

# Wynnefield Properties

March 23, 2018

Re: Property located at the intersection of Stafford Village Boulevard and Stafford Place Boulevard

Dear Neighbor:

Wynnefield Properties, Inc. is a real estate developer dedicated to developing and managing quality "Class A" housing with special emphasis on homes for self-sustaining individuals. Realizing there is a strong need in the Winston-Salem area for this type housing, our group is considering the purchase, development and ongoing property management of an 11.10 acre site located at the intersection of Stafford Village Boulevard and Stafford Place Boulevard (map attached). Our intent is to provide ninety-six units designed as work force housing for the economic driving families of our community. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

This proposed property will be attractive, well designed and constructed to very high standards, the landscaping will be extensive. Our Property Management firm with 30 years experience will provide for the continued assurance of a well maintained community asset.

We would like to know how you, as a local area resident, feel regarding our proposed development. This letter is to serve as notification that we are requesting zoning reclassification of MU-S to RM-12-S. On April 12, 2018 at 4:30pm, the Winston-Salem Planning Board will meet to hear the request. The meeting will be held at the Stuart Municipal Building located at 100 East First Street, Winston-Salem, NC. The meetings are open to the public and your participation is encouraged.

We are available by telephone (336) 454-6134 and will be happy to discuss our development plans or you may contact the Winston-Salem Planning Department at (336) 727-8000. We plan to personally visit your community and hope we have the opportunity to visit with you.

Sincerely,



C. Craig Stone

W-3366 Attachment A



TOWN SQUARE DR.

STAFFORD PLACE BLVD.

STAFFORD VILLAGE BLVD.

SITE

PETERS CREEK PARKWAY

Margo E Cooper  
4041 Dresden Drive  
Winston-Salem, NC 27104

Betty Sue Snyder  
Percy Eugene Snyder  
1584 Cole Road  
Denton, NC 27239

Scg Parkway Village LLC  
23 Shelter Cove Lane  
Hilton Head, SC 29928

James N Howard  
Kerry E Howard  
2450 Jay Avenue  
Winston-Salem, NC 27127

Lowes Home Centers Inc  
1000 Lowes Blvd  
 Mooresville, NC 28117

Murphy Oil USA Inc  
PO Box 7300  
El Dorado, AR 71731

Stafford Place LLC  
1813 Pembroke Road, STE F  
Greensboro, NC 27408

Allegacy Federal Credit Union  
1691 Wesbrook Plaza Drive  
Winston-Salem, NC 27103

Wal-Mart Real Estate Bus Trust  
PO Box 8050  
Bentonville, AR 72712

Stafford Place LLC  
PO Box 10888  
Greensboro, NC 27404

State Employees Credit Union  
PO Box 27665  
Raleigh, NC 27611

Brian S Long  
1864 Miramonte Way  
Lawrenceville, GA 30045

Hardwinsale LLC  
9309 Gkacuer HWY STE A201  
Juneau, AK 99801

Carole Lynn Long  
1600 Wharton Avenue  
Winston-Salem, NC 27127

Chick Fil A Inc  
5200 Buffington Road  
Atlanta, GA 30349

Carole L Long  
1600 Wharton Avenue  
Winston-Salem, NC 27127

LIDL US OPERATIONS LLC  
3500 S Clark Street  
Arlington, VA 22202

Lillian A. Evans  
4041 Dresden Drive  
Winston-Salem, NC 27104

City of Winston-Salem  
PO Box 2511  
Winston-Salem, NC 27102