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112 Westlake Drive
Henderson, NC 27536
Fax 252-436-9126
Mobile 252-432-1445

WDT Development, LLC

February 14, 2020

SUBJECT: Re-Zoning for Jay Avenue Site from RS-9 to RM-12-S

Dear Neighbor,

We have filed a rezoning petition with the City/County Planning Department for the property located along Jay Avenue close to Old Salisbury Road. Enclosed is a copy of the proposed site plan.

The “South Suburban Area Plan” as prepared by the City County Planning Department and adopted by the City Council in November, 2017 identifies the subject area to be zoned as “Suburban Neighborhood [GMA3] RS-9.” Our request is for approval of a senior living apartment community which requires us to request a change in the zoning. This land is adjacent to several other apartment communities that are in existence now. One such multifamily unit is Salem Terrace Assisted Living Center across the street and our development should complement that type of facility. More information regarding the Land Use Plan can be found at:

<https://www.cityofws.org/956/Southwest-Winston-Salem>

You will see an advertisement for the re-zoning posted at the property by or before March 25th. The City/County Planning Board will consider the request at their public hearing on April 9, 2020, and the request will be heard by the City Council likely sometime in early May. These are public meetings and you are welcome to attend. You can find out more about the re-zoning status and process at the City’s website:

<https://www.cityofws.org/deplartments/planning/zoning-and-subdivision/monthly-zoning>

We would further like to invite you to stop by the Griffith Fire Department located at 5190 Peters Creek Pkwy in Winston-Salem for an informal drop-in meeting regarding the proposed senior development, the Villas at Wilshire, on Tuesday, March 10th from 6:00 to 7:30 p.m. We would appreciate hearing any concerns or interest you have about our re-zoning effort as well as the development itself. At this meeting, we can explain our request and hopefully answer any questions you may have. Representatives from the land developer, the builder, and the design engineers will be present at the meeting.

Sincerely,

Dennis Tharrington, Developer

Bk Peterso 2609 Old S. Winston-Salem NC 27127
EBRAHIM I 2630 Devir Winston Salem NC 27127
Oneyear D 155 Megha Winston Salem NC 27127
Fabia John 116 Stone I Winston Salem NC 27127
BAILEY JOA 125 MEGH. WINSTON-SALEM NC 27127
Leak Kenve 2751 Timb Winston Salem NC 27127
Wade Wen 2623 Old S. Winston Salem NC 27127
Crotts Jam 149 Tortois Winston Salem NC 27127
YOUNG LAI 2618 Old S. Winston Salem NC 27127
Behm Sven 116 Tortois Winston Salem NC 27127
Somme Ch. 2600 Devir Winston Salem NC 27127
Hunt Berni 117 Tortois Winston Salem NC 27127
Gauthier Cl 101 Stone I Winston Salem NC 27127
Prime Prop 607 Comm Lexington NC 27295
Hutchins B 2642 Old S. Winston Salem NC 27127
Evans Lillia 4041 Dresc Winston Salem NC 27104
RYAN ROBI 2639 OLD S WINSTON-SALEM NC 27127
Neely John 125 Tortois Winston Salem NC 27127
Buffkin Rici 3425 Mill R Pfafftown NC 27040
Griffin Carc 1624 W Cle Winston Salem NC 27127
Valentino C 132 Stone I Winston Salem NC 27127
Thrasher Ei 124 Tortois Winston Salem NC 27127
Knapp Ran 2634 Old S. Winston Salem NC 27127
MALLOY R 2731 TIMB WINSTON-SALEM NC 27127
Beaudoin M 125 Stone I Winston Salem NC 27127
Evans Lillia 4041 Dresc Winston Salem NC 27104
CERBERUS 1850 PARK MARIETTA GA 30067
KEITH JANI 100 Tortois Winston Salem NC 27127
CASTANED. 207 S BRO/ TARRYTOWN NY 10591
Li Sen 3206 Polo I Winston Salem NC 27106
Anderson J 2620 Devir Winston Salem NC 27127
Davis Norr 2701 Timb Winston Salem NC 27127
SNYDER EV 4300 RoseI Winston Salem NC 27106
Blakley Ker 2629 Old S. Winston Salem NC 27127
AMH NC Pf 30601 AGC AGOURA HILLS CA 91301
Laws Conra 108 Tortois Winston Salem NC 27127
BENSON D 2711 Timb Winston Salem NC 27127
Guldberg F 109 Stone I Winston Salem NC 27127
Ardrey Gra 2715 Old S. Winston Salem NC 27127
Prime Prop 607 Comm Lexington NC 27295
TEMAS JEN 2646 Old S. Winston Salem NC 27127
Syms Harol 1710 Timb Winston Salem NC 27127
Atwood Le 2645 Old S. Winston Salem NC 27127
Clawson Jo 109 Tortois Winston Salem NC 27127
Walker Cha 132 Tortois Winston Salem NC 27127
Skiadas Jo 1711 Timb Winston Salem NC 27127
Mitchell So 108 Stone I Winston Salem NC 27127

Langston A 2624 Old S. Winston Salem NC 27127
CERBERUS 1850 PARK MARIETTA GA 30067
CRAWFORD 133 STONE WINSTON SALEM NC 27127
MITCHELL J 101 Tortoise Winston Salem NC 27127
DIXON WIL 225 HOME APEX NC 27502
PARR PROF PO BOX 10 GREENSBORO NC 27404
Matthews 2610 Devir Winston Salem NC 27127
Owens Joh 157 Tortoise Winston Salem NC 27127
MEEKINS E 166 FRYES CLEMMONS NC 27012
Mcclure Ar 100 Stone I Winston Salem NC 27127
WILLIAMS I 2614 OLD S WINSTON-SALEM NC 27127
WILSON VI 202 LOCHM BURLINGTON NC 27215
Reaves Del 1703 Timb Winston Salem NC 27127
GASKELL S/ 141 Stone I Winston Salem NC 27127
Ryan Rober 2633 Old S. Winston Salem NC 27127
TURNER ST 133 TORTC WINSTON SALEM NC 27127
Wheeler Ja 2491 Jay A Winston Salem NC 27127
WEIDL PRC 2806 REYN WINSTON SALEM NC 27106
Ingram Ang 117 Stone I Winston Salem NC 27127
Nannery M 2721 Timb Winston Salem NC 27127
DIXON WIL 225 HOME APEX NC 27502
Rominger I 2650 Old S. Winston Salem NC 27127



VILLAS AT WILSHIRE

SUMMARY OF THE NEIGHBORHOOD DROP-IN
HELD ON MARCH 10, 2020

TIME OF MEETING: 6:00 TO 7:30 PM

LOCATION OF MEETING: GRIFFITH FIRE DEPARTMENT
5190 PETERS CREEK PARKWAY
WINSTON SALEM, NC

HOSTED BY: WDT DEVELOPMENT – Dennis Tharrington
MC2 ENGINEERING – Bryan Murr

INVITATIONS MAILED: FEBRUARY 14, 2020 to 68 Nearby property
owners (See Attached list and map)

NUMBER OF PERSONS
ATTENDING MEETING: Five (5), See attached sign-in sheets

NUMBER IN FAVOR OF
THE PROPOSED PLAN: Four (4), See attached list

QUESTIONS AND
COMMENTS: Is it for seniors only?
Income question?
Traffic on Old Salisbury

ANSWERS PROVIDED: Attendees were shown a rendition of the building as
well as unit plans for 1 and 2-bedroom models
intended for senior residents only!

Answers to questions on income were sent to Mr &
Mrs. Wheeler of 2491 Jay Avenue via email.

The traffic question was also discussed.

PRESENTATION BOARDS
AND HANDOUTS AVAILABLE: See attached

SUMMARY PREPARED AND SUBMITTED BY WDT DEVELOPMENT, LLC,
DENNIS THARRINGTON ON MARCH 18, 2020

WDT DEVELOPMENT, LLC

BY: W. Dennis Tharrington
DENNIS THARRINGTON

