

Report of Neighborhood Communications

Leoterra Development
Rezoning for Internal Self-Storage Facility
Submitted March 3, 2020
Thomas E. Terrell, Jr.

Initial Communication

Ninety-one owners whose property lies within 600 feet of the rezoning tract were mailed a copy of the letter attached as Exhibit A on February 12, 2020. The list of the 91 owners is attached as Exhibit B. The letter informed the neighbors what the project would be, what it would not be, and notified them of a neighborhood meeting on February 27th. The letter also gave them direct phone numbers and emails to ask questions if they could attend the meeting.

Pre-meeting communication

Prior to the meeting, Leoterra received a detailed list of questions from adjoining neighbor Glenn Winfree. Mr. Winfree was not concerned about the use but had many detailed questions about construction, traffic counts, ownership, etc. that arose from his rather extensive personal knowledge of construction and development. The email response to Mr. Winfree and his reply is attached as Exhibit C. We appreciated his statement: "Your answers indicate your intent to be a "good neighbor" and we appreciate that approach."

Neighborhood Meeting

The list of attendees at the neighborhood meeting is attached as Exhibit D. Of the 91 neighbors invited, only Bob and Gloria Stickney attended. The Stickneys were primarily concerned about the aesthetics of the rear building wall and sought ways to break up the solid exterior, but they also expressed concerns about the possibility of flood lights in a rear parking area or back of building. They were assured there would be no rear building lights or need for such.

Ms. Stickney preferred that we use trees other than a solid row of Cryptomeria and suggested crepe myrtle and other types or plants. She also suggested adding faux windows to the top level, which we agreed to. Additionally, we offered to consider creating architectural "insets" at intervals into which tall evergreens could be planted with less tall trees in between.

In subsequent conversations with (1) developer, architect and engineers for feasibility discussions related to the insets and (2) attorneys for legal review of the policies related to vegetation encroachments into the water line easement behind the building, it was determined that the insets were not feasible but many other planting options were feasible without the insets.

I spoke with Ms. Stickney on March 3rd to discuss alternatives to building insets and types of plantings. At her request and pending reasonable costs, Leoterra will consult with her personal

landscape architect to select a planting list and planting rate that achieves the desired purpose and that can be planted in the space between the building and the easement.

We were honored to have council member James Taylor in attendance.

Exhibit A



300 N. Greene Street
Suite 1400
Greensboro, NC 27401
Tel (336) 378-5200 Fax (336) 378-5400
www.foxrothschild.com

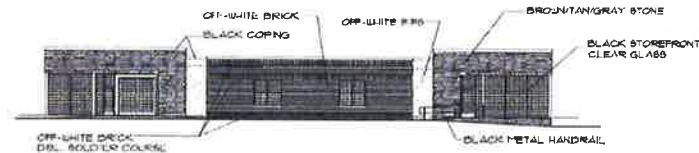
TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

February 12, 2020

Dear Neighbor,

I represent Leoterra Development, a Triad-based company that seeks rezoning to construct a high end, internal access, climate controlled self-storage facility on Peters Creek Parkway behind and south of the Cleaner World dry-cleaning facility, car wash, and Speedway convenience store.

We hope you will conclude that the building's architecture will upgrade the look of the frontage lots on Peters Creek. It will have muted colors, and brick, stone, glass, and EIFS (similar to stucco) exteriors – materials that are consistent with most residential architecture. The north and east elevations are shown below:



NORTH ELEVATION



EAST ELEVATION

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota Nevada
New Jersey New York North Carolina Pennsylvania South Carolina Texas Virginia Washington

I do want you to be confident, however, that the application filed with the city is for internal access self-storage as shown above, and not external access. In other words, the facility will not look like old-style self-storage units that all of us have seen for decades, as shown below:



The above photo is an example of old-style self-storage. This is NOT what Leoterra will build.

The image below shows you where the proposed facility will be located. Its access will be from Bridgton Road.



This property has been on the market and will eventually develop for some form of commercial use. We believe that the proposed use is far more harmonious with nearby neighbors than other potential uses because these facilities generate very few cars per day; they are quiet; the proposed building is architecturally attractive; and this building should help shield the residential streets behind it from some of the noise on Peters Creek Parkway.



Fox Rothschild LLP
ATTORNEYS AT LAW

If you would like to learn more, we have scheduled a neighborhood meeting at the Griffith Fire Department, 5190 Peters Creek Parkway, on February 27 from 5:30 to 7:00 on a drop-in basis at a time convenient to you. In the meantime, if you have questions or comments, please feel free to contact me at by direct number (336-378-5412) or by email at tterrell@foxrothschild.com, or call Kye Bunker at 336-486-3653 or email him at kye@leoterradevelopment.com. The City-County Planning Board is scheduled to hear this matter at 4:30 p.m. on March 12 on the 5th floor of the Bryce Stuart Municipal Building.

Sincerely,

Thomas E. Terrell, Jr.

Exhibit B

Exhibit B
List of Neighbors within 600 Feet

Piedmont International University
420 S Broad ST
Winston-Salem, NC 27101

Christen Berrier
PO BOX 463
Lewisville , NC 27023

Randy Wiig
1068 Gray Rd
Lexington, NC 27292

Casandra Hammons
1625 Cherry Blossom LN, UNIT
203
Winston-Salem, NC 27127

Brenda Adkins
3761 103 Holmes Creek Pl
Winston-Salem, NC 27127

John Kavanagh Company
315 Meadowbrook TER
Greensboro, NC 27408

Glenn Winfree
5010 Queensway Rd
Winston-Salem, NC 27127

Pointe at Peters Creek LLC
PO BOX 10888
Greensboro, NC 27404

Amanda Adkins
3771 104 HOLMES CREEK PL
Winston-Salem, NC 27127

Jennifer Allison
3771 101 Holmes Creek Pl
Winston-Salem, NC 27127

Properties T Jay LLC
2019 Eastchester DR
High Point , NC 27265

Virginia Crews
3992 Eastside Ct
Winston-Salem, NC 27127

Robert Duncan
3761 201 Holmes Creek Pl
Winston-Salem, NC 27127

Marjorie Hutchison
5006 Queensway Rd
Winston-Salem, NC 27127

Alfred Salvadore
4030 Glenn Knoll Ln
Winston-Salem, NC 27107

James Coffey
8214 SHADOW OAKS DR APT
311
Charlotte, NC 28269

Milagros Amaro
3761 Holmes Creek PL, UNIT 303
Winston-Salem, NC 27127

Henry Sutphin
3761 102 Holmes Creek Pl
Winston-Salem, NC 27127

Janet Sykes
8334 Pineville Matthews Rd, Ste
103
Charlotte, NC 28226

Wilshire Development Co Inc.
PO BOX 396
Roaring Gap, NC 28668

Evelyn Mock
3771 Holmes Creek Pl, Unit 103
Winston-Salem, NC 27127

Keith Thomas
5030 Queensway Rd
Winston-Salme, NC 27127

Jeffrey Haynes
3761 204 Holmes Creek Pl
Winston-Salem, NC 27127

John Kavanagh Company
315 Meadowbrook Ter
Greensboro, NC 27408

Albert Michael
115 Fishel Rd
Winston-Salem, NC 27107

Nancy Downing
1829 Shoreham DR
Charlotte, NC 28211

Glenn Winfree
5010 Queensway Rd
Winston-Salem, NC 27127

Fareena Bcchus
3771 202 HOLMES CREEK PL
Winston-Salem, NC 27127

Ray & Sallie Edwards Investment
LLC
2019 Eastchester Dr
High Point , NC 27265

Ragas Group LLC
5274 Ivy Ridge LN
Winston-Salem, NC 27104

Sandra Vergara
497 Griffith Rd
Advance, NC 27006

Timothy Payne
5002 Queensway Rd
Winston-Salem, NC 27127

Nancy Downing
1829 Shoreham Dr
Charlotte, NC 28211

Monica Pendleton
1625 Cherry Blossom Ln, Unit 101
Winston-Salem, NC 27127

Phuc Huynh
3761 Holmes Creek Pl, Unit 304
Winston-Salem, NC 27127

Virginia Thompson
3761 Holmes Creek PL, UNIT 101
Winston-Salem, NC 27127

Linda Bankston
3771 Holmes Creek Pl Unit 304
Winston-Salem, NC 27127

John Kavanagh Company
315 Meadowbrook TER
Greensboro, NC 27408

Wilshire Golf Club Inc.
1570 Bridgton Rd
Winston-Salem, NC 27127

Jack Troutman
5040 Queensway Rd
Winston-Salem, NC 27127

Silmara Santos
3771 204 Holmes Creek Pl
Winston-Salem, NC 27127

Kathryn Campbell
3771 201 HOLMES CREEK PL
Winston-Salem, NC 27127

John Prevatte
1625 Cherry Blossom Ln Unit 103
Winston-Salem, NC 27127

Brandi Berrier
3761 Holmes Creek PL, UNIT 203
Winston-Salem, NC 27127

Michael Spach
3055 Sides Rd
Winston-Salem, NC 27127

Carl Holleman
3771 102 Holmes Creek Pl
Winston-Salem, NC 27127

Brenda Wilson
3761 HOLMES CREEK PL UNIT
104
Winston-Salem, NC 27127

Amanda Kistler
1625 Cherry Blossom Ln Unit 102
Winston-Salem, NC 27127

Alvino Templeton
1481 Bridgton Rd
Winston-Salem, NC 27127

George Veach
4950 Bishop Gate Rd
Winston-Salem, NC 27127

Francisco Mendez
1551 Bridgton Rd
Winston-Salem, NC 27127

Eric Fish
4960 Bishop Gate Rd
Winston-Salem, NC 27127

Gloria Stickney
5011 Queensway Road
Winston-Salem, NC 27127

Linda Spinnett
1560 Norwich Road
Winston-Salem, NC 27127

Walter Sims
1601 Bridgton Rd
Winston-Salem, NC 27127

Hugh White
1460 Bridgton Rd
Winston-Salem, NC 27127

Edwin Hall
5021 Queensway Rd
Winston-Salem, NC 27127

Samantha Dnevant
1570 Norwich Rd
Winston-Salem, NC 27127

Elbert Jeffries
1470 Bridgton Rd
Winston-Salem, NC 27127

Dennis Bivings
1541 Bridgton Rd
Winston-Salem, NC 27127

Joshua Lemons
1550 Norwich Rd
Winston-Salem, NC 27127

Maria Gatsis
1571 Bridgton Rd
Winston-Salem, NC 27127

Nina Odham
5001 Queensway Road
Winston-Salem, NC 27127

De Jarrard
1530 Norwich Rd
Winston-Salem, NC 27127

Helen Steen
1440 Whitehall Court
Winston-Salem, NC 27127

Craig Henken
1471 Bridgton Road
Winston-Salem, NC 27127

Dana Dunevant
1540 Norwich Rd
Winston-Salem, NC 27127

Walter Grabon
1451 Whitehall Ct
Winston-Salem, NC 27127

Jesus Cuz
1450 Bridgton Road
Winston-Salem, NC 27127

Ideal Investments, LLC
211 W Acadia Avenue
Winston-Salem, NC 27127

John Veach
5060 Queensway Rd
Winston-Salem, NC 27127

Tuwanna Couthen
5050 Queensway Rd
Winston-Salem, NC 27127

Pauliette Cobb
1620 Cherry Blossom Lane Unit 102
Winston-Salem, NC 27127

Karen Johnson
4100 Barnes Meadow Rd SW
Smyrna, GA 30082

Jamila Thomas
4761 Johnston Oehler Rd
Charlotte, NC 28269

Jessica McCrorey
1625 Cherry Blossom Rd Unit 304
Winstn-Salem, NC 27127

Grim1, LLC
1625 Cherry Blossom Lane Unit 301
Winstn-Salem, NC 27127

Richard Speer
1620 Cherry Blossom Lane Unit 303
Winstn-Salem, NC 27127

Rani Trivedi
1620 Cherry Blossom Lane Unit 204
Winstn-Salem, NC 27127

Louisa West
1625 Cherry Blossom Lane Unit 201
Winstn-Salem, NC 27127

Kaitlyn Gordon
1620 Cherry Blossom Lane Unit 104
Winstn-Salem, NC 27127

Cynthia Norwood
1620 Cherry Blossom Lane Unit 202
Winstn-Salem, NC 27127

The Shire 2 LLC.
1620 Cherry Blossom Lane Unit 203
Winstn-Salem, NC 27127

Boone Holdings I LLC.
4C Oak Branch Drive
Greensboro, NC 27407

Ramon Nolasco
PO Box 81
Dumont, NJ 7628

Kathryn Barber
1620 Cherry Blossom Lane Unit 103
Winston-Salem, NC 27127

John Tucker
1620 Cherry Blossom Lane Unit 202
Winston-Salem, NC 27127

Lisa Yates
1310 Saxony Way
Florence, SC 29506

Joe Dean
1605 Bridgton Road
Winston-Salem, NC 27127

Christen Berrier
PO Box 463
Lewisville, NC 27023

Exhibit C

Terrell, Tom

From: Winfree, Glenn <Glenn.Winfree@duke-energy.com>
Sent: Wednesday, February 26, 2020 5:25 PM
To: Terrell, Tom
Cc: Kye Bunker; Eddie MacEldowney
Subject: [EXT] Leoterra Development: Self-storage facility on Peters Creek Pkwy

Kye,

- Thanks for your responses to my questions.
- However, there was no attachment when I received the email. I assume that the biocell photo was deleted in the handoff from you-to-your attorney-to me. Would you send it directly to me?
- Concerning the issue of litter and dust, presumably the builders/developers of the dry cleaners and even the apartments across Peters Creek on the west side of the road were also subject to City regulations, but our neighborhood was subjected to a good deal of trash blowing around for months (and without any responsiveness from those people). We appreciate your commitment to preventing the problem.
- FYI, you may have noted that none of my questions concern the issue of your proposed type of use of the property. Our concerns relate primarily to not being impacted by the construction process or the operation of the facility. Your answers indicate your intent to be a “good neighbor” and we appreciate that approach.

Glenn Winfree

336-692-4040

From: Terrell, Tom <TTerrell@foxrothschild.com>
Sent: Wednesday, February 26, 2020 4:12 PM
To: Winfree, Glenn <Glenn.Winfree@duke-energy.com>
Cc: Kye Bunker <kye@leoterradevelopment.com>; Eddie MacEldowney <emac@dmp-inc.com>
Subject: Leoterra Development: Self-storage facility on Peters Creek Pkwy

Glenn,

Answers to your questions are below, provided primarily by Kye Bunker and Eddie MacEldowney of Davis-Martin-Powell. If you have follow-up questions, please let me know.

Tom Terrell

From: Winfree, Glenn <Glenn.Winfree@duke-energy.com>
Sent: Tuesday, February 25, 2020 12:30 PM
To: Terrell, Tom <TTerrell@foxrothschild.com>; Kye Bunker <kye@leoterradevelopment.com>
Subject: [EXT] Leoterra Development: Self-storage facility on Peters Creek Pkwy, W-S

Tom and Kye,

I have questions that I'd rather handle in person, but since I can't attend the community meeting - I'll try to make my questions clear with an email. Feel free to insert your responses with colored text at the end of each point below if you'd like:

- **Your site plan refers to the rear building as a "Proposed 2-story Bldg" and the letter you sent appears to show the building as a single story structure. Can explain the discrepancy?** The back larger building and future development area is planned to contain a 2 story structure. The front building closest to Peters Creek Parkway will be a single story structure.
- **If it's being planned as a 2-story facility, will there be any windows on the east-facing side of the rear building?** There will be false windows but not windows to actually look out. We are currently considering evergreen type plants such as cryptomeria along this side of the building to create a vegetative screen.
- **Concerning the areas labelled as "biocells" - are these stormwater detention areas?** These are planned to be grassed-lined treatment areas. Biocells used to be state-of-the-art but are now used widely across the country for water treatment. A photo of a typical biocell is attached to this email. Ours will look very similar.
- **If they are stormwater detention areas, are they temporary or permanent? The plan shows extensive impervious coverage, so if they're intended to be permanent, what plan is going to be in place for mosquito control so those of us living near by don't have a health problem to deal with?** The biocells are permanent but these facilities only pond water for approximately 12 to 24 hours.
- **What is the expected daily traffic count in/out for the facility?** Storage facilities are extremely low traffic generators, and traffic flow from this type of use would much be lower than other approved uses in this zoning district. A facility of this size would have, on average, approximately a dozen tenants come to the facility on a Saturday, and fewer on other days of the week.
- **The parking accommodations appear to show 4 regular parking spaces and 2 handicap spaces. Is this really all the parking needed for a facility like this?** Yes, although our plan has one handicapped space. The plan includes a total of 650 storage units. To illustrate the low number of vehicles on site, the ordinance requires 2 spaces plus one space per 125 units. Based on this calculation a total of 8 spaces will be needed. Our current plan has a total of 6 spaces. We will be revising our plan to include an additional 2 spaces.
- **Will the perimeter have any type of fencing?** No.
- **If so, what type fencing would be used?** N/A
- **A 10' buffer area is shown on the site plan. If vegetation is to be used as screening, what type of plants are to be used?** We are considering Cryptomeria Evergreen Trees.
- **Will there be mitigation in place during construction for dust and litter control so neighbors won't be impacted?** The City erosion control ordinance, consistent with State statutes, requires control of offsite sedimentation thru erosion or wind blow materials. Measures will be implemented during construction to insure compliance with the City Ordinance.
- **Will the facility be staffed once it's operational?** -Yes, we will need a staff member there to facilitate normal daily operations.

- **How (and to whom) would any neighbors' concerns be addressed, both during construction and after the facility is operational?** Leoterra will respond immediately if there are complaints, either by contacting the construction company or by more direct engagement. The person to call first is Kye Bunker at 336-486-3653.
- **Is there a plan for ongoing site/building maintenance to help preserve neighborhood property values?** Higher-end, internal storage facilities are preferred by customers who are willing and able to pay more and who expect a high level of cleanliness and maintenance. Customers have options to go elsewhere if the site is dirty or not well-maintained. Accordingly, this site will be much cleaner in appearance than the car wash and convenience store on adjacent parcels.
- **Is the developer the owner of the land and/or the improvements?** -The developer is under contract to purchase, and rezoning is part of due diligence. Once purchased then yes, as the owner of the land we are able to make improvements.
- **If so, is the project going to be an owner/operator facility for the foreseeable future or is it intended to be developed and then sold to investors in the near-term?** This facility is being developed as part of a portfolio of self-storage facilities owned by Leoterra. However, Leoterra will likely hire a professional management company to operate it, similar to a shopping center, office complex, or a subdivision HOA having professional management.
- **What would be the criteria for initiation of the "Potential Phase II" that's shown? Expected timetable?** There is no criteria and no timetable. Leoterra has determined this location to be ideal for a self-storage facility. Timing of Phase II (if it is developed at all) will depend upon market factors, population growth, competition, and levels of demand.
- **Possible road names are shown for the drive behind the Speedway gas station. Are there improvements planned for the drive?** The condition of the drive is sufficient for the level of traffic. However, it will be maintained and improved as needed.
- **Will it remain a private drive with a road maintenance agreement in place to ensure it's maintained.** It will remain private. We are not aware of a road maintenance agreement.

As you might understand with this project nearly in my backyard, I recognize that I'll be living with this facility and it's impacts for many years after your roles are finished.

Just let me know if my questions are not clear or you need more information to answer the questions.

Glenn Winfree

336-692-4040

From: Terrell, Tom <TTerrell@foxrothschild.com>

Sent: Wednesday, February 19, 2020 3:31 PM

To: Winfree, Glenn <Glenn.Winfree@duke-energy.com>

Cc: Kye Bunker <kye@leoterradevelopment.com>

Subject: RE: Leoterra Development: Self-storage facility on Peters Creek Pkwy in W-S

Glenn – I'm copying Kye Bunker. We'll see what is completed and send it to you. To my knowledge, we have nothing but plans that have not been approved by the city.

Tom Terrell
Partner
Fox Rothschild LLP
300 N Greene Street
Suite 1400
Greensboro, NC 27401
(336) 378-5412 - direct
(336) 378-5400 - fax
TTerrell@foxrothschild.com
www.foxrothschild.com

From: Winfree, Glenn <Glenn.Winfree@duke-energy.com>
Sent: Wednesday, February 19, 2020 2:17 PM
To: Terrell, Tom <TTerrell@foxrothschild.com>
Subject: [EXT] Leoterra Development: Self-storage facility on Peters Creek Pkwy in W-S

Tom,

- I received a letter you sent to surrounding landowners about this project.
- I will be out of town on 2/27/20 when you hold your meeting about this project.
- I am requesting a site plan to be sent to me so I can have a better idea about what is being proposed.
- Your voice message indicated that you may have thought I was just interested in the buildings exterior appearance, but I am also interested in how the site is being planned for development (layout of the improvements, density of the buildout, traffic flow, screening, etc.).
- FYI, I'm familiar with surveys, profile mapping, and other construction & development related drawings, so you can share any draft site plans that are available.

Thank you for your help...

Glenn Winfree



Land Services
500 Utility Drive
Clemmons, NC 27012
USA

336-692-4040

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Exhibit D

We would love to know that you came.

So that we can better communicate with you in the event there are changes in the plans or hearing schedules, please let us know that you were here.

Name (print)

Phone

Email

Bob + Gloria Stickney	336-499-0167	stickngd@wfu.edu
W. H. Spach	336-671-4224	S. Des Rd
James Taylor	(336) 757-2110	
Eddie Mac Edouney	(336) 312-4071	emac@clmp-inc.com

W. H. Spach