

30 June 2022

City of Winston-Salem Zoning and Subdivision Winston-Salem, NC 27101

Re: Sullivan's Grove Rezoning – Neighborhood Outreach Summary

Planning Staff,

On Wednesday, June 29, 2022, MLA mailed approximately 49 letters to the properties owners that are within five hundred feet of the parcels associated with the Sullivan's Grove properties being rezoned. The PIN numbers for these parcels being # 6805-71-3042 and # 6805-70-1977. The address labels were generated through the online Forsyth County GIS system. The letters detailed the requested rezoning of the parcels from RS9 to RM12-S and invited the neighbors to an open house to review the rezoning petition. An open house date was set for June 29, 2022, with a drop-in time listed between 4:30 and 6:00 pm. These letters were sent approximately seven days in advance of the proposed open house.

The open house was held on the date advertised with representation from Kelley Properties and MLA Design Group present to review the plans with neighbors and answer any questions. MLA's office, located at 120 Club Oaks Court (directly across the street from the subject properties), was utilized as the meeting location. Rezoning meeting signs were posted at the building entrance directing neighbors to the meeting location within our office building. During the hour and a half long open house, approximately five neighbors dropped by with one additional property owner calling in from out of town. The attendees all had properties within the immediate vicinity of the proposed rezoning with two of the property owner's being directly contiguous to the proposed rezoning. The open house ended at 6:00 pm. Overall, Kelley Properties and MLA Design Group found the open house to be beneficial in terms of relaying correct information on the proposed rezoning to the attendees while giving a forum to answer questions and potential concerns of those neighbors living within the vicinity.

Several comments and questions that were brought up by the neighbors, which the representatives were able to adequately and seemingly satisfactorily address, include the following:

- General satisfaction of the proposed site plan and proposed building architecture.
- Appreciated that parking was not consolidated into a large parking lot area.
- Stated that they couldn't ask for anything better to be built along Country Club Road adjacent to the single-family residential homes (in reference to a commercial/higher density use or different apartment building style than proposed).
- Asked about keeping the on-site lighting to pedestrian scale so light poles would be less visible in the evening hours from adjacent residence homes.
- Shared concerns about protecting existing vegetation within their adjacent properties.
- Shared that they enjoyed the current wildlife within the area and hoped it would not be diminished with the development of the two subject properties.
- Requested that we retain the existing buffer trees planted by adjacent neighbors that have grown onto subject property.
- MLA Design Group subsequently emailed copies of the proposed site plan and building elevations to those who requested such.

Thank you,
Scott Miller
President, RLA, ASLA
MLA Design Group, Inc.

MLA Design Group, Inc.

SULLIVAN'S GREEK - NEIGHBORHOODS DROP-IN SESSION:
 6.29.2022 4:30PM - 6PM. @ MLA DESIGN GROUP.

ATTENDEES:

PHONE/EMAIL

- | | | |
|-----------------------|--------------|---------------------------------|
| 1. Patti Sears | 336-703-8521 | pattisears@outlook.com |
| 2. KENT ROBINSON | 336-403-6855 | kentr214@earthlink.net |
| 3. JOEY TRANSON | 336-971-7804 | joey@masoniccenterws.com |
| 4. Suzanne Ramm | 336.407.9222 | suzanne.ramm@taylorcompanies.us |
| 5. Angeles/Carlo mata | 336-997-3391 | angelesarellano5@gmail.com |
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15 June 2022

Dear Neighbor,

On behalf of Kelley Properties, we want to invite you to an informational drop-in session about the proposed rezoning for the Sullivan's Grove property located at 4523 & 4527 Country Club Road in Winston-Salem. This proposed rezoning is from single family residential (RS9) to multi-family residential (RM12-S). The purpose of the rezoning is to construct (4) craftsman style, luxury apartment buildings 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 and Architectural Partners have prepared the plans and our office will be available during the drop-in session to answer any questions about the proposed site and building design.

Our drop-in session will take place on Wednesday, June 29, 2022, from 4:30 pm – 6:00 pm at the offices of MLA Design Group, 120 Club Oaks Court, Suite 100 (located across the street from subject property). 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