

Report of Neighborhood Meeting
4000 Old Lexington Road
W-3508 Harvest Creek (Special Use Rezoning)
Submitted by Thomas E. Terrell, Jr.
November 30, 2021

Letter of Invitation

All neighbors owning property within 300 feet were sent the letter attached as Exhibit A for a virtual meeting on November 29, 2021. The letter included my private cell number and email for neighbors to reach out with questions prior to the meeting.

Pre-meeting Communications

No one contacted me prior to the meeting.

Neighborhood Meeting

The virtual meeting was conducted at 5:00. No neighbors attended, and the meeting was closed at 5:22. The only persons in attendance were Council member James Taylor, Yolanda Taylor, applicant/developers James and Matthew Floyd, Craig Nursey (site civil), and Tom Terrell, attorney for applicant.

Exhibit A



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November 18, 2021

Dear Neighbor,

I represent local developer MagnaGray, LLC which has filed an application with the City of Winston-Salem to create a residential community on 50 acres at address 4000 Old Lexington Road. You are receiving this letter because you own property near this site, and we wanted you to hear it first from the developer as to what is proposed.

You will soon receive a notification that this rezoning request will be heard by the city/county planning board on December 9th. In the meantime, I would like to answer what might be some of your questions.

What do you plan to build?

Magna Gray plans to build a combination of single-family homes and townhomes in a community to be called Harvest Creek.

Is this different than what is currently allowed?

Yes, but to allow for less density than what is now allowed. Currently, the zoning is RM-8 (Special Use) with a designation that allows apartments. MagnaGray is seeking approval of a change that allows only single-family homes and townhomes, but not apartments. The zoning district will remain the same at RM-8 (Special Use) but with different types of uses allowed.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota Missouri Nevada
New Jersey New York North Carolina Pennsylvania South Carolina Texas Virginia Washington

Where exactly is the 50 acres MagnaGray plans to develop?

The aerial below is a pretty good illustration. It shows the property's location in the context of Teague and Old Lexington Roads.



Will these homes and townhomes be built for sale?

Yes. The developer will sell all homes and townhomes.

Will this be for “affordable housing?”

Unfortunately, these homes will sell for approximately \$300,000 and be out of the price range for many hard-working citizens, but the townhomes will be more accessible at around \$225,000. But to be clear, these homes and townhomes will not be built with any form of governmental assistance or tax credits.

What about the stream on the site?

MagnaGray, like all land developers, must adhere strictly to all buffers imposed under federal and state laws and follow all statutes related to sedimentation and erosion control.

Won't you be disturbing wildlife?

Yes. But so did each person who received this letter (or predecessor owners) when they built a home and added to the city's built environment. When cities are built and grow, some animals get pushed farther from urban centers. Winston-Salem has committed to growth. Even if the density were to be one unit per acre, the impact on existing wildlife would be the same.

Why here? Why not somewhere else?

This part of Winston-Salem is a very desirable place to live. From this location, citizens can easily reach jobs and services in the region. In many if not most situations today, one person in a household may work in Salisbury or Charlotte and another may work in Burlington or Greensboro, and a location in between functions well.

Couldn't the owners have sold it only for single-family homes?

This property has been on the market on and off for well over 20 years. This time the property was on the market for 288 days. A seller cannot control who shows up with an offer to purchase. However, it is notable that the land had been previously rezoned to allow for apartments, and this company is converting the zoning to a use that is only for for-sale homes and townhomes.

When would construction start?

Probably in 9-12 months.

Has the City reviewed this proposal?

Yes. All such projects must go through extensive review by each city department (streets, utilities, fire, planning, etc.). This project has already been reviewed. The planning department's primary comment was "Staff commends the mixture of housing types and the voluntary provision of sidewalks along both sides of the street." While not


required, MagnaGray has learned that sidewalks on both sides of a street adds not only to safety but to a neighborhood's sense of community and connection.

What about traffic?

Each new home adds cars to the local road network. However, a traffic study was conducted by Ramey Kemp & Associates using the NC Highway Capacity Manual and a sophisticated traffic simulation software. This study shows no change in the levels of service on adjoining roads. Software simulation indicates that during the morning peak hour the westbound approach after construction will increase from 11 seconds (existing) to 11.8 seconds, and the southbound approach will change from 7.9 seconds (existing) to 8 seconds. Thus, the perceived increase in traffic will be minimal and hard to notice.

Is there a way we can learn more about this project?

Yes. MagnaGray will host a virtual neighborhood meeting between 5:00 and 6:00 p.m. on Monday, November 29. It is open to anyone who wishes to join. The following Webex site will be opened a few minutes before 5:00, and you just type this link into your browser: <https://foxrothschild2.webex.com/meet/tterrell>. This is not a website but a link, similar to Zoom or Google Meets. In the meantime, if you cannot attend this meeting and wish to know more, please email me at tterrell@foxrothschild.com or call my cell at 336-847-2000.



Thomas E. Terrell, Jr.