

## **Wooten Farms Neighborhood Meeting Summary**

On Monday August 23<sup>rd</sup>, 2021 from 6 p.m. – 7:30 p.m. a neighborhood meeting was held in the Ball Room of Sedge Garden Community Center located at 401 Robbins Road, Winston-Salem, NC 27107. A virtual meeting was held concurrently to allow for access due to recent increases in COVID cases.

A meeting notice was mailed out to 160 adjacent property owners within 500' of the subject property on August 9<sup>th</sup>, 2021. The Council district representative was also consulted and invited.

A total of 22 adjacent neighbors signed in on the in-person roster, and a total of 5 neighbors logged on virtually.

Councilmember Annette Scippio opened the meeting and introduced the development team. The in-person development team included: Mr. Kyle diPretoro with BRD Land & Investment, Mr. Scott Stone with American Engineering. The virtual development team included Ms. Sara Shirley with American Engineering.

The neighborhood meeting was held to listen to adjacent neighbors' opinions, comments and concerns and as a good faith effort to inform the design. Though most of the comments pertained to existing maintenance concerns as evidenced on other construction sites, the main comments regarding the proposed neighborhood included:

### **What effects proposed traffic would have on Kernersville Road:**

A Traffic Impact Analysis was prepared for this property; it was explained how the analysis addresses existing conditions as well as future/proposed conditions. These include full built-out conditions for this neighborhood as well as other proposed neighborhoods and state transportation improvement projects. The development team explained that NCDOT and Winston-Salem's transportation department would control what is required for improvements along Kernersville Road and that all requirements would be installed and funded by the developer.

### **Proposed Density of the neighborhood:**

The Comprehensive Plan was shown to provide context. While the Comprehensive plan calls for 8-18 units/acre, the proposed density of the neighborhood is 2.7 units/acre.

### **How stormwater would be managed on/offsite:**

The property slopes internally to the existing Nichols Lake and then northwest offsite to feed Salem Lake. The concept plan showing the proposed conceptual grading plan was used as an exhibit to show how the proposed neighborhood would address stormwater mitigation through the use of on-site stormwater ponds (whether they would be dry or wet) and buffering along the existing stream and Nichols Lake. It was shown that the acreage west of Nichols Lake and the existing stream would remain forested.

### **Buffers along the perimeter of the neighborhood:**

Proposed large deciduous and evergreen trees along the perimeter of the neighborhood are also proposed to provide buffering between the proposed neighborhood and existing adjacent homes. The intent is to keep as much of the existing vegetation and natural growth where feasible and install additional plantings for privacy screening that meet the buffer requirements as needed.

### **Rental properties vs home ownership:**

The question was asked regarding rental properties as well as public housing on-site. The developer explained the proposed HOA would dictate and control rentals (if allowed) in the neighborhood and that this neighborhood would not include public housing; the homes will be sold at market rate.