
APPLICANT'S NEIGHBORHOOD OUTREACH SUMMARY

All neighbors and property owners, within 600 feet of the subject property, were notified, via U.S. mail, about the rezoning request at the mailing address listed on the Forsyth County Tax Department GIS system. Information was communicated in a mailing (hereinafter, the "*Notice Letter*"), which is attached hereto as "**ATTACHMENT #1**" and incorporated herein by reference). The Notice Letter contained a thorough breakdown of the request and an invitation to join Applicant for a Virtual Neighborhood Meeting via Zoom on May 28, 2024. The Notice Letter provided the contact information for Kaitlyn Jackson and asked if recipients or anyone in the community had questions regarding the request, such persons contact Kaitlyn Jackson or Michael Fox to discuss the matter further. The Notice Letter further asked that anyone wishing to join the Virtual Neighborhood Meeting on May 28, 2024, email Kaitlyn Jackson to receive a link to the virtual meeting. Copies of the Notice Letter were mailed on May 21, 2024.

The Applicant did not receive any neighbor request to participate in the Virtual Neighborhood Meeting. One neighbor did contact the Applicant via email to request additional information about the rezoning and to inquire how the rezoning applied to their property. The Applicant promptly responded to the neighbor's question and provided additional information about the rezoning.

A list of the nearby community members and property owners who were notified of the request is contained in "**ATTACHMENT #2**" attached hereto and incorporated by reference. All neighbors and property owners, within 600 feet of the subject property, were mailed a detailed letter from the Applicant (i.e., the Notice Letter, attached hereto as **ATTACHMENT #1**) at the mailing addresses listed on the Forsyth County Tax Department GIS system

No written modifications were made as a result of any correspondence, but the Applicant remains committed to discussing the project with any nearby community members and property owners who may have questions regarding the rezoning request.

ATTACHMENT #1

May 21, 2024

Re: Virtual Neighborhood Meeting for the Proposed Rezoning of Property located at 4175 N. Patterson Ave, Winston-Salem, North Carolina

Dear Neighbor,

We are writing to you on behalf of CC Winston-Salem, LLC, which has submitted a Special Use-Limited District Rezoning Application with the City of Winston-Salem Planning & Development Services for the property located at 4175 N. Patterson Avenue, Winston-Salem, NC 27105, consisting of approximately 7.85 total acres (the “*Property*”).

We are requesting the Property be rezoned from **RS-9 Residential Single Family** (“**RS9**”) and **Highway Business** (“**HB**”) to **Highway Business – Special Use Limited** (“**HB-L**”) under the City of Winston-Salem Unified Development Ordinance.

Our rezoning request is scheduled to go before the Winston-Salem Planning Board on **June 13, 2024**, at **4:30 p.m.** in the Bryce Stuart Municipal Building. Additional information can be found on the City’s website under the Boards and Commissions page.

We would like to invite you to a Virtual Neighborhood Meeting to learn additional information about the proposed plans for the Property. The information for this Virtual Neighborhood Meeting is included below:

DATE: May 28, 2024

TIME: 5:30 p.m.

LOCATION: via ZOOM video conferencing (see further instructions below)

Please contact Kaitlyn Jackson by email at kjackson@tuggleduggins.com or by telephone at (336)-271-5235 to confirm that you would like to attend the Virtual Neighborhood Meeting or if you have any questions or comments.

If you are unable to attend the scheduled Zoom meeting but would like to discuss the proposed annexation and zoning, please contact us by email or by phone at the contact information provided. We intend to be a good neighbor to you and value your input as we move forward with this project.

Sincerely,



Michael S. Fox

ATTACHMENT #2

Name	Address	City, State Zip
4th Purpose Realty LLC	520 W Summit Hill Dr STE 1101	Knoxville, TN 37902
Danielle Bancroft	5406 Northridge Dr	Winston Salem, NC 27105
Scott Bass	5334 Northridge Dr	Winston Salem, NC 27105
Nichole Beatty	387 Azalea Dr	Winston Salem, NC 27105
Gurdev Bhullar	4196 N Patterson Ave	Winston-Salem, NC 27105
Nickela Blackwell	5370 Northridge Dr	Winston Salem, NC 27105
Demarious Bowens	5352 Northridge Dr	Winston Salem, NC 27105
Alycia Brown	5357 Northridge Dr	Winston-Salem, NC 27105
Donald Brown	5390 Northridge Dr	Winston Salem, NC 27105
Shuntae Brown	347 Azalea Dr	Winston Salem, NC 27105
Ken Byers	5398 Northridge Dr	Winston Salem, NC 27105
Michelle Card	5358 Northridge Dr	Winston Salem, NC 27105
Manuel Castillo	363 Azalea Dr	Winston Salem, NC 27105
Conrad and Associates LLC	66 Hudson St	Boston, MA 02111
Jesus Bryan Alfredo Alonzo De	395 Azalea Dr	Winston Salem, NC 27105
Jennifer Exantus	5346 Northridge Dr	Winston Salem, NC 27105
FKH SFR C2 LP	1850 Parkway Pl STE 900	Marietta, GA 30067
FKH SFR Propco A LP	1850 Parkway Pl STE 900	Marietta, GA 30067
Frank Myers Investments LLC	PO Box 4033	Winston Salem, NC 27115
Frank Myers Investments LLC	265A Patterson Center Ct	Winston Salem, NC 27105
Keely Hemric	5381 Northridge Dr	Winston Salem, NC 27105

Horn Family LLC	662 Runningbrook Ln	Rural Hall, NC 27045
James Horn	1271 Carson Watts Rd	King, NC 27021
Rasheed Jaji	379 Azalea Dr	Winston Salem, NC 27105
Roy Joyner	PO Box 15455	Winston Salem, NC 27113
Tillori Ledbetter	5375 Northridge Dr	Winston Salem, NC 27105
Carlton McCrimmon	5364 Northridge Dr	Winston Salem, NC 27105
Deras Melgar	5393 Northridge Dr	Winston Salem, NC 27105
NNN REIT LP	450 S Orange Ave STE 900	Orlando, FL 32801
North Oaks Village Homeowners Association Inc	243 S Marshall St	Winston-Salem, NC 27101
North Oaks Village Homeowners Association Inc	206 N Spruce St STE 2A	Winston-Salem, NC 27101
Rogelio Patino	4845 Tobaccoville Rd	Tobaccoville, NC 27050
Ralph Pearson	344 Azalea Dr	Winston Salem, NC 27105
Ariadna Peralta	371 Azalea Dr	Winston Salem, NC 27105
Perimeter Point Properties LLC	4960 Indiana Ave	Winston Salem, NC 27106
QUETZAL Transportation LLC	4120 N Patterson Ave	Winston-Salem NC 27105
Reyes Deysi	5387 Northridge Dr	Winston Salem, NC 27105
Chaundrea Richardson	5363 Northridge Dr	Winston-Salem, NC 27105
Paris Roach	5376 Northridge Dr	Winston Salem, NC 27105
Russell William	5340 Northridge Dr	Winston Salem, NC 27105
SFR JV2 20231 Borrower LLC	15771 Red Hill Ave STE 100	Tustin, CA 92780
Dixon Smith	376 Azalea Dr	Winston Salem, NC 27105
Lakeasha Solomon	355 Azalea Dr	Winston Salem, NC 27105

Soupcan Capital III LLC	709 Eagles Chase Dr	Lawrenceville, NJ 08648
Catherine Stephenson	5382 Northridge Dr	Winston Salem, NC 27105
Erica Stewart	5328 Northridge Dr	Winston Salem, NC 27105
Katrina Thomas	338 Azalea Dr	Winston Salem, NC 27105
Susan Thomas	521 Academy St	Rural Hall, NC 27045