

## Marc Allred

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**From:** Davis Ray - WynnefieldForward <davis@wynnefieldforward.com>  
**Sent:** Wednesday, January 4, 2023 2:52 PM  
**To:** Marc Allred  
**Subject:** RE: [EXTERNAL] RE: W-3554 Community Outreach Deadline  
**Attachments:** letter to owners - map.pdf; Parcels - Mailing Labels.pdf

**\*\*\* CAUTION! EXTERNAL SENDER \*\*\* STOP. EVALUATE. VERIFY. Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify Information Systems.**

Mr. Allred:

Attached is the letter we sent to the adjacent property owners for our proposed rezoning. At this time none of the recipients have responded to our outreach. Additionally, prior to the letters being sent out, we received a call from one of the neighbors on Cedar Post Road concerned with our site plan and extended/connecting to the existing road. I explained to the neighbor that we did not anticipate connecting at this time due to the parcel (6823-50-9747.00) separating her parcel and ours creating a barrier to connect. I also made her aware that this was not an intent on our end but rather a requirement of the city during our site plan review process. Her concern was opening the 'flood gates' from our proposed property to the single-family neighborhood as an outlet onto Peters Creek Parkway.

If we can be of any further assistance or provide any additional information, please let me know.

Best regards,

Davis Ray  
336.625.7641  
[davis@wynnefieldforward.com](mailto:davis@wynnefieldforward.com)

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**From:** Marc Allred <marca@cityofws.org>  
**Sent:** Wednesday, January 4, 2023 9:05 AM  
**To:** Davis Ray - WynnefieldForward <davis@wynnefieldforward.com>  
**Subject:** FW: [EXTERNAL] RE: W-3554 Community Outreach Deadline

I need your Community Outreach Summary for W-3554 (Brighton Pointe) today (1/4/2023).

Thank you.

Marc Allred  
Winston-Salem/Forsyth County Planning & Development Services  
100 E First St, Winston-Salem, NC, 27101  
336-747-7069

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**From:** Davis Ray - WynnefieldForward <[davis@wynnefieldforward.com](mailto:davis@wynnefieldforward.com)>  
**Sent:** Wednesday, December 21, 2022 10:01 AM  
**To:** Marc Allred <[marca@cityofws.org](mailto:marca@cityofws.org)>  
**Subject:** [EXTERNAL] RE: W-3554 Community Outreach Deadline

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We will have everything submitted on or before January 4<sup>th</sup>

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**From:** Marc Allred <[marca@cityofws.org](mailto:marca@cityofws.org)>  
**Sent:** Wednesday, December 21, 2022 8:19 AM  
**To:** Davis Ray - WynnefieldForward <[davis@wynnefieldforward.com](mailto:davis@wynnefieldforward.com)>  
**Subject:** W-3554 Community Outreach Deadline

Just a friendly reminder that the W-3554 Community Outreach Summary is due on January 4<sup>th</sup>.

Marc Allred  
Winston-Salem/Forsyth County Planning & Development Services  
100 E First St, Winston-Salem, NC, 27101  
336-747-7069

City of Winston-Salem  
**ONE TEAM**  
Committed to Excellence

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# Wynnefield Properties

December 18, 2022

Re: Property located on Jay Avenue, Winston-Salem, NC

Dear Neighbor:

Wynnefield Forward, LLC is a local real estate development firm dedicated to developing and managing quality housing throughout the state of North Carolina. Realizing there is a strong need in the Winston-Salem area for this type housing, our group is considering the purchase, development and ongoing management of a 19.13 +/- acre site located at 0 Jay Avenue, Winston-Salem, NC. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed 192 unit family property will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm with 30 years experience, will provide for the continued assurance of a well maintained community asset.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development.

We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter or you may contact the Winston-Salem/Forsyth County Planning & Development Services Department at (336) 727-2087.

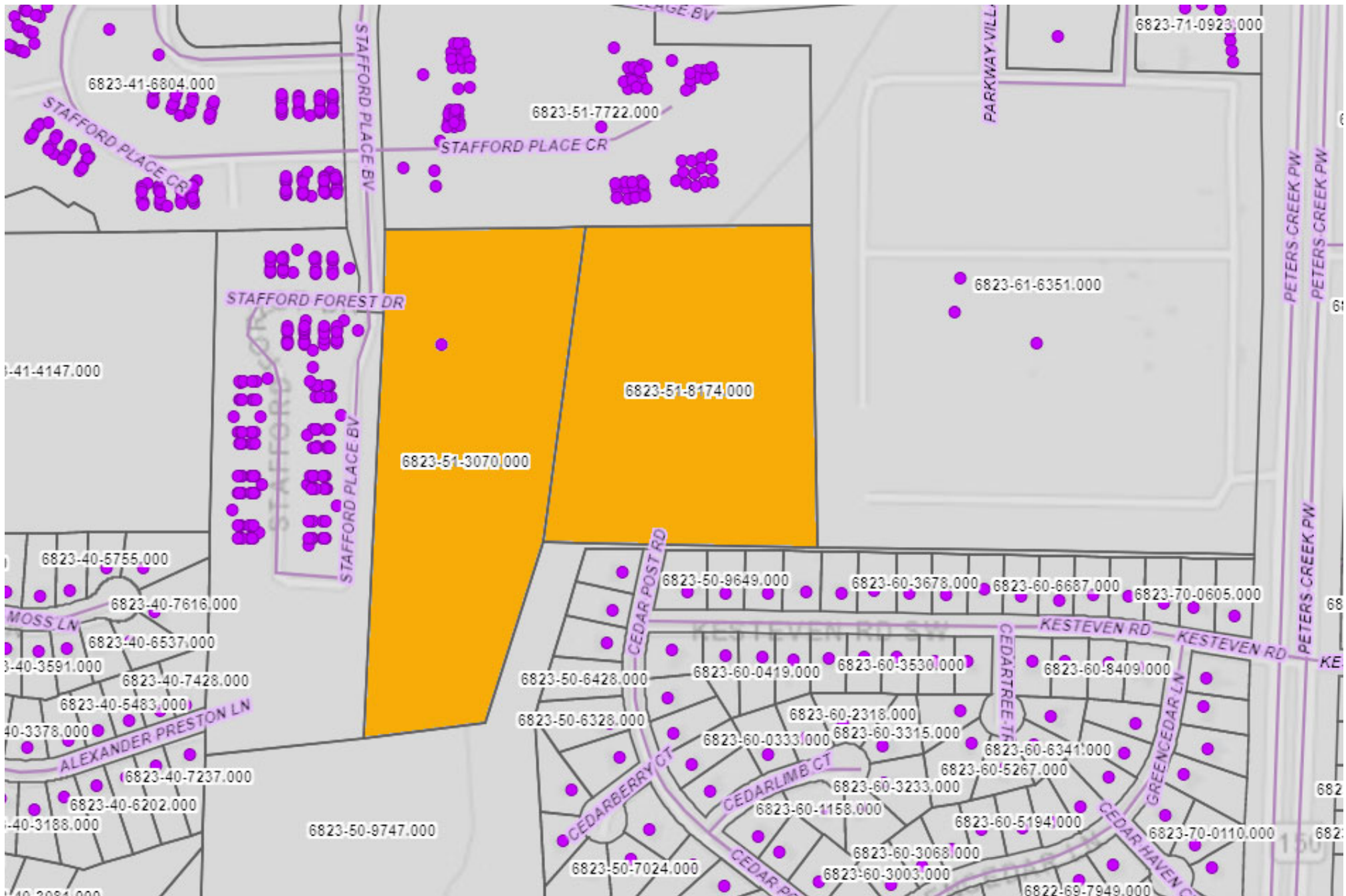
Sincerely,



C. Craig Stone

PO Box 395 | 5614 Riverdale Drive  
Jamestown, NC 27282

P: 336.454.6134



Wal-Mart Real Estate Bus Trust  
PO BOX 8050 MS 0555  
Bentonville, AR 72716

Stafford Place Llc  
1813 Pembroke RD, STE F  
GREENSBORO NC 27408

SALE LAND AND TIMBER LLC  
2078 Edgewood Rd  
Wilkesboro NC 28697

Dominion Building L L C .  
4092 Foxwood DR, STE 201  
Virginia Beach VA 23462

Aspen Pointe, LLC  
6749 Lake Dale Way  
Clemmons, NC 27012