

From: David M. Foster david@fosterrealtync.com
Subject: Re: 2572 S. Stratford Road Winston Salem
Date: Sep 17, 2025 at 10:39:48 AM
To: gross5@wpa.net

Hi Joan,

I hope you are doing well! Thank you for reading the notice and reaching out with questions.

I worked with the owners of 2572 S. Stratford Road back in 2024 to assist changing the zoning of this property from "Residential" to "Commercial GB-L", which means General Business-Limited. The reason the owners originally wanted this zoning change made was because the use of this property as a personal home was no longer the highest and best use of it. Over the last several decades, businesses began opening up and surrounding the home, making it not as desirable to live in. The property had also been highly neglected for years.

So in an effort to make better use of the property and bring life back to it, they elected to change it to a commercially zoned status.

Fast forward to 2025, and the owners have begun renovating the property with a new roof, new siding, among other architectural changes to restore the home. The purpose of this restoration is to land a commercial/business tenant in the future to occupy it. As of right now, the property is still being renovated. So we do not currently know what business will ultimately end up in the home. But preparations are being made to market the property soon to local businesses.

That being said, the owners have decided to request from the planning board that two more potential "uses" of the property be approved. This includes:

Services A: Which could include businesses that offer a service customers will walk in the door, pay for, and receive while on the property. An example of this would be a hair or nail salon.

Outdoor Display Retail: Which could include businesses that place items outside on the property for display to sell. Examples of this would be a used car lot or

used boat lot.

None of these changes will personally affect the zoning of your residential property. But the city does require that homes nearby be notified of this potential change. As of right now, there is no current business tenant in place at the property, so we do not know what kind of business will end up there in the future. But if you have any questions or any further concerns, please let me know. You may also reach out directly to the city planning board at: marca@cityofws.org (Marc Allred)

Thank you again and I hope you have a wonderful day,

DAVID M. FOSTER

FOSTER REALTY, LLC
Broker / Owner

Call/Text: [336.407.8125](tel:336.407.8125)
David@FosterRealtyNC.com
www.FosterRealtyNC.com

On Sep 17, 2025, at 10:10 AM, gross5@wpa.net wrote:

Hi David!

Just received notice re additional zoning on 2572 S. Stratford Road, Winston Salem. What are the future plans for the property? What is Service A & Outdoor Display Retail?

Thank You,

| Joan Gross

Michelle O'Brien

From: Michelle O'Brien
Sent: Tuesday, September 30, 2025 11:49 AM
To: 'David M. Foster'; Marc Allred
Cc: dmfooster80@yahoo.com
Subject: RE: [EXTERNAL] Re: W-3666 Neighborhood Outreach

David,

Thank you for your quick response.

Michelle O'Brien

Project Planner- Land Use Administration

Phone: (336) 747-7462

Email: michelleo@cityofws.org

100 East First Street, Suite 337

Winston-Salem, NC 27101

From: David M. Foster <david@fosterrealtync.com>
Sent: Tuesday, September 30, 2025 10:15 AM
To: Michelle O'Brien <michelleo@cityofws.org>; Marc Allred <marca@cityofws.org>
Cc: dmfooster80@yahoo.com
Subject: [EXTERNAL] Re: W-3666 Neighborhood Outreach

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Hi Michelle,

I just went back into the portal and updated it with the following notes regarding my community outreach for 2572 S. Stratford Road:

On Tuesday, 9/16/25, I created a flyer for 2572 S. Stratford Road disclosing information on the two new requested uses for the property. I distributed these flyers to surrounding neighborhoods and businesses around a 1/4 to 1/2 mile radius of 2572 S. Stratford Road. I received one emailed response from a residential neighbor named Joan Gross on Wednesday, 9/17/25. She inquired about what the two new uses could mean for the property, and I promptly responded on the same day with answers to her questions. I let her know that if she had any other questions or concerns, to let me know. I also offered for her to

reach out to the W-S Planning Board if she felt the need to express any of these concerns directly to the city.

I am also attaching the email exchange that I had with Joan Gross as a result of my outreach, for your records. Please let me know if there is anything else I need to do at this time regarding the outreach.

Thank you,

DAVID M. FOSTER

FOSTER REALTY, LLC
Broker / Owner

Call/Text: 336.407.8125
David@FosterRealtyNC.com
www.FosterRealtyNC.com

On Sep 30, 2025, at 8:19 AM, Michelle O'Brien <michelleo@cityofws.org> wrote:

Good morning,

Just a quick reminder that the Neighborhood Outreach Summaries are due tomorrow, October 1st. Please let me know if you have any questions.

Thank you,

Michelle O'Brien

Michelle O'Brien

Project Planner- Land Use Administration

Phone: (336) 747-7462

Email: michelleo@cityofws.org

100 East First Street, Suite 337

Winston-Salem, NC 27101

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