

22 November 2022

City of Winston-Salem

Zoning and Subdivision

Winston-Salem, NC 27101

Re: Tannery Mill Apartments Rezoning – **Neighborhood Outreach Summary**

On Monday, October 17, 2022, MLA mailed approximately 50 letters to the properties owners that are within five hundred feet of the Tannery Mill Apartment property being rezoned. The PIN number for this parcel being #6817-97-0305. The address labels were generated through the online Forsyth County GIS system (Planning App). Mailed letters detailed the requested rezoning of the parcel from RM18-S to RM18-S and invited the neighbors to an in person meeting to review the rezoning documents and provide feedback. The meeting was set to be held at the Bathabara Visitor Center on Thursday, November 10, 2022 from 5:30 – 7:00 pm. These letters were sent over seven days in advance of the proposed meeting. Mayor Pro Tempore/Council Member Adams was provided with a copy of the current rezoning plan and invited to attend the meeting. MLA did meet with Mayor Pro Tempore/Council Member Adams prior to setting up the neighborhood meeting.

The meeting was held on the date advertised with representation from JK Land Company, LLC (developer) and MLA Design Group to review the plans with neighbors and answer any questions. During the meeting, approximately 12 - 15 neighbors dropped in to review and discuss the project. The neighbors taking part in the meeting all lived within the adjacent neighborhood. Our meeting ended at approximately 7:00 pm after a short presentation and a question-and-answer period. Overall, JK Land Company, LLC and MLA Design Group found the meeting to be beneficial in terms of relaying information on the proposed rezoning to the attendees while providing a forum to answer questions while receiving feedback from those neighbors living within the vicinity.

Several common comments did arise during the meeting, and they include the following:

- Questions regarding increased traffic along Indiana Avenue. Happy to hear about the single entrance & location.
- Questions about what type of housing market will be targeted as neighbors voiced concern over not wanting low-income housing being constructed adjacent to their neighborhood due to safety concerns. This was the most vocal concern.
- Neighbors were not opposed to development, just voiced concerns about keeping their existing neighborhood safe.
- Asked about the widening of Indian Avenue and effect on the right-of-way along the neighborhood side.
- Asked about existing trees to be saved or new trees to be planted along Indiana Avenue to screen the apartment buildings.

Thank you,

Paul Fidishun

Director of Landscape Architecture/Land Planning

MLA Design Group, Inc.

T- 336.765.1923

F- 336.765.5023

MLA Design Group, Inc.

■ Turning land into landmarks ■

17 October 2022

Dear Neighbor,

On behalf of the JK Land Company, LLC, we want to invite you to an informational drop-in session about the proposed rezoning of property located 5640 Indiana Avenue in Winston Salem. This proposed rezoning is from multi-family residential (RM18-S) to multi-family residential (RM18-S). The purpose of the rezoning is to construct (6) apartment buildings and amenities within the current property limits. During the informational meeting, we will be sharing the Rezoning Site Plan and talking through the proposed improvements. MLA Design Group has prepared the plans and our office will be available during the drop-in session to answer any questions about the proposed site and apartments.

Our drop-in session will take place on **Thursday, November 10, 2022, from 5:30 pm – 7:00 pm** at the Bethabara Visitor Center located at 2147 Bethabara Road in Winston-Salem. We hope you will join us so that we can hear any ideas or concerns you may have.

Please call our office at (336) 765-1923 with any questions you may have about the session.

Sincerely,

SCOTT MILLER

President, RLA, ASLA
MLA Design Group, Inc.
T- 336.765.1923
F- 336.765.5023
www.MILLERLA.com