GUTIERREZ MIGUEL ANGEL	2510 SINK ST	WINSTON SALEM NC 27107
Hinson Carol E	1005 E Brookline St	Winston Salem NC 27107
CASTRO HUGO ALBENIS	2601 SINK ST	WINSTON SALEM NC 27107
LOWERY ARNOLD RAY	921 GLENCOE ST	WINSTON SALEM NC 27107
REVELO FABIAN	2532 Peachtree St	Winston Salem NC 27107
Jernigan Beverly S	1016 E Brookline St	Winston Salem NC 27107
Essic Aaron G	2481 Friedberg Rd	Winston Salem NC 27127
Jasjr Investments Llc	281 Canterbury TRL	Winston-Salem NC 27104
JENNETTE ERIC R	8074 RIDGE RD	TOBACCOVILLE NC 27050
Bobbitt Betty L	2638 Sink St	Winston Salem NC 27107
Vonderburg David	2450 Sink St	Winston Salem NC 27107
TRIAD CAPITAL HOLDINGS LLC	100 EDGEWATER DR 329	CORAL CABLES FL 33133
DOMUS HOLDINGS LLC	3735 CHEROKEE ST	KENNESAW GA 30144
1122 EAST CLEMMONSVILLE ROAD LLC	3225 MCLEOD DR 100	LAS VEGAS NV 89121
Giddens Christopher Michael	2628 Thomasville Rd	Winston Salem NC 27107
ROLLYSON ANNA MARIE	1041 E BROOKLINE ST	WINSTON SALEM NC 27107
TRIAD CAPITAL HOLDINGS LLC	4401 N CHERRY ST 40	WINSTON SALEM NC 27105
Shavers Johnny B	2597 Thomasville Rd	Winston Salem NC 27107
ADER DAVID F	2634 THOMASVILLE RD	WINSTON-SALEM NC 27107
Yat Carlos Humberto Rosales	1012 E Brookline St	Winston Salem NC 27107

2. LIST OF NOTIFIED NEIGHBORS: (Continued)

Baldovinos Marquez Imelda	915 E Brookline St	Winston Salem NC 27107
High Quality Details Llc	PO BOX 539	WELCOME NC 27374
Richardson Bernard W	2623 Sink St	Winston Salem NC 27107
Leake Carolyn	916 E Brookline St	Winston Salem NC 27107
WHIWS RENTALS LLC	2806 REYNOLDS RD #172	WINSTON SALEM NC 27106
MURPHY DEBRA A	25399 THE OLD RD APT 7105	STEVENSON RANCH CA 91381
Glenn Kim S	928 E Brookline St	Winston Salem NC 27107
WHITE BARBARA C	1042 THURMOND ST	WINSTON SALEM NC 27105
Minor Robert	2511 Sink St	Winston Salem NC 27107
Estrada Julio C	1110 E Clemmonsville Rd	Winston Salem NC 27107
SCALES TERRI W	938 Aureole St	Winston Salem NC 27107
JANJUA IRFAN K	4035 MAX DR	WINSTON SALEM NC 27106
BLAYLOCK GARY LEWIS	4518 WOODWAY DR	KERNERSVILLE NC 27284
CISNEROS ISAI MARIN	929 AUREOLE ST	WINSTON SALEM NC 27107
Saunders Douglas Lee	352 E Sprague St	Winston Salem NC 27127
Ward Vernice Powell	2436 Sink St	Winston Salem NC 27107
MTB3 LLC	1143 CLYDE EDGERTON DR	KERNERSVILLE NC 27284
GARNER CORNELL	2826 THOMASVILLE RD	WINSTON SALEM NC 27107
MULLICAN III LLC	5199 COUNTRY CLUB RD SUITE B	WINSTON SALEM NC 27104
CASTILLO MISAEEL MORENO	518 E 15th St	Winston Salem NC 27105
GKAK PROPERTIES LLC	6050 TUMBLEWEED TRAIL	WINSTON SALEM NC 27103
RC FLETCHER PROPERTIES LLC	140 SWEETWOOD LANE	MOCKSVILLE NC 27028
Settle Roslyn Diane	936 E Brookline St	Winston Salem NC 27107
Essic Patricia J	2481 Friedberg Rd	Winston Salem NC 27127
CLYBURN RONALD	1008 E CLEMMONSVILLE RD	WINSTON SALEM NC 27107
CHILDRRESS FAYE	101 HARTMAN BRANCH LN	WINSTON SALEM NC 27127
DORIS BLACK BROWN FAMILY TRUST	3908 GLEN OAK DR	WINSTON SALEM NC 27105
JOHNSON JOHN EMORY	4835 CANDLELIGHT DR	WINSTON SALEM NC 27107
Shell Franklin Gray	2507 Thomasville Rd	Winston Salem NC 27107
WRIGHT TONY LYNN	2440 SINK ST	WINSTON SALEM NC 27107
NAVA LOEZA MIGUEL	2441 KENILWORTH AVE	WINSTON SALEM NC 27107
GRAVES MARGIE L	PO BOX 191	WINSTON SALEM NC 27102
Farabee Eula Mae	925 Glencoe St	Winston Salem NC 27107
DARES CORPORATION	2905 THOMASVILLE RD	WINSTON SALEM NC 27107
CASTRO YERALDI GODINEZ	2521 URBAN ST	WINSTON SALEM NC 27107
Castro Hugo Albenis Godinez	2215 Marble St	Winston Salem NC 27107
CISNEROS GABRIELA VERONICA	1008 GOLDFLOSS ST	WINSTON SALEM NC 27107

Lara Mariano M	813 Prince Edward RD	Kernersville NC 27284
OLGUIM DELGADO MIGUEL ANGEL	934 E Brookline St	Winston Salem NC 27107
GODFREY CHRISTOPHER A	156 FISHEL RD	WINSTON SALEM NC 27107
IMES MARILYN C	2622 THOMASVILLE RD	WINSTON SALEM NC 27107
WDB HOMES LLC	1643 MARBLE HILL DR	CHARLOTTE NC 28262
GOODSELL BRITTANY	1455 GLENNBRIER ST	IDAHO FALLS ID 83401
Starbuck Nancy G	3717 Southdale AVE	WINSTON SALEM NC 27107
Mitchell James	934 Glencoe St	Winston Salem NC 27107
Williams Irene B	2451 Sink St	Winston Salem NC 27107
Ssz Llc	4941 Shady Maple LN	Winston Salem NC 27106
Ross Janice W	938 Glencoe St	Winston Salem NC 27107
WOOTEN MONICA	4709 BELL WEST DR	KERNERSVILLE NC 27284
MARTIN MARSHALL	2249 FLINT GLENN LN	CHARLOTTE NC 28262
CUADRA MIGUEL	2815 THOMASVILLE RD	WINSTON SALEM NC 27107
Bristow Darrell L	2525 Sink St	Winston Salem NC 27107
Bracey Helen E	2617 Sink St	Winston Salem NC 27107
Searcy Gloria	2628 Sink St	Winston Salem NC 27107
MELANIE MORRISON IRREVOCABLE TRUST	72 CASSIDY CT	CLAYTON NC 27520
Miranda Ines	1009 E Brookline St	Winston Salem NC 27107
DEEB AHMAD	3620 WILLOW RIDGE LN	WINSTON SALEM NC 27105
SILVA ESTEBAN BERNAL	1017 E CLEMMONSVILLE RD	WINSTON SALEM NC 27107
Essic Aaron G	2481 Friedberg Church Rd	Winston Salem NC 27127
Stephney Sarah Murray	4920 Bishop Gate Rd	Winston Salem NC 27127
VILLEGAS NATALIA ZARRAGOZA	2706 THOMASVILLE RD	WINSTON SALEM NC 27107
Watson Glennell	917 E Brookline St	Winston Salem NC 27107
Mid Huff Ventures Inc	1205 Waughtown ST	Winston Salem NC 27107
GUEVARA EMMA LANDAVERDE	1922 PLEASANT ST	WINSTON SALEM NC 27107
Hartsell Page B	2369 Maplewood Ave	Winston Salem NC 27103

3. NEIGHBORHOOD MEETING ATTENDEE LIST

THE SHOPPES AT WAUGHTOWN
Neighborhood Meeting
Winston Salem, North Carolina

May 19th, 2025

Name	Best way to contact (phone or email)
MARILYN L. ROSEBORO	mroseboro@gmail.com
DR. DENNIS W. BISHOP	dennis_bishop@bellsouth.net
Marilyn C. Times	myvonnegames@gmail.com
Monica Times Ross	myir4940@gmail.com
James Cockerham	tbirdjims@aol.com
Sara Cockerham	Sis4345@aol.com
Norma Corley	corleynorma@gmail.com
Rita millington (NBN)	ritamillington@gmail.com
Yolanda Taylor	Yolanda@cityofws.org
Nawatha Carter	nawatha.carter@gmail.com
Irene Williams 336-251-4484	irenew@gmail.com 336-251-4484
London McKinney	Londonmc@cityofws.org
Mary Taylor	
Sue Wagner	
Glenn Watson	Wrightoccasions@aol.com
TRAYAN BAKER	917 Brookline St W Sale
Fekia Telford	TRAYAN.BAKER@GMAIL.COM
Milton Kennedy	2636 Peachtree St.
Donna Sumner	1714 WAUGHTOWN Street
	Sumnercorp@gmail.com

3. NEIGHBORHOOD MEETING ATTENDEE LIST

THE SHOPPES AT WAUGHTOWN
Neighborhood Meeting
Winston Salem, North Carolina
May 19th, 2025

	Name	Best way to contact (phone or email)
21	Charmon Baker	336 407 8701
22	Christopher Giddens	ChrisGiddens567@gmail.com
23	Tina Giddens	giddens567@yahoo.com
24	Sofia Shehab	back746@yahoo.com
25	Elijah Sumler	thehardytitan@gmail.com

DESIGNER:

Scott Miner

SCOT@MINERLLA.COM

PROPERTY OWNERS/CLIENTS:

A.G. GURESHI

AG_GURESHI@YAHOO.COM

A.K. AKOLANY

AKOLANY1979@YAHOO.COM

3. NEIGHBORHOOD MEETING SUMMARY:

- On Monday, May 19, 2025, MLA Design Group, along with the property owners/applicant from Triple A Mart Mr. A.G. Qureshi and Mr. A.K. Alkolany sponsored a presentation to the local neighborhood to present plans for their proposed development “The Shoppes at Waughtown Circle” on 4.5 acres at the intersection of Thomasville and East Clemmons ville Roads.
- Two weeks prior to the meeting a notification of this meeting was sent via 1st class mail to all 135 property owners within 500’ of the subject property inviting them to this informational, community outreach meeting. An email was also sent to Council Member James Taylor and his community Assistance Liaison Yolanda Taylor inviting them to this meeting. Yolanda Taylor attended the meeting for CM Taylor as he already was scheduled to attend the City Council hearing that evening.
- Approximately 25-30 people attended the neighborhood outreach meeting which lasted from 5pm-6:30pm. Of those in attendance, 25 people signed in (see attached sign in sheet).
- Mr. Scott Miller, Landscape Architect and President of MLA Design Group introduced himself and let everyone know that this meeting was to present a project that would be going through the rezoning process, and that this community outreach was one step in the process. Mr. Miller thanked everyone for taking the time to be here and gave an overview of the site and the proposed project including the reason/rationale for the rezoning request. Mr. Miller explained that NCDOT, as part of their proposed round about project at the intersection of Thomasville and East Clemmons ville Roads, was taking right of way from the subject property which resulted in the demolition of his client’s existing, family-owned convenience store operation. The 4.5 acres property that Mr. Qureshi and Mr. Alkolany owns is currently zoned RS-9 and does not allow anything but residential on the property. The owners would like to re-establish their family owned, convenience store establishment back on the property and develop the remainder of the property together into a well conceive, neighborhood scale mixed use project. This mixed-use project would consist of appx. 27,000sf of small retail, restaurant, café’, service, office and potentially residential uses aimed at servicing the needs of the local community. Mr. Miller explained that the proposed PB-S (Pedestrian Business-Special Use) would require that the applicant follow the site-specific site plan and proposed uses that accompany the rezoning application.
- Mr. Miller presented the site plan including such items as buffers, circulation and stormwater controls and then opened the floor for questions and answer sessions. He also indicated that everyone could review the plans in detail after the meeting and/or are welcome to come to the Planning Board meeting on June 12, 2025, and the City Council meeting likely to be held in August.

3. NEIGHBORHOOD MEETING SUMMARY: (continued)

- This meeting was an open forum type meeting allowing questions after the initial presentation. Questions from those in attendance varied but most concerns were focused on the increase in taxes they were experiencing and the potential for that to increase based on this development and on traffic issues. Many of those in attendance were aware of NCDOT's plan for the round about however many were not aware or were uncertain of how it would function. Mr. Miller stated that the NCDOT would likely make things much better in this areas and that the NCDOT would not spend the significant resources on the project unless they felt confident that this would help prevent significant accidents and help improve traffic flow once travelers got used to it. He also mentioned that even though the TIA (Transportation Impact Analysis) indicated that this project did not forecast a significant impact to traffic, that the applicant would still be required to follow the recommendations of the TIA and any NCDOT/WSDOT requirements.
- There were some question to the landowner/applicant in reference to his use of minority contractors and use of local/minorities for the construction and management of the project. The applicant, who is a minority, indicated he has used minority labor in the business he had previously had on site and would likely continue to do so; however, no contracting group had been secured to date.
- The meeting concluded at 6:30pm and lasted approximately 1-1/2 hour. There were comments of concern as expressed above and comments in support of the project indicating that it was a good investment back into the community. There were 3 phone calls made to MLA prior to the meeting. One just indicating they would be attending the meeting, one from a landlord in the area wanting to make sure we were aware that a rezoning would be required and to consider a residential component and one call from a landlord in the area that supported the proposed mixed use and saw it as a positive investment in a community in need of such and offering up his support of the project.
- There were no materials distributed at this meeting, but attendees were encouraged to attend the public hearings and/or contact MLA with any further questions. To date(5/29/2025), MLA has not received any additional calls.

4. PLANS SHARED AT THE MEETING



