

## Oliver's Trace Neighborhood Meeting MEETING OVERVIEW

**DATE:** April 17, 2019

**TIME:** Meeting began at 6:05 p.m.  
Meeting ended at approximately 7:30 p.m.

**LOCATION:** Fire Department – 5190 Peters Creek Parkway

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The meeting started shortly after the targeted 6:00 p.m. start at 6:05. In attendance at the request of the developer was:

- Dustin Mills – President of Taft-Mills Group (Property Owner / Developer)
- Amanda Mann – Attorney, Morningstar Law Group – To address any legal questions
- Jessica Rossi – Project Manager, Kimley Horn – To address value impact questions
- Matt Lowder – Owner of Triangle Land Design – To address any technical aspects of site plan
- Jay Clapp – Regional Manager, Ramey Kemp – To discuss traffic impact analysis (“TIA”)
- CJ Tyree – Partner with Taft-Mills Group – To discuss any financial related questions
- Tristan Williams – Associate with Taft-Mills Group – To discuss management related questions

In attendance from the neighborhood were a total of **Five (5) residents**. Of the aforementioned residents, two were the presidents of the property owner’s association for the townhome and single-family development(s). A copy of the sign-in sheets is attached hereto.

- City of Winston Salem Councilman John Larson was in attendance.

Triangle Land Design sent out the meeting notification to approximately 144 neighbors (including the HOA’s for both single family and townhome development(s)) – the same list was used this time was used for our previous neighborhood meeting on 1/30/19. A copy of the notification and mailing list is attached hereto.

Dustin Mills began the meeting by providing a presentation meant to address several questions that had been asked during the previous meeting. They were:

- What Type of Development Is This?
- What Will It Look Like?
- Is This Public / Section 8 Housing?
- Who Will Live Here?
- How will this property be managed/maintained?
- Impact on Surrounding Property Values
- How Will This Impact Traffic?

The following is a brief overview of the items that were discussed during the presentation:

- Project overview with rent comparison to market rents
- A focus on the fact that residents must have income to pay the proposed rents
- Amenities on-site
- Overview of Wakefield Commons – a Taft-Mills development similar to that which is proposed
- Overview of Parkside Commons – a Taft-Mills development similar to that which is proposed
- Colored rendering of the proposed development

- Overview of the site plan as proposed
- Explanation of Workforce Housing – Income criteria, a proven need, market statistics
- Overview of the job categories in Winston Salem that fall within the targeted income range
- Overview of Excel Property Management and their staffing plan for the property
- Daily on-site management company responsibilities
- Daily on-site maintenance responsibilities
- Density overview and comparison to townhome across from proposed site
- Impact on surrounding properties – Wakefield Plantation in Raleigh Case Study
- Overview of NCHFA study on property value impact
- Site plan area where Owner/Developer has agreed to provide fencing
- Overview of Ramey Kemp Traffic Impact Analysis
- Overview of past Taft-owned properties

Following the presentation, attendees were encouraged to ask questions. The follow provides a basic overview of the general questions that were most heavily focused on during the meeting:

- Will there be speed bumps to slow traffic? Mr. Mills stated that the city had advised Jay Clapp that the likelihood would be low and that long-term maintenance would be a concern. Mr. Clapp suggested alternatively that we work together to get municipal approval to get an all-way stop at the entrance. This drew a great deal of positive responses and Mr. Mills agreed to make that proposed adjustment on the site plan. Councilman Larson seemed to be very supportive of this option as well.
- Traffic came up – speed and volume – Mr. Mills explained that while they were not required to municipally, that Taft-Mills commissioned a Traffic Impact Analysis with a full traffic count. The findings were that the proposed development would have minimal impact at peak (both a.m. and p.m.) hours. Mr. Clapp discussed his specific counts – one resident questioned his counts and he spent some time explaining how they went about conducting the counts. This seemed to address this resident's question.
- Councilman Larson asked if a resident received a raise once they moved in, would they have to move out. Mr. Mills stated that an increase in income would not result in the resident having to vacate the unit.
- It was asked if there would be any type of opening ceremony and if the neighbors were invited – Mr. Mills responded that they typically host a ground breaking to kick off construction and a ribbon cutting to celebrate construction completion and that all neighbors and city officials were invited and encouraged to attend.
- Lighting – on the property and along Olivers Crossing was discussed – Mr. Mills responded that the property would be well lit with a lighting package what would provide plenty of light for safety while minimizing the light impact on surrounding properties. There was discussion on what type of lighting could be installed along Olivers Crossing – Mr. Mills stated that he would work with the city to address that once the site lighting was installed.
- Councilman Larson asked for clarification on what the entrance would look like – Mr. Mills commented that because the creek buffer is closer to the front of the property, the visual impact along Olivers Crossing would be limited to the entrance area and that aesthetically pleasing signage would be installed to note the entrance.
- Will there be sufficient parking? Mr. Mills confirmed that Taft-Mills regularly conducts distance calculations from parking spaces to the building entries. In addition, the proposed development will provide a sufficient amount of spaces to meet the City of Winston Salem's parking requirements for multi-family development.

- Will there be sidewalks? Yes, sidewalks will be provided interior to the proposed development and along Olviers Crossing Drive to allow residents easy access to the shopping and retail immediately adjacent to the proposed site.
- A resident thanked Mr. Mills for including a picture of what the proposed development will look like in the meeting notice (a copy included with these minutes) – the president of the single family HOA stated that once his neighbors saw what the development would look like, he experienced a significant decrease in calls of concern.
- Near the end of the session, the president of the townhome association stated to Mr. Mills that she had come into the meeting with concerns but that the presentation and question/answer session had left her feeling much more comfortable. That same sentiment was echoed by the president of the single-family board. Mr. Mills thanked the attendee for being openminded and asked for both presidents to share their experience at the meeting with their fellow property owners.

Mr. Mills officially closed the meeting by providing cards to both presidents and asked that any residents who were unable to attend the meeting call him directly with questions. Mr. Mills also stated that he would be the point of contact through construction and into operations.



4004 Barrett Drive, Suite 101  
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TEL (919) 553-6570

Dear Neighbors,

As a follow-up to a neighborhood meeting we hosted in January, we cordially invite you join us for an update meeting regarding our client's property located at 1865 Oliver's Crossing Drive. Since our last meeting, we have attempted to incorporate many of the comments that we heard. In addition, we will have on display colored renderings of the proposed development as well as actual pictures of our recently completed development that mirror the proposed design. The meeting details are as follows:

**Date:** Wednesday, April 17th  
**Time:** 6:00pm-8:00pm  
**Location:** Griffith Fire Department  
5190 Peters Creek Parkway  
Winston-Salem, NC 27127

In the event that you aren't able to attend next week's meeting or you were unable to attend the January meeting, here are a few details:

- The proposed development will be privately owned – this is NOT public housing.
- The anticipated Total Development Cost will be \$12.1 Million Dollars or \$137,500 per unit.
- There will be full-time, on-site management, which will include maintenance personnel.
- Residents must provide income verification and pass both credit and criminal background checks.
- The proposed development will be designed and constructed to the highest standards (see below design).

Thank you in advance for joining us on April 17th. If you are unable to attend, but have questions, please email: [mlowder@trianglesitedesign.com](mailto:mlowder@trianglesitedesign.com).



Olivers Crossing Homeowners A	1901 Main ST, STE 900	Columbia SC 29201
Olivers Crossing Homeowners As	1901 Main ST, STE 900	Columbia SC 29201
Dennis Kimya Nuru	3008 Canterbury Park Dr	Winston Salem NC 27127
AMH NC PROPERTIES LP	30601 AGOURA ROAD, SUITE 200	AGOURA HILLS CA 91301
DRESEL KURT MICHAEL	1652 HAVERSHAM PARK DR	WINSTON-SALEM NC 27127
134 Kapahulu Llc	26822 Calle Marla	Mission Viejo CA 92691
Reaves Jewel Brookie	1616 Haversham Park Dr	Winston Salem NC 27127
Ip Haksing	2078 Waterford Village DR	Clemmons NC 27012
Alfonso Carmel F	3088 Canterbury Park Dr	Winston Salem NC 27127
Abraha Aebeyo	3005 Canterbury Park Ct	Winston Salem NC 27127
Grace Robert D	1006 Mallard Landing BLVD	Clemmons NC 27012
Gotay Isidro R	1663 Haversham Park Dr	Winston Salem NC 27127
Salmeron Santos Felipe	1655 Haversham Park Dr	Winston Salem NC 27127
Espana Hugo Alexander Wong	3086 Haversham Park Cir	Winston Salem NC 27127
Dawson Lawrence	3089 Haversham Park Cir	Winston Salem NC 27127
Hubbard Realty Of Winston Salem Inc	1598 Westbrook Plaza DR, STE 200	Winston Salem NC 27103
Barr Clementine G	1820 Olivers Crossing Cir	Winston Salem NC 27127
Aranda Jesus	18209 Camdenhurst Dr	Galnesville VA 20155
STROUD JESSICA	1856 OLIVERS CROSSING CIR	WINSTON-SALEM NC 27127
Craver Jason	1608 Olivers Crossing Cir	Winston Salem NC 27127
JACOBI SCOTT STEPHEN	1616 Olivers Crossing Cir	Winston Salem NC 27127
Willard Julie Davis	1644 Olivers Crossing Cir	Winston Salem NC 27127
Haynes Elizabeth S	188 Kittery Ct	Lexington NC 27295
Wilson Amy	6025 Hedgerow Cir	Clemmons NC 27012
Redden William Maurice	888 Twin Pine DR	Saint Louis MO 63122
Kaufman Adam	1801 Olivers Crossing Cir	Winston Salem NC 27127
Burlock Donald Anthony	8755 N Meridian ST	Indianapolls IN 46260
Gary Shana C	1625 Olivers Crossing Cir	Winston Salem NC 27127
Watson Beverly J	1653 Olivers Crossing Cir	Winston Salem NC 27127
BUSH MIKAYLA ANN	1661 OLIVERS CROSSING CIR	WINSTON-SALEM NC 27127
Foley Bobby N	4861 Westchester Rd	Winston Salem NC 27103
Gróchowski David W	3127 Old Sallsbury Rd	Winston Salem NC 27127
Morales Ludwln Omar Melendez	3137 Old Salisbury Rd	Winston Salem NC 27127
Moore Jimmy W	3163 Old Sallsbury Rd	Winston Salem NC 27127
Newkirk Donald	3175 Old Sallsbury Rd	Winston Salem NC 27127
ROBERTS CARL K	1737 Gyro Dr	Winston Salem NC 27127
Ddrn Shops At Olivers Crossing Llc	3300 Enterprise PKWY	BEACHWOOD OH 44122
Grajeda Mepfigozep Franco	3515 Renon Rd	Winston Salem NC 27127
Fazio Lisa	3919 WARLEIGH WAY	MECHANICSBURG PA 17050
Low Poh Huat	1640 Haversham Park Dr	Winston Salem NC 27127
FERRIS JOAN	1636 HAVERSHAM PARK DR	WINSTON-SALEM NC 27127
Montgomery Robert	1632 Haversham Park Dr	Winston Salem NC 27127
JAMES HOWARD B	1651 HAVERSHAM PARK DRIVE	WINSTON-SALEM NC 27127
Adoull Parirokh	1645 Haversham Park Dr	Winston Salem NC 27127
FIELDS SAMANTHA R	1639 HAVERSHAM PARK DR	WINSTON SALEM NC 27127
Scibell Stephen S	3090 Haversham Park Cir	Winston Salem NC 27127
AUCIELLO CORINNA E	1828 OLIVERS CROSSING CIR	WINSTON-SALEM NC 27127
Phelps Kelly	1832 Olivers Crossing Cir	Winston Salem NC 27127
Smith Robert J	585 Woodbay Dr	Columbus OH 43230
Smilh Courtney	11200 Broadway St, Ste 2400	Pearland TX 77584
BROWN JORDAN NICOLE	1624 OLIVERS CROSSING CIR	WINSTON-SALEM NC 27127
JONES PORSCHE N	1628 OLIVERS CROSSING CIR	WINSTON SALEM NC 27127
Grubb Jackie E	2451 Arnold Rd	Lexington NC 27295
Carpenter Kerry L	1636 Olivers Crossing Cir	Winston Salem NC 27127
Weeks Telena	1764 Olivers Crossing Cir	Winston Salem NC 27127
Mullenbach Michelle	1768 Olivers Crossing Cir	Winston Salem NC 27127
Walton Tiffany Nicole	1772 Olivers Crossing Cir	Winston Salem NC 27127
Vabecillo Pedro	220 Creeks Edge CT	Clemmons NC 27012
Love Devan T	1828 Hunters Forest DR	Winston Salem NC 27103
Pegram Deborah B	1637 Olivers Crossing Cir	Winston Salem NC 27127
Lo Wen Chih	3209 Twinbrook Ct	Raleigh NC 27610
WHITE RYAN D	1645 Olivers Crossing Cir	Winston Salem NC 27127
Harvey Larry C	1649 Olivers Crossing Cir	Winston Salem NC 27127
Craft Wayne E	3101 Old Salisbury Rd	Winston Salem NC 27127
Long Dorothy	3141 Old Salisbury Rd	Winston Salem NC 27127
Byerly Frederick E	3146 Old Salisbury Rd	Winston Salem NC 27127
Smith Ryan	3151 Old Salisbury Rd	Winston Salem NC 27127
Britt Brandon Rayne	3155 Old Salisbury Rd	Winston Salem NC 27127
Tucker Loretha H	3133 Old Salisbury Rd	Winston Salem NC 27127
Irby James A	3149 Old Salisbury Rd	Winston Salem NC 27127
Mellor David Wayne	3079 Old Salisbury Rd	Winston Salem NC 27127
Coggins Sherrill B	3076 Creekside Dr	Winston Salem NC 27127

West Charles A  
Olivers Crossing Homeowners A  
Witt Crystal Amber  
Desai Harshadkum C  
Stewart Robby J  
Bulaultan Jeremy Mark  
Furbee Jeffery A  
Young Celeste  
Bignell Tim  
Sweeny William  
Delgado Omar Ricardo  
Swinson Bradley M  
Remo Shirley E  
Stapperferne Beth A  
Culler Jessica Nicole  
Bashore Barbara C  
HANCOCK SANDRA  
Sawyer Derek S  
Ragsdale Lindsay Dawn  
Ketner Deborah K  
GLENN JOSE  
Plummer Ronald Lee  
YANG ZUA  
Ip Haksing  
Allen Jr Willis  
Blocker Monica Lynett  
GAITHER CANDICE  
Kapp Barbara B  
Bhattacharjee Arup  
MOTLEY HOLLY  
White Regina R  
White Elizabeth Shoaf  
Manikas Mike  
Dixon Thomas W  
Stout La tad Ann Mixon  
JAK VENTURES I LLC  
Griffith Volunteer Fire Dept  
Anikanati Llc  
ROCKWOOD AT OLIVERS CROSSING LLC  
Olivers Crossing Homeowners  
Olivers Crossing Homeowner As  
Camp Wanda Renee  
Albertson Robert Jeffery  
Sweeny William  
Riley Patricia V  
Everhart Jeffery S  
Morel Jose M  
Castillo Aleyna  
Valentine Andrea  
TUYAN ANECITA S  
Towns Oliver'S Crossing Homeow  
Lloyd Sohanna  
CRUZ JULISSA JIMENEZ  
Jessup Ashley N  
Cox Marcus A  
ELDER TONYA LAVETTE  
Yang Zua  
SAFFRON HOLDINGS LLC  
Nifong Ted James  
ARANDA JESUS  
Jones Margaret Sue  
TYREE STEVEN W  
TYREE STEVEN W  
Aranda Jesus Rivera  
Lambeth Donny C  
GLATUS JEFFREY A  
RODRIGUEZ LAURA MOYA  
Flowers Gene Gray  
Ervin Sande Lloyd  
Ervin Sande Lloyd  
T-square Corporation  
Brownstone Properties Ws Llc

3091 Old Salisbury Rd  
1901 Main ST, STE 900  
1664 Haversham Park Dr  
1656 Haversham Park Dr  
1628 Haversham Park Dr  
1620 Haversham Park Dr  
3092 Canterbury Park Dr  
3082 Canterbury Park Dr  
3009 Canterbury Park Ct  
487 Baldwin Pl  
2130 Harper RD  
3600 Hawick PL  
3093 Haversham Park Cir  
12333 Copper WAY, APT 102  
1816 Olivers Crossing Cir  
1824 Olivers Crossing Cir  
1844 OLIVERS CROSSING CIR  
149 Scotland Ridge DR  
441 Merrells Lake RD  
1620 Olivers Crossing Cir  
1640 OLIVERS CROSSING CIR  
1648 Olivers Crossing Cir  
5283 SMOKY RIDGE LN  
2078 Waterford Village DR  
1752 Olivers Crossing Cir  
1760 Olivers Crossing Cir  
1765 Olivers Crossing Cir  
1773 Olivers Crossing Cir  
1340 Ashley LN  
1629 OLIVERS CROSSING CIR  
PO BOX 1572  
1151 Norman Shoaf Rd  
3099 Old Salisbury Rd  
PO BOX 25323  
3171 Old Salisbury Rd  
1801 BAY MEADOW CT  
5190 Peters Creek PKWY  
553 Steeple View CT  
P O BOX 160  
4505 Country Club RD, STE 200  
1901 Main ST, STE 900  
1688 Haversham Park Dr  
1682 Haversham Park Dr  
487 Baldwin Pl  
1670 Haversham Park Dr  
1612 Haversham Park Dr  
1608 Haversham Park Dr  
3573 Thornaby Cir  
3006 Canterbury Park Dr  
1623 Haversham Park Dr  
2706 N Church ST  
1800 Olivers Crossing Cir  
1804 OLIVERS CROSSING CIR  
5015 Hogan Point Ct  
1864 Olivers Crossing Cir  
1600 OLIVERS CROSSING CIR  
5283 Smoky Ridge Ln  
14A OAK BRANCH DR  
787 Willow Oak DR  
18209 CAMDENHURST DR  
1672 Olivers Crossing Cir  
6073 Windsor Farme Rd  
6073 WINDSOR FARME RD  
18209 Camdenhurst DR  
1869 Olivers Crossing Cir  
5610 OLD FOX TRI.  
3119 OLD SALISBURY RD  
3121 Old Salisbury Rd  
303 Bayview DR  
303 Bayview DR  
PO BOX 237  
635 Trade Center BLVD

Winston Salem NC 27127  
Columbia SC 29201  
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GREENVILLE NC 27834  
Winston Salem NC 27127  
CHARLOTTE NC 28277  
Winston Salem NC 27127  
Winston Salem NC 27127  
WINSTON-SALEM NC 27127  
Winston Salem NC 27107  
Mocksville NC 27028  
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Allentown PA 18103  
WINSTON-SALEM NC 27127  
ROCKINGHAM NC 28380  
Winston Salem NC 27107  
Winston Salem NC 27127  
Winston Salem NC 27114  
Winston Salem NC 27127  
RALEIGH NC 27615  
Winston-Salem NC 27127  
Winston-Salem NC 27101  
AYNOR SC 29511  
Winston Salem NC 27104  
Columbia SC 29201  
Winston Salem NC 27127  
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WINSTON-SALEM NC 27127  
Winston Salem NC 27127  
GREENSBORO NC 27407  
Lexington NC 27295  
GAINESVILLE VA 20155  
Winston Salem NC 27127  
Summerfield NC 27358  
SUMMERFIELD NC 27358  
Gainesville VA 20155  
Winston Salem NC 27127  
GREENSBORO NC 27407  
WINSTON-SALEM NC 27127  
Winston Salem NC 27127  
HARKERS ISLAND NC 28531  
HARKERS ISLAND NC 28531  
Pflafftown NC 27040  
Chesterfield MO 63005





4004 Barret Drive, Suite 101  
Raleigh, North Carolina, 27609  
TEL (919) 552-6570

Olivers Trace Apartments  
Neighborhood Meeting  
4/17/19

Name:	Address & Email	Comments:
Kathryn + Robert M. [unclear]	(336) 971-5770 1632 Haverham Pl. DE. Winston Salem 27127 mbm33000@outlook.com	



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4/17

Name address email phone

Cherokee Barr 1870 Divers Crossing Cir



