

# Memorandum



Office of the  
City Manager

Gregory M. Turner, P.E.  
Assistant City Manager

P.O. Box 2511  
Winston-Salem, NC 27102  
Tel 336.747.6866  
Fax 336.748.3060  
[gregt@cityofws.org](mailto:gregt@cityofws.org)

**TO:** Lee D. Garrity, City Manager  
**FROM:** Gregory M. Turner, Assistant City Manager  
**DATE:** December 15, 2017  
**SUBJECT:** Supplemental Information on Greater Tabernacle Worship Center Sale Proposal

In working to help the church to answer the Finance Committee's questions about the proposed land sale on Old Walkertown Road, Real Estate Director Kirk Bjorling and I met with a representative of the church and their potential contractor David Batten with J.H. Batten Inc. on Thursday, December 14<sup>th</sup>. Based on feedback from the contractor, the church is now considering a youth center building rather than a gymnasium. The youth center building would have a smaller footprint and would cost approximately **\$700,000 to \$750,000**. The church says they can acquire financing to cover the gap between the \$280,000 requested grant and the \$750,000 project cost. A diagram of where the building will be placed on the site is attached. Mr. Batten's company says the youth center will be built with modern energy efficient systems. Based on this he estimates the annual operating cost at around **\$12,000**. A copy of a letter from Mr. Batten is attached with photos showing a typical building of the type being considered by the church.

The City's Engineering Department has evaluated the area that the church has requested be leased to Dollar General. It has determined that a driveway that complies with the City's subdivision standards can be constructed onto Motor Road. However this driveway would function best as a right-in and right-out facility due to the closeness to Old Walkertown Road. This issue would be addressed during the site plan review of the Dollar General.

**CityLink311**

Call 311 or 336-727-8000  
[citylink@cityofws.org](mailto:citylink@cityofws.org)

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity