

December 6, 2018

Union Cross Moravian Church  
4295 High Point Road  
Winston Salem, NC 27107

## **Rezoning Community Outreach Notification and Meeting Invitation**

Property Owner:

**<Owner Name & Address>**

Dear Mr or Mrs **<Name>**,

Union Cross Moravian Church owns a property located at **1780 Union Cross Road**, Kernersville, NC 27284 and is requesting the city of Winston-Salem to rezone this location from AG (Agricultural) to NB (Neighborhood Business).

Your property located at **<Owners Property>** is nearby, so we are inviting you to a meeting where a presentation will be given about the Thrift Store, discuss the rezoning request and answer any questions you may have.

We are requesting this zoning change to open Union Cross Thrift Store within the next 6 months. This Thrift Store will function as a fund raiser for Union Cross Moravian Church and Outreach Mission for our community.

In order to fully inform every one of the project and answer any questions, we are inviting you to the following Public Meeting:

**Location:** Union Cross Moravian Church - Fellowship Hall  
4295 High Point Road  
Winston-Salem, NC 27107

**Date:** December 27<sup>th</sup>, 2018

**Time:** 6:30-8:00 PM

If you have any questions about the location of the meeting, please call the church office at 336-769-2411 between 9:00 AM - 1:00 PM, Monday – Friday

We look forward to sharing with you this new mission for Union Cross Moravian Church.

1 of 5 W-3395 Attachment C

Union Cross Moravian Church  
4295 High Point Road, Winston-Salem, NC 27107

Community Outreach Zoning Meeting was held in UCMC Fellowship Hall  
On 12/27/2018, 6:30 pm

**SUMMARY:**

On December 6, 2018 we mailed 24 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and invited them to a neighborhood meeting on December 27, 2018. We heard back by phone from 1 individual who informed us they could not attend, but that they had no problems with the rezoning. We held the meeting at Union Cross Moravian Church Fellowship Hall at 4295 High Point Road and 3 property owners attended. After the opening presentation, 1 owner had questions about traffic, trash and crime, but did not oppose the rezoning. Another property owner was concerned about the effect of rezoning on the other properties nearby and did oppose the rezoning. An additional property owner had no opinion. We responded to their concerns to the best of our ability.

**MEETING MINUTES:**

Union Cross Moravian Church owns a building at 1740 Union Cross Road, Kernersville, NC 27284 which was originally used as a fire station and later as a Before and After School child care. This building is proposed to be utilized now as a Thrift Store.

The purpose of this meeting was to communicate to the community the area of property requested as being rezoned from Agricultural (AG) to Neighborhood Business (NB), to provide information and open the floor for questions and answers.

Letters were sent out to 24 home owners within 1/8 of a mile (660 feet radius) of the property and any adjoining properties inviting them to this meeting.

Dan Johnson, Chair of Trustees for Union Cross Moravian Church introduced himself and opened the meeting by presenting eight slides. A handout of the presentation was available to all attendees.

The presentation included;

- Definitions of AG and NB
- Survey of entire AG zoned 8.5 acres church property and the 0.5 acres requested to be rezoned as NB
- Reasons we wish to start a thrift store mission
- Photo of the building to be used
- Floorplan of the future store
- Approximate opening date of midsummer 2019.

Of the 24 property owners notified, only three homeowners attended. They were Sonya Ketner of 1768 Union Cross Road and Charles & Connie Leonard with property at 1744 and 1752 Union Cross Road. Peggy Hicks of 1760 Union Cross Road called and said she could not attend but had no problems with the Thrift Store. Councilman James Taylor was invited to this meeting but unable to attend.

- Sonya Ketner noted her concerns with 1) additional traffic from store might create a backup of cars down Union Cross Road and block her driveway, 2) trash that might be blown down the street and 3)

After hours crime (robberies) of items in store. She said she was **not opposed** to the Thrift Store but voiced her concern with more traffic on an already busy road. She also noted trash is very bad along this road and she would like to see street lights near her home. She also has a concern with robberies in the area as she has been robbed herself.

Dan Johnson addressed her concerns as follows:

- 1) We have three entrances on Union Cross Road to the proposed store parking lot and another for the church. The forth entrance also connects to the store parking area. Additionally, there is a turning lane starting in front of the store, so we don't feel there would be a traffic issue. It was also noted that we had 350 people attend our Christmas Lovefeast and Candlelight Service this past Sunday night and we did not have any traffic backing up on Union Cross Road or High Point Road.
  - 2) We (UCMC) have the same trash issue from people throwing items out their car window, but the trash issue would not be due to the Thrift Store. We have a dedicated area for people to donate to the store and we have a dumpster to manage any items that need disposal.
  - 3) As far as causing increased crime, we will not take donations of electronics, or any small appliances that contain heating elements. We will take microwaves if functional, but nothing will be taken in that would be an enticement to thieves. Eighty-five percent or more donations we receive will be clothing and it is a very low probability a break-in will occur for clothing. We plan on having it locked and lit well. We have installed two street lights at the front of store, Two wall mounted lights to the front and side and one in the rear of building. There is only so much lighting you can install because of restrictions next to a residential area. We do not see the store as an enticement for increased theft to our neighbors.
- Charles Leonard asked the question 1) "why are we rezoning". 2) **He is opposed** to the rezoning because it opens the remaining properties to be commercial zoned. He said he is torn to stay allegiance to the church and staying non-commercial. 3) He asked if once zoned, can you never go back to being zoned for agriculture? He said he did not want to have a McDonald's or Wendy's come to this area.

Dan Johnson addressed some of Charles concerns during the meeting. Questions Dan did not have answers for that evening was followed up by phone the next day as follows:

- 1) Because we will be operating a retail store, it must be rezoned.
  - 2) The property owner must originate the request for rezoning, so we are not sure how our rezoning would influence other property rezoning request.
  - 3) If there was a desire to revert to AG, the same rezoning process would be required.
- Connie Leonard said she has **no opinion**.

Dan Johnson said there will be additional rezoning meetings downtown Winston-Salem 30 days apart. Dan advised Charles Leonard he would notify him of the meeting if he wished to attend.

With no further questions, the meeting was adjourned.

Respectfully submitted,  
Jane Lawrence (Recorder for Meeting)

# Address of Property Owners for Letters of Invitation

(Within 1/8 Mile Radius, which is greater than 500 Ft and All Adjoining Properties)

First Name (Owner)	Last Name (Owner)	Property Address	Owners Address	City	State	Zip
Charles	Leonard	1744 Union Cross Road	1740 Union Cross Road	Kernersville	NC	27284
Union Cross Moravian Church		1776 Union Cross Road	4295 High Point Road	Winston Salem	NC	27107
Deborah	Taylor	1772 Union Cross Road	1772 Union Cross Road	Kernersville	NC	27284
Charles	Leonard	1752 Union Cross Road	1740 Union Cross Road	Kernersville	NC	27284
Constance	Leonard	1752 Union Cross Road	1740 Union Cross Road	Kernersville	NC	27284
Jeffrey	Parrish	1756 Union Cross Road	1209 Royal Coach Trl	Kernersville	NC	27284
Effie	Wilson	1756 Union Cross Road	1209 Royal Coach Trl	Kernersville	NC	27284
Gregory Lee	Martin	1764 Union Cross Road	1764 Union Cross Road	Kernersville	NC	27284
Sonya	Ketner	1768 Union Cross Road	1768 Union Cross Road	Kernersville	NC	27284
Peggy	Hicks	1760 Union Cross Road	1760 Union Cross Road	Kernersville	NC	27284
Mark & Angela	Wall	1761 Union Cross Road	1723 Hutchens Road	East Bend	NC	27018
Penny	Coggins	1769 Union Cross Road	1769 Union Cross Road	Kernersville	NC	27284
Clarence	Royall	4317 Pinewood Ter	4317 Pinewood Ter	Kernersville	NC	27284
Robert & Alice	Avary	4325 Pinewood Ter	4325 Pinewood Ter	Kernersville	NC	27284
Zachary	Francis	4321 Pinewood Ter	PO Box 247	Wallburg	NC	27373
Barry	Stafford	4312 Pinewood Ter	4312 Pinewood Ter	Kernersville	NC	27284
Frances	Brown	4316 Pinewood Ter	4316 Pinewood Ter	Kernersville	NC	27284
Lee	Hartley	4320 Pinewood Ter	6010 Red Oak Ct	Kernersville	NC	27284
Snyder Arnold	Curtis	4324 Pinewood Ter	4324 Pinewood Ter	Kernersville	NC	27284
Frieda	Mills	4329 Pinewood Ter	4329 Pinewood Ter	Kernersville	NC	27284
Sheila	Butner	4301 High Point Road	4934 Friendship Ledford Road	Winston Salem	NC	27107
Sheila	Butner	4307 High Point Road	4935 Friendship Ledford Road	Winston Salem	NC	27107
Jose	Garcia	4311 High Point Road	4311 High Point Road	Kernersville	NC	27284
Kimberly	Greene	4315 High Point Road	4315 High Point Road	Kernersville	NC	27284

## Union Cross Moravian Church – Post Neighborhood Outreach Meeting Contact by Phone Report

- All received Letters notifying of Neighborhood Outreach Meeting
- After our meeting, we attempted to call all who did not attend
- Between the meeting and phone calls, we were able to reach 12 of the neighbors receiving letters
- Of the 12 reached

- 11 are FOR the Zoning Request
- 1 was AGAINST

First Name (Owner)	Last Name (Owner)	Property Address	Owners Address	City	State	Zip	Attended Meeting?	Contacted Church?	Phone Number	Called	For /Against / Neutral
Constance	Leonard	1752 Union Cross Road	1740 Union Cross Road	Kernersville	NC	27284	Yes		Attended Meeting	Attended Meeting	No Opinion
Union Cross Moravian Church	Trustees of Church	1776 Union Cross Road	4295 High Point Road	Winston Salem	NC	27107	Yes		Attended Meeting	Attended Meeting	For
Sonya	Kerner	1768 Union Cross Road	1768 Union Cross Road	Kernersville	NC	27284	Yes		Attended Meeting	Attended Meeting	For
Peggy	Hicks	1760 Union Cross Road	1760 Union Cross Road	Kernersville	NC	27284		Yes	She called UCMC before Meeting	No, Called Before	For
Penny	Coggins-Jessup	1769 Union Cross Road	1769 Union Cross Road	Kernersville	NC	27284			336-351-3982	Yes	For
Clarence	Royall	4317 Pinewood Ter	4317 Pinewood Ter	Kernersville	NC	27284			336-769-2132	Yes	For
Zachary	Francis	4321 Pinewood Ter	PO Box 247	Walburg	NC	27373			336-869-6790	Yes	For
Frances	Brown	4316 Pinewood Ter	4316 Pinewood Ter	Kernersville	NC	27284			336-769-9047	Yes	For
Snyder Arnold	Curtis	4324 Pinewood Ter	4324 Pinewood Ter	Kernersville	NC	27284			336-769-9306	Yes	For
Sheila	Butner	4301 High Point Road	4934 Friendship Ledford Road	Winston Salem	NC	27107			336-769-0145	Yes	For
Sheila	Butner	4307 High Point Road	4935 Friendship Ledford Road	Winston Salem	NC	27107			Same	Yes	For
Gregory Lee	Martin	1764 Union Cross Road	1764 Union Cross Road	Kernersville	NC	27284			336-769-9356	Left Message	No Response
Barry	Stafford	4312 Pinewood Ter	4312 Pinewood Ter	Kernersville	NC	27284			336-769-0383	Left Message	No Response
Kimberly	Greene	4315 High Point Road	4315 High Point Road	Kernersville	NC	27284			336-769-2916	Called Twice, No Answer	No Response
Deborah	Taylor	1772 Union Cross Road	1772 Union Cross Road	Kernersville	NC	27284			Not Available	Number Not Available	N/A
Robert & Alice	Avary	4325 Pinewood Ter	4325 Pinewood Ter	Kernersville	NC	27284			Not Available	Number Not Available	N/A
Lee	Hartley	4329 Pinewood Ter	6010 Red Oak Ct	Kernersville	NC	27284			Not Available	Number Not Available	N/A
Frieda	Mills	4329 Pinewood Ter	4329 Pinewood Ter	Kernersville	NC	27284			Not Available	Number Not Available	N/A
Jeffrey	Parrish	1756 Union Cross Road	1209 Royal Coach Trl	Kernersville	NC	27284			Not Available	Number Not Available	N/A
Effie	Wilson	1756 Union Cross Road	1209 Royal Coach Trl	Kernersville	NC	27284			336-992-4452	Number Not Working	N/A
Mark & Angela	Wall	1761 Union Cross Road	1723 Hutchens Road	Kernersville	NC	27284			Same	Number Not Working	N/A
Jose	Garcia	4311 High Point Road	4311 High Point Road	Kernersville	NC	27018			336-961-2312	Number Not Working	N/A
Charles	Leonard	1752 Union Cross Road	1740 Union Cross Road	Kernersville	NC	27284	Yes		336-310-3821	Number Not Working	N/A
									Attended Meeting	Attended Meeting	Against