

October 2, 2020

To: Winston-Salem City-County Planning Board

Re: Neighborhood Outreach for 100 Sunnynoll Court, Winston-Salem, NC
(Case #W-3445)

To Whom it May Concern,

On September 29, 2020 thirty-nine letters were mailed to the property owners in the general area surrounding the above referenced site. I have attached a copy of this letter and the list of owners we received, herewith. The purpose of these letters was to inform each owner of our application for variance to our current Special Use Permit. In these letters we explained the general scope of the project, installation of new security fencing, parking, and building additions. A contact name, phone number and email address were provided for those wishing to express opposition to this work.

To date, we have received responses from two (2) of the adjacent owners. They are Mr. Stephen Saxon of 1550 Fern Cliff and Ms. Kitty Cobb, also of Fern Cliff. I was able to speak with both neighbors on the morning of October 2nd. Ms. Cobb's property abuts an area where security fencing is proposed to be replaced. She expressed concern about encroachment of the proposed new fencing into the buffer area. I explained to Ms. Cobb that our intent is to place the new fencing in the same location as the existing, without impacting the Type III buffer or the 75' undisturbed area adjacent to her property.

Mr. Saxon had similar concerns although more related to privacy. He noted that his property is situated slightly higher than the project site, and during the winter he has clear view of the current parking area. He asked about, and I explained, the meaning of the Type III buffer indicated between his property and the project site. I indicated to him that the intent was not to impact the existing buffer, therefore there were no plans to add or improve the prescriptive landscaping in the 20' buffer area. He also asked whether a brick fence would be feasible along the residential properties. I explained that this was not required by the zoning ordinance and would not meet the project requirements. He then requested that the proposed fence be taller (than the existing fence) in this area. I let him know I would document this request in my report and follow up with the owner.

Members of the project team have been in contact with Councilwoman Adams and have explained the project scope in detail. Our design plans represent our best efforts to minimize impact to the neighborhood as well as improve safety and security at this site.

Should you have any additional questions regarding this SUP Amendment request, please feel free to contact me at any time.

Sincerely,

Bart S. Sargent, Architect
770-639-3583
Bsargent@samuelgroup.net



November 2, 2020

To: Winston-Salem City-County Planning Board

Re: Neighborhood Outreach Follow Up for 100 Sunnynoll Court, Winston-Salem, NC
(Case #W-3445)

To Whom it May Concern,

On September 29, 2020 we provided our initial Neighborhood Outreach response (attached) for the above referenced project. Since our case was continued to the following month for the November 12th Public Meeting, I wanted to provide follow up on these ongoing efforts.

Since the writing of the original letters, there have been no new comments or inquiries received from our neighbors, either through the contact provided or through the City's comment portal. During this time, contact was also made with Councilwoman Adams by our client's Government Relations Department. The nature of our project and outreach efforts was discussed and a copy of our Neighborhood Outreach letter was also shared with Ms. Adams on September 16th.

As described previously, our design plans represent our best efforts to minimize impact to the neighborhood as well as improve safety and security at this site.

Should you have any additional questions regarding this SUP Amendment request, please feel free to contact me at any time.

Sincerely,

Bart S. Sargent, Architect
770-639-3583
Bsargent@samuelgroup.net

September 28, 2020

Dear Resident,

We'd like to inform you of future work to be done at our location on 100 Sunnynoll Ct., Winston-Salem, NC. Our plans involve improving site access and parking to alleviate traffic backups onto Sunnynoll Court, updating site security, and expanding our building to meet the needs of our critical operations. More specifically, we plan to separate our parking and delivery activities by adding a second curb cut on Sunnynoll Court. These efforts will include a new security gate with a guard station and a new secure check-in building. This will help us provide more thorough security screening while improving traffic flow onto the site. We will also replace all of the barrier fencing to provide better security while maintaining low visibility to our neighbors. There will be a new, 2-story south addition and a new, 1-story north addition to house internal critical operations and storage. The architecture of these additions, though mostly screened from the street, is intended to match the existing structure. We plan to begin our work in the second quarter of 2021 and end in the fourth quarter of next year.

We've been keeping Councilwoman Adams apprised as we move forward with this plan as well, and would like to give you the opportunity to voice any opposition. If you'd like to express any opposition please reach out to Joseph Rogers at joseph.rogers@wellsfargo.com or 704-467-0058.

This project is scheduled to be presented to the full City-County Planning Board at their meeting, on October 8th. Thank you and we appreciate the opportunity to inform you of this project.



WINSTON SALEM SILAS CENTER – PROPERTIES WITH 500'

01.

PARCEL: 6817-72-4941.00
ADDRESS: 2680 GREEN CREST DRIVE
OWNER: CLONINGER ROBERT L
OWNER ADDRESS: 119 LONETREE DRIVE
ADVANCE, NC 27006

02.

PARCEL: 6817-72-5841.00
ADDRESS: 2706 GREEN CREST DRIVE
OWNER: HUBBARD REALTY OF WINSTON SALEM INC.
OWNER ADDRESS: 1598 WESTBROOK PLAZA DRIVE, SUITE 200
WINSTON SALEM, NC 27103

03.

PARCEL: 6817-72-4716.00
ADDRESS: 0 REYNOLDA ROAD
OWNER: K HOVNANIAN HOMES OF NC INC.
OWNER ADDRESS: 2706 N CHURCH STREET
GREENSBORO, NC 27405

04.

PARCEL: 6817-72-5770.00
ADDRESS: 2660 GREEN CREST DRIVE
OWNER: SPAIN MICHAEL L.
OWNER ADDRESS: 2660 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

05.

PARCEL: 6817-72-4664.00
ADDRESS: 0 REYNOLDA ROAD
OWNER: HUNTINGTON COURT APTS.
OWNER ADDRESS: PO BOX 17136
WINSTON SALEM, NC 27116

06.

PARCEL: 6817-72-6538.00
ADDRESS: 2650 GREEN CREST DRIVE
OWNER: HORTON ADAM
OWNER ADDRESS: 2650 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

07.

PARCEL: 6817-72-5407.00
ADDRESS: 0 REYNOLDA ROAD
OWNER: NAGEL JOHN W.
OWNER ADDRESS: 3910 QUILLING ROAD
WINSTON SALEM, NC 27104

9.
PARCEL: 6817-72-6478.00
ADDRESS: 2640 GREEN CREST DRIVE
OWNER: RING JIMMY
OWNER ADDRESS: 2640 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

10.
PARCEL: 6817-72-7410.00
ADDRESS: 2630 GREEN CREST DRIVE
OWNER: AUTO SPRING CO INC.
OWNER ADDRESS: 1323 N LIBERTY STREET
WINSTON SALEM, NC 27105

11.
PARCEL: 6817-72-5248.00
ADDRESS: 2641 REYNOLDA ROAD
OWNER: NELMS JOHN A.
OWNER ADDRESS: 2641 REYNOLDA ROAD
WINSTON SALEM, NC 27106

12.
PARCEL: 6817-72-7340.00
ADDRESS: 2620 GREEN CREST DRIVE
OWNER: LUCY LLC.
OWNER ADDRESS: 5941 IMMANUEL ROAD
CLEMMONS, NC 27012

13.
PARCEL: 6817-72-6111.00
ADDRESS: 2635 REYNOLDA ROAD
OWNER: NAC ASSOCIATES 2 LLC.
OWNER ADDRESS: 2635 REYNOLDA ROAD
WINSTON SALEM, NC 27106

14.
PARCEL: 6817-72-7280.00
ADDRESS: 2616 GREEN CREST DRIVE
OWNER: SALMONS LAURA A.
OWNER ADDRESS: 2616 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

15.
PARCEL: 6817-71-7905.00
ADDRESS: 2631 REYNOLDA ROAD
OWNER: RESOURCE INSTITUTE INC.
OWNER ADDRESS: 2631 REYNOLDA ROAD SUITE A
WINSTON SALEM, NC 27106

16.
PARCEL: 6817-72-8151.00
ADDRESS: 2610 GREEN CREST DRIVE
OWNER: SIMMONS RICHARD DOUGLAS
OWNER ADDRESS: 2610 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

17.
PARCEL: 6817-71-8745.00
ADDRESS: 2615 REYNOLDA ROAD
OWNER: RAY JERRY W.
OWNER ADDRESS: PO BOX 1342
WINSTON SALEM, NC 27102

18.
PARCEL: 6817-71-9846.00
ADDRESS: 0 FERN CLIFFE DRIVE
OWNER: RAY JERRY W.
OWNER ADDRESS: PO BOX 1342
WINSTON SALEM, NC 27102

19.
PARCEL: 6817-71-9977.00
ADDRESS: 0 FERN CLIFFE DRIVE
OWNER: RAY JERRY W.
OWNER ADDRESS: PO BOX 1342
WINSTON SALEM, NC 27102

20.
PARCEL: 6817-82-0034.00
ADDRESS: 1560 FERN CLIFFE DRIVE
OWNER: HEFLIN ROBIN E.
OWNER ADDRESS: 1560 FERN CLIFFE DRIVE
WINSTON SALEM, NC 27106

21.
PARCEL: 6817-82-0184.00
ADDRESS: 1550 FERN CLIFFE DRIVE
OWNER: FARWEST PROPERTIES MANAGEMENT LLC.
OWNER ADDRESS: 6210 E MERCER WAY
MERCER ISLAND, WA 98040

22.
PARCEL: 6817-81-0744.00
ADDRESS: 2611 REYNOLDA ROAD
OWNER: 2608 REYNOLDA ROAD LLC.
OWNER ADDRESS: PO BOX 25625
WINSTON SALEM, NC 27114

23.
PARCEL: 6817-81-2520.00
ADDRESS: 2601 REYNOLDA ROAD
OWNER: CNL RETIREMENT PC1 NORTH CAROL
OWNER ADDRESS: PO BOX 847
CARLSBAD, CA 92018

24.
PARCEL: 6817-81-5862.00
ADDRESS: 155 SUNNYNOLL COURT
OWNER: ALS ASSOCIATES LLC.
OWNER ADDRESS: 155 SUNNYNOLL COURT, SUITE 100
WINSTON SALEM, NC 27106

25.
PARCEL: 6817-81-6527.00
ADDRESS: 175 SUNNYNOLL COURT
OWNER: SUNNYNOLL PROPERTIES LLC.
OWNER ADDRESS: 2841 FARMONT ROAD
WINSTON SALEM, NC 27106

26.
PARCEL: 6817-82-4191.00
ADDRESS: 125 SUNNYNOLL COURT
OWNER: SUNNYNOLL PROPERTIES LLC.
OWNER ADDRESS: 175 SUNNYNOLL COURT
WINSTON SALEM, NC 27106

27.
PARCEL: 6817-92-3430.00
ADDRESS: 875 CROWNE FOREST COURT
OWNER: CROWNE RIDGE ASSOCIATES
OWNER ADDRESS: PO BOX 530292
BIRMINGHAM, AL 35253

28.
PARCEL: 6817-93-1154.00
ADDRESS: 0 SILAS CREEK PARKWAY
OWNER: PERRY CLIFFORD W.
OWNER ADDRESS: 1 W 4TH STREET
WINSTON SALEM, NC 27101

29.
PARCEL: 6817-83-3089.00
ADDRESS: 2985 FAIRLAWN DRIVE
OWNER: 99 SNC LLC.
OWNER ADDRESS: 210 CROOKED GULLEY CIRCLE
SUNSET BEACH, NC 28468

30.
PARCEL: 6817-73-9184.00
ADDRESS: 0 FAIRLAWN DRIVE
OWNER: JEMSITE DEVELOPMENT LLC.
OWNER ADDRESS: 1680 N US HIGHWAY 221 N
JEFFERSON, NC 28640

31.
PARCEL: 6817-82-0229.00
ADDRESS: 2611 GREEN CREST DRIVE
OWNER: JONES PHILLIS
OWNER ADDRESS: 3555 NORTHLAKE BOULEVARD
PALM BEACH GARDENS, FL 33403

32.
PARCEL: 6817-72-9379.00
ADDRESS: 2621 GREEN CREST DRIVE
OWNER: SIMMONS CAROLINA
OWNER ADDRESS: 2621 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

33.
PARCEL: 6817-72-9438.00
ADDRESS: 2631 GREEN CREST DRIVE
OWNER: PILLSBURY DAVID C.
OWNER ADDRESS: 2631 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

34.
PARCEL: 6817-72-8598.00
ADDRESS: 2641 GREEN CREST DRIVE
OWNER: WEST PAUL JAMES
OWNER ADDRESS: 401 E 8TH STREET, SUITE 214 PMB 117
SIOUX FALLS, SD 57103

35.
PARCEL: 6817-72-8647.00
ADDRESS: 2651 GREEN CREST DRIVE
OWNER: MOSER MATTHEW CRAIG
OWNER ADDRESS: 2651 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

36.
PARCEL: 6817-72-8717.00
ADDRESS: 2661 GREEN CREST DRIVE
OWNER: GROTE NORMA J.
OWNER ADDRESS: 2661 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

37.
PARCEL: 6817-72-7876.00
ADDRESS: 2671 GREEN CREST DRIVE
OWNER: FUERBACHER CHARLES THOMAS
OWNER ADDRESS: 2671 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

38.
PARCEL: 6817-72-7946.00
ADDRESS: 2681 GREEN CREST DRIVE
OWNER: CHEEK JULIA ANN
OWNER ADDRESS: 2681 GREEN CREST DRIVE
WINSTON SALEM, NC 27106

39.
PARCEL: 6817-73-7009.00
ADDRESS: 2691 GREEN CREST DRIVE
OWNER: CLAYTON LAURA E.
OWNER ADDRESS: 2691 GREEN CREST DRIVE
WINSTON SALEM, NC 27106