

May 3, 2021

Desmond Corley, AICP, CZO
Land Use Coordinator
Winston-Salem/Forsyth County Planning and Development Services
Phone: 336-747-7065
Email: desmondc@cityofws.org

RE: LA Reynolds Rezoning Request – Public Input Meeting Summary

Dear Mr. Corley,

On April 29, 2021, members of CESO, Inc (Bob Cash, Senior Program Director, Civil Engineering, Eric Lalone, Program Director, Planning & Landscape Architecture and Lizzy Kurre, Engineering Project Coordinator) held a public input meeting at LA Reynolds Garden Showcase located at 4400 Styers Ferry Road, Winston Salem NC, 27104, at 5:00 PM to discuss the proposed rezoning of parcel number 5895-34-8992 from GB-S to RS9-S. The intent of this letter is to summarize the meeting.

April 29, 2021 Meeting Summary

Bob Cash provided a summary of the overall project with a printed display of the site plan. He described how this development would reduce the density of the land and that we are not maximizing the number of units allowed on this land under RS9-S zoning. He described how connection to Fath Road is going to be gated and only used for emergency access, there will be an amenity center with a pool, the greenway trail to provide connectivity and stormwater management. We then opened the floor for questions.

Questions were asked as followed:

Is this the same owner as before?

We were not sure who owned it prior.

Are there 150 lots or 100 lot?

There are 101 proposed lots.

Are they connected/townhouses?

No, these will all be single family residential homes.

What is the square footage of each lot?

The maximum square footage of each lot is 9,000 square feet.

How much are the houses going to sell for?

The houses will be sold in the price range of \$325,000 – \$425,000.

How will this development affect the traffic?

We have done a Traffic Impact Study and will be adding turn lanes into/out of the development on both sides of the entrance off Styers Ferry Road.

Will we be disturbing the land around the creek?

No, there is a 50 foot buffer off Reynolds Creek that cannot be disturbed, plus a 40 foot greenway easement off of that.

Who will oversee the greenway improvements?

The city will oversee the greenway improvements.

Which side of the creek with the greenway trail be on?

The city will have the final say on which side of the creek the greenway trail is built on.

Will we take trees down near the creek?

No, there is a 50 foot buffer off Reynolds Creek that we cannot disturb, plus a 40 foot greenway easement off of that.

When is construction going to begin?

Construction will possibly start the beginning of next year.

Is this a rental community?

This is not a rental community, but the houses are for sale or rent.

The meeting concluded at 6:30 PM. It is our belief that this document accurately summarizes the discussion related to the project. Should there be any additional questions, please feel free to reach out to Lizzy Kurre at 434-996-9680.

Lizzy Kurre
CESO, Inc
Engineering Program Coordinator

Enclosures:

- Meeting Sign in sheet
- Adjacent Parcel Owner List
- Letter sent out on 4/21/21

MEETING SIGN-IN SHEET

Project:	LA Reynolds	Meeting Date:	April 29, 2021 5PM
Facilitator:	CESO, Inc & MF - Styers Ferry, LLC	Place:	LA Reynolds Garden Showcase

Name	Address	Phone	Email
LYNN HARRIS			
LYNN CHAMBERS			
BEARNIE FURCHES			
Jeni Sigmon			
PANDY WALL			
CURTIS MORRISON			
LINDA JOHNSON			
Zack Rothrock			
Regina Payne			
Shaun Sidden			
Barry Sidden			
Conetta Clarke			
Chris Romet			

ROTHROCK ZACHARY L
4360 Styers Ferry Rd
Winston Salem NC 27104

THE TOWNHOMES AT FOX RIDGE ASSOCIATION INC
PO BOX 25314
WINSTON SALEM NC 27114

White Joann Sofis
1611 Hyde Ave
Winston Salem NC 27104

POL MAHESH B
5229 Hidden Stream Dr
Lewisville NC 27023

Rodriguez Misol Mari
4254 Wedge DR
Pfafttown NC 27040

HAWKINS JASON WILLIAM
1585 Sweetgrass Trl
Winston Salem NC 27106

DUFFY ELIZABETH A
5979 HOLLOW WOOD CT
WINSTON SALEM NC 27104

SHELTON KENNETH W
5958 HOLLOW WOOD CT
WINSTON-SALEM NC 27104

Rodriguez Johnny Alonso
4254 Wedge DR
Pfafttown NC 27040

Levicki John P
2218 Magnolia Manor Ln Apt 202
Fort Mill SC 29708

THE TOWNHOMES AT FOX RIDGE ASSOCIATION INC
PO BOX 25314
WINSTON SALEM NC 27114

MFSTYERS FERRY LLC
26 Milton Ave
Alpharetta GA 30009

Mcguire Austin D
209 Kennen Krest RD
Mocksville NC 27028

Anderson Nedra C
5980 Hollow Wood Ct
Winston Salem NC 27104

THE TOWNHOMES AT FOX RIDGE ASSOCIATION INC
PO BOX 25314
WINSTON SALEM NC 27114

Holly Grove Properties Llc
4358 Styers Ferry RD
Winston-Salem NC 27104

Hinshaw Amanda B
5993 Hollow Wood Ct
Winston Salem NC 27104

Martinez Michelle D
5982 Hollow Wood Ct
Winston Salem NC 27104

Frank Marc
5968 Hollow Wood Ct
Winston Salem NC 27104

Mckee Stephen M
5981 Hollow Wood Ct
Winston Salem NC 27104

Schindler Drew
5991 Hollow Wood Ct
Winston Salem NC 27104

SOFTPRO INC
31 WEST MCCLELLAN AVE
LIVINGSTON NJ 07039

HIRE RENTAL HOLDINGS LLC
820 S PEACE HAVEN RD
WINSTON-SALEM NC 27103

TESH ELAINE
5970 HOLLOW WOOD CT
WINSTON-SALEM NC 27104

Leonard Jonathan W B
5960 Hollow Wood Ct
Winston Salem NC 27104

Atwood Dennis R
2410 Windmere Dr
Winston Salem NC 27103

KARL MATTHEW J
5962 Hollow Wood Ct
Winston Salem NC 27104

Selby Robert E
5948 Hollow Wood Ct
Winston Salem NC 27104

SIGMON JENNIFER
5995 HOLLOW WOOD CT
WINSTON-SALEM NC 27104

Rothrock Glenda S
210 Cottage View St
Winston Salem NC 27104

WALL PAMELA S
5950 HOLLOW WOOD CT
WINSTON-SALEM NC 27104

THE TOWNHOMES AT FOX RIDGE ASSOCIATION INC
PO BOX 25314
WINSTON SALEM NC 27114

Pt Afentis Llc
5199 COUNTRY CLUB RD STE B
WINSTON-SALEM NC 27104

Presley Stephanie R
1006 Pratt Rd
Pinnacle NC 27043

ROTHROCK HOME LLC
4360 Styers Ferry Rd
Winston Salem NC 27104

BENNETT BEECHER
5956 Hollow Wood Ct
Winston Salem NC 27104

HUBBARD LORI ANN
5997 HOLLOW WOOD CT
WINSTON-SALEM NC 27104

April 21, 2021

Dear Adjacent Landowner and Other Interested Parties:

MF Styers Ferry, LLC has contracted to purchase land within 500 feet of your property with the following parcel number (5895-34-8992) at 4400 Styers Ferry Road. This land is currently zoned as GB-S (General Business District Zoning). MF Styers Ferry, LLC is proposing this parcel is rezoned to RS9-S (Residential Single-Family Zoning and Special Use District). This development is 37 acres and will encompass up to 150 single family lots with an amenity center.

To allow this subdivision to be developed, we are required to host a public input meeting per Section 3.2.19 of the Winston Salem/Forsyth County Unified Development Code. We invite you to join us on Thursday April 29, 2021 from 5PM to 6:30PM at the LA Reynolds Garden Showcase located at 4400 Styers Ferry Road, Winston Salem NC, 27104 to learn more about our proposed project and ask any questions you may have.

We look forward to working together with you on this new project.

Bob Cash
Senior Program Director
1515 Mockingbird Lane, Suite 7145
Charlotte NC, 28209