

## Gary Roberts

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**From:** Dewey Anderson <dewey@blackpinedevelopment.com>  
**Sent:** Tuesday, October 02, 2018 5:23 AM  
**To:** Gary Roberts  
**Subject:** NC\_WS\_753 N. Avalon Road 27104 (College Village Commons / W3367): Neighborhood Outreach  
**Attachments:** rev-NC\_WS\_753 N. Avalon Road (27104)\_Re-Zoning\_Community Memo.pdf; NC\_WS\_753 N. Avalon Road (27101)\_Re-Zoning\_Site Plan\_9-17-2018.pdf; NC\_WS\_753 N. Avalon Rd (27104)\_Neighborhood Outreach Disclaimer\_SIGNED\_9-17-2018.pdf

Gary,

Note the following draft summary of our required Neighborhood Outreach summary for your info/use regarding our pending rezoning (W3367)...

'Please note that we hand-delivered and or mailed notification letters (w/ our Site Plan) to 313 property owners in the general area surrounding our site informing them of the proposed rezoning and asking them to contact us if they had any questions or concerns to express so that we could ensure such. Furthermore, we held a Neighborhood Meeting at the property yesterday (10/1/2018), and had approximately 30-people attend. Several individuals 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.'

Note I've attached copy of the aforementioned notification letter for your information and record. Please let me know if you have any questions, or require anything else in this regard. Thanks very much for your assistance with this important matter!

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Dewey Anderson, President  
Blackpine Development  
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W-3387 Attachment C

# COLLEGE VILLAGE

## ◀ COMMONS ▶

TO: Whom it may concern

FROM: College Village Holdings, LLC  
DeWayne ('Dewey') H. Anderson, Jr.  
915 Bridge Street  
Winston-Salem, NC 27101

RE: 753 N. Avalon Road (27104) Re-Zoning to PB-S (#W3387)  
Neighborhood Meeting on 10/1/2018 from 6-7pm (at property)

DATE: 9/28/2018

Please note that I recently purchase 'College Village Plaza' with the intent to revitalize the property into a community-oriented shopping center sensitive to and serving the needs of the immediate neighborhood. I was raised on Oaklawn Avenue (27104) and have many fond memories of such being THE community space.

Originally built in 1948 to house Food Faire, the property previously included a soda shop, post office, laundry, dance studio, gym, hairdresser, barbershop, and similar commercial uses. My goal and sincere commitment is to work with all stakeholders to revitalize the property so that it can again be a source of pride and amenity to the neighborhood. I'm planning to improve the appearance of the building (repaint, remove existing/distressed awnings and replace with attractive canvas awnings, install concrete aprons at entrances to our parking lot with handicap curb accessibility, a new sidewalk along Spring Garden with a landscape buffer (w/ raised beds), and the parking lot will be significantly improved per the attached Site Plan to screen and enhance that portion of the property.

Please know that I'm carefully selecting new tenants for the vacant portions of the building to ensure that the final mix include only businesses compatible with the neighborhood. Tenants will include, Diamondback Grill (who's been there 29-yrs!), a small neighborhood grocery, a yoga/pilates/sports-med gym, office-space (new tenant is moving-in this week!), and the like.

City Planning has recommended rezoning the property to a less intense zoning classification that is in keeping with the character of the neighborhood. The proposed rezoning will accommodate our revitalization plan for the property, and otherwise ensure such is more reflective of the neighborhood's current and future context. Currently the property is zoned 'LB (Limited Business)'; we have been advised to re-zone to PB-S (Pedestrian Business – Special-Use – Small Shopping Center). Because this zoning classification is a less intense use than the current LB zoning, this process would result in what is often referred to as a 'down-zoning' by restricting the currently entitled-uses of the property. Please note the following key milestones regarding the re-zoning of the property;

- Neighborhood Meeting: 10/1/2018 from 6-7pm (at property)
- Zoning Board: 10/11/2018
- City Council: 11/1/2018

Otherwise, please feel free to contact me directly with any questions/concerns you may have here, so that I can ensure such are addressed. Thank you very much for your consideration, and support with this important matter!

COLLEGE VILLAGE HOLDINGS, LLC

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