

Rory Howard

From: Bryce Bell <brycebell30@gmail.com>
Sent: Thursday, March 26, 2026 4:09 PM
To: Marc Allred; Rory Howard
Cc: Kenneth Bell
Subject: [EXTERNAL] Community outreach : Cottages at Lansing
Attachments: IMG_8798.jpeg; IMG_8799.jpeg; Cottages at Lansing.pdf; Community Meeting Outreach 1.docx; Second Outreach Cottages at Lansing.docx; Email Follow up Meeting 2 Cottages at Lansing.docx

Follow Up Flag: Follow up
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Good afternoon Marc and Rory,

Below is the summary of our 2 community meetings that took place on February 26, 2026, and March 24, 2026.

Outreach: Both meetings involved letters and emails being sent out to the provided addresses. Attached are both of the letters themselves. The first meeting was held online. The second was an in-person and online meeting at the Carver School Library, which is close to the development.

Meetings Summary: Between the 2 meetings, we had 8 community residents attend. The main concerns raised were the HOA-type fees associated with the cottages and how they would be handled, the price point and specs, and whether we were aware of a possible airport expansion. Both meetings commenced at 7:00 PM. Those in attendance were residents of not only the 500-foot radius but of the northeast ward as a whole. We were also able to share mock-up drawings of our vision for the development, which were very well received by all who attended.

Below are the various attachments, including letters, emails, and sign-in sheets that were part of our community meeting outreach and participation tracking.

Please let me know if you have any questions.

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Bryce Bell

LinkedIn: <https://www.linkedin.com/in/bryce-bell-169499195>

Email: brycebell30@gmail.com

Phone: (704)-493-7255



Dear Neighbor,

We are writing to inform you of a proposed rezoning request for a property located at corner of Jerry St and Lansing Dr in Winston-Salem. The request would allow for the development of a small cottage court community, consisting of modest, detached homes arranged around shared open space.

The goal of the project is to provide new, thoughtfully designed housing that supports homeownership, aligns with the surrounding neighborhood, and makes efficient use of the existing lot. No commercial uses are proposed.



As part of the rezoning process, we will be hosting a **community meeting** to share additional details, answer questions, and receive feedback from nearby residents:

Date: 2/26

Time: 6:00pm E.T.

Location: Google Meet Scan the QR code below



We value community input and welcome your participation. If you are unable to attend or would like more information in advance, please feel free to contact us at:

Email: Cottages.at.lansing@gmail.com

Phone: 704-493-7255

Thank you for your time and consideration. We look forward to engaging with the neighborhood as this process moves forward.

Sincerely,
Bryce Bell

Hi Neighbor,

I wanted to personally follow up on our invitation and share a little more about who we are and why your involvement would mean so much to us.

My name is Bryce, and I am part of the team developing Winston-Salem's first self-funded, affordable cottage court — a project built entirely around the goal of homeownership for families in our community. We are bringing 10 affordable, for-sale homes to Winston-Salem, and we are doing it independently because we believe in this community and want to get it right.

As we move forward, we are actively seeking insight from individuals and organizations working on the front lines of affordable homeownership. Your experience and perspective would be an incredible asset as we work to align this development with the real needs of the people it is meant to serve.

We hope you will join us at our upcoming community meeting:

Thursday, **March 19th**

7:00 PM ET

Carver School Library, Winston-Salem, NC

Please reply to confirm your attendance or with any questions. I am also happy to connect one-on-one if you would like to learn more before the meeting.

Warm regards,

Bryce

Dear Neighbor,

We would like to invite you to an upcoming community meeting to discuss an affordable homeownership opportunity coming to Winston-Salem.

Date: Thursday, March 19th

Time: 7:00PM - 8:00PM ET

Location: Carver School Library, Winston-Salem, NC

Cottages at Lansing is a proposed 10-home cottage court community at the corner of Jerry St and Lansing Dr — offering modest, detached homes available to purchase at affordable price points. The development is designed to expand access to homeownership while fitting seamlessly into the surrounding neighborhood.



This is a rare opportunity to bring attainable, for-sale housing to a community that needs it. We'd love your support, partnership, and perspective.

This meeting is your chance to see the plans, ask questions, and help shape the conversation.

Please confirm your attendance by email or phone, or feel free to reach out with any questions in advance.

If you are unable to attend, please let us know as well.

Email: Cottages.at.lansing@gmail.com

Phone: 704-493-7255

Thank you for your commitment to our community. We look forward to seeing you on March 19th.

Best Regards,
Bryce B.



Cottages at Lansing



OUR MISSION

The team behind Cottages at Lansing is driven by a clear mission: to transform underutilized land into thoughtfully designed communities that expand access to homeownership.

By maximizing the potential of overlooked properties, we aim to provide high-quality homes for individuals and families who might otherwise remain in apartments or rentals—creating opportunities to build equity, stability, and generational wealth.



What is a Court Development?

A cottage court is a development comprised of several small attached or detached housing units around a central courtyard with no intervening street.

WHY COTTAGES?

- ◆ Cottage developments, combined with the city's affordability bonus, allow us to dramatically increase the productive use of land.
- ◆ A parcel that might traditionally accommodate only four families can instead support up to ten homes—creating more opportunities for homeownership while providing families with a place to grow, build community, and establish long-term stability.















Contact Information

Phone: 704-493-7255

Email: Cottages.at.Lansing@gmail.com

New point - Bradley wondered duration of 1 unit

Project Updates

"Stick build" or modular - Bradley

Quad Resonation? - Bradley

Collaborations with Affordability Leaders?

225k steep according to AMI

Basic Specs Anticipated

Bad 2 bed bath

Land ownership? HOA? yes grass/trash

- cost of HOA?

Early in process

Single of Twins / is price point different?

part of site plans

Have other Cottage communities addressed trash (dupster or indy) enclosed

Resident HOA or US?

Are we familiar with guidelines of Attainable Housing
Down Payment Assistance funds

Are we partnered w/ the city

Antwan Castle Height

- How was location picked

- Was there an attempt @ cottages in past?
unsuccessful

Priscilla

- old community gardens close

What about the Airports stake in the community?

Are there income requirements

AMI 80%

Sales price 290 → 304

down pmt assistance

#HOA Challenge

City Services

Kimberly (Antwan)

Community Needs

- Store (Food Desert)
- Land across street .16 acre triangular
NO storage units
- Strip Mall
- Bringing People back into the community (Bobby)
- Investing back into youth
- lower crime
- More Tradisomen
- Forsytek training w/ vehicles
[- 13% matters]
- Better storytelling of community
- Local builders

SIGN-IN SHEET

Event:

Date:

#	Name	Email	Organization
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Priscilla Williams = 7 neighbor (Northwood Estates)
 4acreative mind pn@yahoo.com

MUSTAFA Shabazz (Tahom Realty)
 336-986-0695
 mshahid316@gmail.com

Brandon Lazarus Howard Hanna Allen Tate
 865-603-1687
 Brandon.Lazarus@gmail.com
 Twin City Housing Collective

Kimberlee S. McNeil
 2121 Fendly Rd.
 Winston-Salem, NC 27105

Bobby Bradley US Bank
 336-287-6603
 Bobby.Bradley@usbank.com

Bianca Green
 Forsyth County Community & Econ. Dev.
 336-970-7689
 GREENBL@fcsyth.cc

Antwain Clemmons
 336-577-5351
 antwain21@gmail.com

3:36

6:36



Community Meeting: Cottages at Lansing

Thursday, Feb 26 · 6–7 PM



Join with Google Meet



meet.google.com/nys-pfcc-ywd



30 minutes before



10 guests



5 yes, 5 awaiting



Bryce Bell

brycebell30@gmail.com

Organizer



Benjamin Hawkins



Daraka Shaheed



Jacobi Asor-Sallaah



elkirkland@outlook.com