

6102 O'Briant Ct.
Greensboro, NC 27410
April 30, 2018

City-County Planning Board
100 E. First Street
Winston-Salem, NC 27102

SUBJECT: Zoning Docket W-3367
Neighborhood Outreach Results

Gentlemen:

The attached neighborhood meeting notification was mailed to 73 addresses. We had 7 responses prior to the meeting, which was held Friday, April 27th from 6 p.m. to 7:30 p.m. All 7 responses were in favor of the rezoning. No one came to the meeting. Five people stopped by Five Points Tire and Auto Repair where the neighborhood meeting was held, which is adjacent to the lot requested to be rezoned. They were asked to comment in writing on the letter they received. These 5 letters are enclosed.

John Lusk, owner of the property located at 113 Green point Road called for clarification. He has no problem with the rezoning.

Sam Ogburn, (Ogburn Properties), who owns two rental houses directly across the street and several acres behind those houses called for clarification. He expressed his approval and well wishes.

Respectfully,



Edward Malone, Owner Representative
Phone Number: 336-337-8697
Email: edmalone@live.com

Enclosures: Five letters
Neighborhood Outreach Disclaimer

W-3367 Attachment B
1 of 7

* Please see comment below ↴

Edward Malone
3075 Kernersville Road
Winston Salem, NC 27107
April 23, 2018

SUBJECT: Community Neighborhood Meeting
Project Name: Three-Bay Auto Repair Shop

Dear Neighbor:

Julie Davis will be filing a rezoning request with the City of Winston-Salem for a rezoning of the property located at 0 Nicholson Road from a residential zoning district (RS-9) to a business district (HB-S). We are having a community neighborhood meeting to review our new building and would appreciate your thoughts and input.

We will hold an informal meeting on Friday, April 27, 2018, from 6:00 pm to 7:30 pm at Five Points Tire and Auto Repair, Inc. located at 3075 Kernersville Road, Winston-Salem. At this meeting you will be able to view a detailed drawing of the site plan and we will be available to answer any questions you may have about this new building.

We look forward to meeting with you to review our plans for this property.

Respectfully,

Edward Malone
Edward Malone, Owner Representative
3075 Kernersville Road
Winston-Salem, NC 27107
Phone Number: 336-337-8697
Email: edmalone@live.com

* The family at 3122 Kernersville Rd have been customers at Five Points Tire & Auto since they opened. They have had great success due to out standing service & repairs. Rob & Steve and all their employees are highly respected in this community. We would gladly be in approval of this project. Thank you, The Crew families. lc

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Respectfully,

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3075 Kernersville Road
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Maria Cruz

*Para nosotros estamos de acuerdo
Gracias por tomarnos en cuenta*

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I MANDRILL McGRADY AM IN TOTAL Agreement
with the New ZONING request.

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Respectfully,

Rogers Brimfield

Rogers Brimfield

4-27-18

Edward Malone, Owner Representative
3075 Kernersville Road
Winston-Salem, NC 27107
Phone Number: 336-337-8697
Email: edmalone@live.com

Time - 5:07 PM

yes I like that to go.

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April 23, 2018

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*F. Thomas Lambert Approve The Rezone
of Five Star Auto
James Lamb*

Neighborhood Outreach Disclaimer

In an effort to provide good communication in a timely manner with residential areas which are close to pending rezoning requests, neighborhood outreach is a requirement when any rezoning or site plan amendment request is filed where the subject property is located within 500' of residentially zoned property.

Petitioners are required to conduct some form of neighborhood outreach i.e. neighborhood meeting, sending mailed letters, and/or door-to-door communication.

Petitioners are then required to provide a written summary of their outreach efforts to Planning staff at least eight (8) days prior to the scheduled Planning Board public hearing. This summary will be included in the Staff Report provided to the Planning Board and Elected Body.

The summary shall describe the scope of outreach along with the issues discussed. Please include the "who, what, when, and where".

Example #1: On July 14 we mailed 17 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and asking them to contact us by August 1 if they had any questions or concerns to express. We heard back from 3 individuals who had questions about how our request may impact traffic in the area and what type of buffering or screening we were going to provide. We responded to their concerns to the best of our ability.

Example #2: On July 14 at 7pm, we held a neighborhood meeting (i.e. on site, or at the Civic Club located at 1430 North Main Street). We had contacted a total of 12 surrounding property owners by a combination of going door to door and mailing letters making them aware of the meeting. We did this approximately 7 days prior to the meeting. Four people attended the meeting. Two of the attendees did not seem to be supportive of our request.

If the petitioner fails to submit the required summary at least eight (8) days prior to the Planning Board meeting, their request will be automatically continued to the next Planning Board meeting. This allows staff the ability to advise any neighbors that the item is automatically continued and therefore relieves them of having to make arrangements to attend the Planning Board meeting.

Staff also encourages all applicants to contact their respective Council Member to discuss their request and also to include the respective Council Member on invitations for any planned neighborhood meetings.

By signing below, the applicant/owner for case W-3367 attests that they have read and understand the material listed above and that Planning staff has adequately addressed any questions. The undersigned hereby accepts responsibility for communicating the information listed above to all applicants/owners/petitioners associated with this zoning request.

EDWARD MALONE
Name (Printed)
Owner Representative

Edward Malone
Signature

4/30/18
Date