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W-3611 Hillcrest (McDonalds)

Special Use Rezoning from MU-S and HB-S to GB-S - Community Outreach Summary

On February 22, 2024, outreach letters were sent to property owners and neighbors within 600 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 a map showing the location of the proposed development. No neighbors attended the meeting.

Attachment A – Neighborhood Meeting Notice

Attachment B – Confirmation that notices were mailed

Attachment C – Mailing List

Attachment A – Neighborhood Meeting Notice



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To: Resident(s) and property owner(s)
From: Patrick Byker
Date: February 22, 2024
Re: Notice of neighborhood meeting to discuss the proposed rezoning of a 1.78-acre property located at the corner of Hillcrest Center Drive and Stratford Road and shown in the attached context map (the "Property").

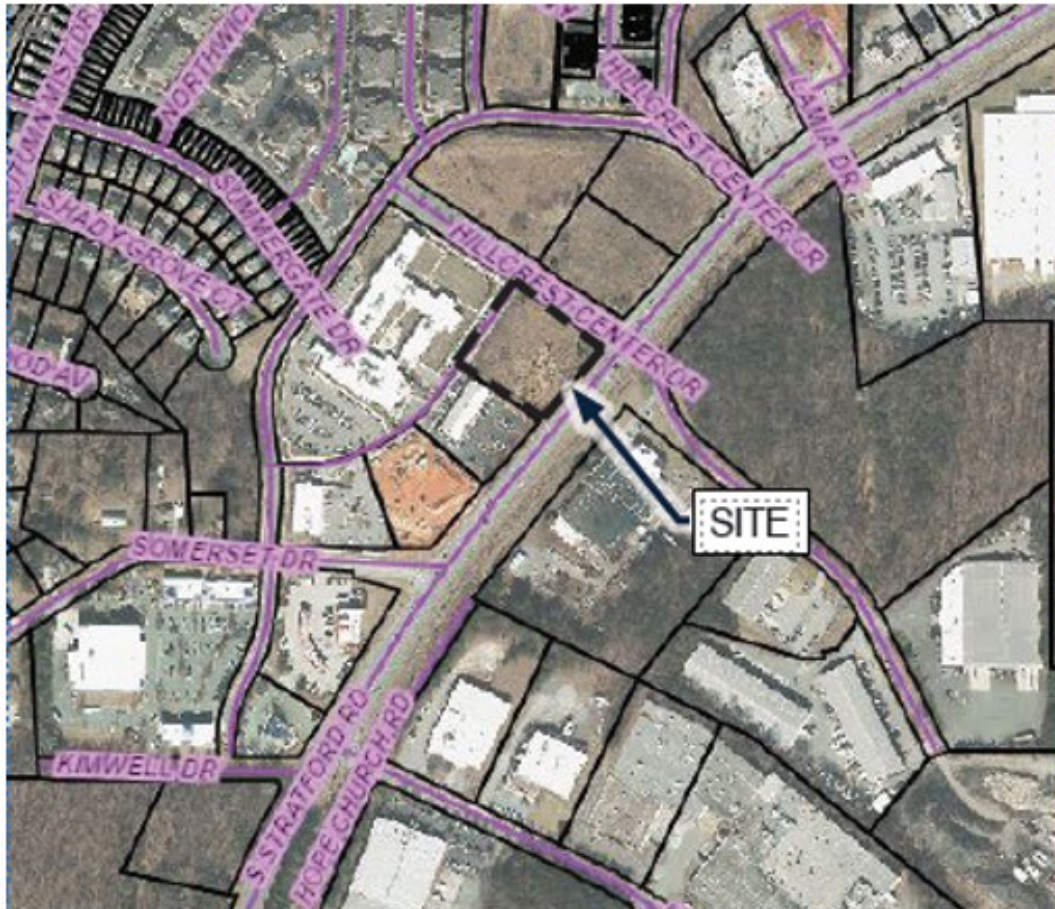
We are counsel for a developer that is considering rezoning the above captioned Property. The current zoning of the property is Highway Business – Special Use (HB-S) and Mixed Use – Special Use (MU-S). The request is to rezone to General Business – Special Use (GB-S) to permit the addition of a restaurant with drive through service.

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

There will be a neighborhood meeting to discuss this project and the conditional use permit on March 5, 2024, from 6:00PM to 7:00PM on the zoom online (please use the attached meeting registration instructions to register for the meeting if you would like to attend). The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and to get a better understanding of how this project could impact you.

If you have any questions or are unable to attend the meeting and would like to discuss the proposed rezoning, please [call](#) or email me using the contact information above.

Context Map



How to Participate in the March 5, 2024, Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to <https://morningstarlaw.group/05052024.mtg> to register for the meeting.
(Registration is necessary as we are required by the City of Durham to have a record of attendance.)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 929 436 [2866](tel:2866) or
 - +1 301 715 [8592](tel:8592) or
 - +1 305 224 [1968](tel:1968) or
 - +1 309 205 [3325](tel:3325) or
 - +1 312 626 [6799](tel:6799) or
 - +1 646 931 [3860](tel:3860) or
 - +1 253 205 [0468](tel:0468) or
 - +1 253 215 [8782](tel:8782) or
 - +1 346 248 [7799](tel:7799) or
 - +1 360 209 [5623](tel:5623) or
 - +1 386 347 [5053](tel:5053) or
 - +1 507 473 [4847](tel:4847) or
 - +1 564 217 [2000](tel:2000) or
 - +1 669 444 [9171](tel:9171) or
 - +1 669 900 [6833](tel:6833) or
 - +1 689 278 [1000](tel:1000) or
 - +1 719 359 4580
 - Webinar ID: 822 4595 7937
 - Passcode: 793716
 - *For attendance purposes as required by the City of Durham, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at kconder@morningstarlawgroup.com or call 919-334-6905.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

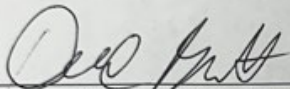
During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e., only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at kconder@morningstarlawgroup.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

Exhibit B – Confirmation that letters were mailed

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herein accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters or notification of application submittal letters, and I do hereby further attest that I did in fact deposit all of the required letters within the U.S. Postal Service on the 22 day of February, 2024. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.


Signature of Applicant/Applicant Representative

2-22-24
Date

Hillcrest

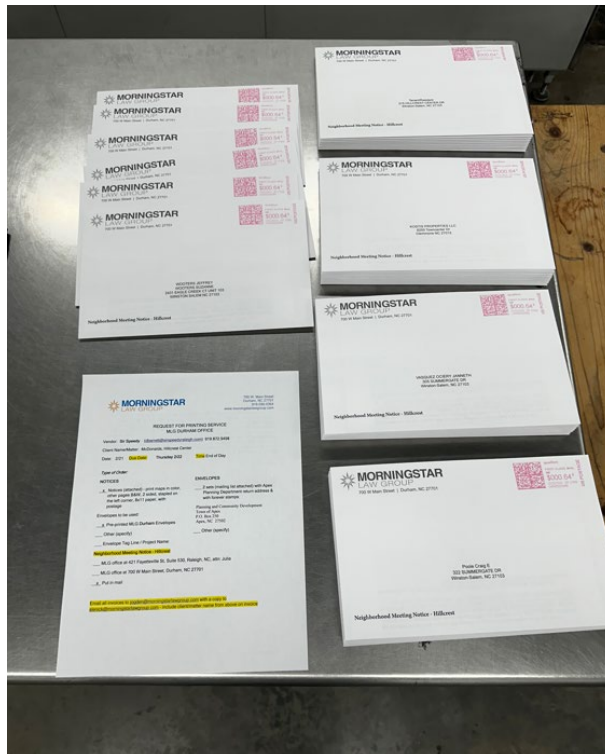


Exhibit C – Mailing List

Current Owner 1	Current Owner 2	Address	City, State	Zip Code
WOOTERS JEFFREY	WOOTERS SUZANNE	2431 EAGLE CREEK CT UNIT 103	WINSTON SALEM NC	27103
Louis Mylene		324 Shady Grove Ct	Winston-Salem, NC	27103
BVC REALTY LLC		3831 KIMWELL DR	Winston-Salem, NC	27103
HOWARD DAWN AUSTIN		317 SUMMERGATE DR	Winston-Salem, NC	27103
Strickland Zipora Marie		2431 Eagle Creek Ct Unit 104	Winston-Salem, NC	27103
Eagles Court Condominium Association Inc		500 Spring Garden ST	Greensboro NC	27401
Poole Craig E		322 SUMMERGATE DR	Winston-Salem, NC	27103
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
Outley Jackie K	Faruque Hasan	318 SUMMERGATE DR	Winston-Salem, NC	27103
NORMAN HANNAH M	RITCHIE CHRISTOPHER	5608 NORMAN RD	EAST BEND NC	27018
SHOUSH EVT LLC		5020 KNOB VIEW TRAIL	Winston-Salem, NC	27104
LOUISE S MARLOWE REVOCABLE TRUST		402 N HAWTHORNE RD	Winston-Salem, NC	27104
Krishnan Balaji	Ayyavu Bharathy	2457 Moss Grove Xing	Winston-Salem, NC	27103
Wood Terry L	Wood Katrina	316 Shady Grove Ct	Winston-Salem, NC	27103
GUERNIER JEFFREY C	GUERNIER MARY	5313 WAYNE RD	GREENSBORO NC	27407
VASQUEZ OCIERY JANNETH		305 SUMMERGATE DR	Winston-Salem, NC	27103
Jessal Associates		3841 Kimwell DR		27103
Grove/Hillcrest Twn Ctr Hoa		PO BOX 1719	King NC	27021

Eagles Court Condominium Association Inc		500 Spring Garden ST	Greensboro NC	27401
Hillcrest Towne Center Association Inc		2920 Martinsville RD STE C	GREENSBORO NC	27408
CITY OF WINSTON SALEM		PO Box 2511	Winston-Salem, NC	27102
Venis Properties Llc		4057 Green Drake DR	WAKE FOREST NC	27587
PRIME STORAGE WINTERHAVEN WINSTON SALEM LLC		2462 SOUT 83-85 RAILROAD PLACEH MONT DR APT 307	SARATOGA SPRINGS NY	12866
HILLCREST PROPERTY DEVELOP LLC		500 STATE ST #D	GREENSBORO NC	27405
RS STRATFORD APARTMENTS LLC		2089 E FORT UNION BLVD	SALT LAKE CITY UT	84121
KOSTIS PROPERTIES LLC		6255 Towncenter Dr	Clemmons NC	27012
Ogburn Investments Inc		PO BOX 20189	Winston-Salem, NC	27120
Yukon Properties Llc		2475 S Stratford RD	Winston-Salem, NC	27103
NOVANT HEALTH REHABILITATION HOSPITAL OF WINSTON SALEM LLC		PO BOX 380546	BIRMINGHAM AL	35238
Tenant/Resident		2462 SOUTH MONT DR APT 103	Winston-Salem, NC	27103
Tenant/Resident		2462 SOUTH MONT DR APT 206	Winston-Salem, NC	27103
Tenant/Resident		2462 SOUTH MONT DR APT 306	Winston-Salem, NC	27103
Tenant/Resident		2462 SOUTH MONT DR APT 104	Winston-Salem, NC	27103
Tenant/Resident		2462 SOUTH MONT DR APT 208	Winston-Salem, NC	27103
Tenant/Resident		2462 SOUTH MONT DR APT 106	Winston-Salem, NC	27103
Tenant/Resident		2341 WINTERHAVEN LN	Winston-Salem, NC	27103
Tenant/Resident		275 HILLCREST CENTER DR	Winston-Salem, NC	27103
Tenant/Resident		259 HILLCREST CENTER DR	Winston-Salem, NC	27103
Tenant/Resident		255 HILLCREST CENTER DR	Winston-Salem, NC	27103
Tenant/Resident		263 HILLCREST CENTER DR	Winston-Salem, NC	27103
Tenant/Resident		269 HILLCREST CENTER DR	Winston-Salem, NC	27103
Tenant/Resident		2339 WINTERHAVEN LN	Winston-Salem, NC	27103
Tenant/Resident		101 CLOVERLEAF DR	Winston-Salem, NC	27103

Tenant/Resident		105 CLOVERLEAF DR	Winston-Salem, NC	27103
Tenant/Resident		2361 WINTERHAVEN LN	Winston-Salem, NC	27103
Tenant/Resident		2427 HILLCREST CENTER CIR	Winston-Salem, NC	27103