



April 21, 2023

Mr. Bryan Wilson and Mr. Marc Allred
Winston-Salem/Forsyth County
Planning & Development Services
100 East First Street
Winston-Salem, North Carolina 27101

Mr. Wilson and Mr. Allred,

Per Winston-Salem's rezoning process, on behalf of Taylor Development Group, Nova Triad Homes mailed Community Meeting notices on April 6th to approximately 125 property owners within 500 feet of the proposed Grey Oaks subdivision on Cliffdale Drive. The Community Meeting was held on Wednesday April 19th at 6:00PM at Trinity United Methodist Church located at 3819 Country Club Road. Below is a summary of the questions, concerns, and responses raised during this community meeting.

Presenters: Suzanne Ramm (Taylor Development Group), Aden Stoltzfus (Stoltzfus Engineering, Inc.), Andrew Dreyfuss (Nova Triad Homes)

Neighboring Property Owners: Approximately 35 neighbors attended the meeting (please see attached sign-in sheet). The local community was well represented with property owners from Guinevere Lane, Guinevere Court, Cliffdale Drive, Candlewyck Manor Drive, Country Club Road, and other streets.

Questions & Concerns:

- *Cliffdale Drive traffic:* there were questions raised concerning the potential installation of a traffic signal at the intersection of Country Club Road and Cliffdale Drive. Additionally, a concern was raised about the lack of sidewalks on Cliffdale Drive. We explained that our 15 patio home community targeting empty nesters/active adults, would most likely create less traffic than the 24 apartments that previously were on this parcel. We also explained that the installation of a traffic signal within 450' of the Silas Creek Parkway traffic signal on Country Club Road was highly unlikely. Lastly, we explained that a sidewalk on the east side of Cliffdale Drive would be technically very difficult to install due to the road's current storm water drainage system & right of way availability.

- *Landscaping*: as expected, there was a fair amount of dialogue about the impact of mass grading needed to create zero entry homes for retirees. While some of this five-acre assemblage had previously been cleared to accommodate apartments, the remaining acreage currently contains well established trees. We explained that we would do everything possible to save trees with a focus on the perimeter of the future subdivision especially along Cliffdale Drive and along the property's boundary below Guinevere Court. Additionally, we reviewed the City of Winston-Salem's tree save ordinance that we would be adhering to. Lastly, Taylor Development's track record of outstanding common area landscaping at nearby communities including Cliffmoor, Pendleton, and Highland Park was noted.
- *Stormwater*: we fielded a considerable amount of questions regarding stormwater given the assemblage's topography and low area in the northeast corner. While the attendees were skeptical, we explained that we had a tremendous amount of experience managing stormwater in multiple neighborhoods. Additionally, we reviewed the storm water design process, the subdivision approval process, and sediment control inspection frequency which are all intended to ensure stormwater is managed effectively. We spoke directly with adjoining property owners (D. Hinton & P. Madan) on Guinevere Lane that have experienced storm water issues in the past and agreed to collaborate carefully with them during the subdivision's construction. Most of the neighbors have not been pleased with the management of stormwater at the Cliffdale Woods subdivision on the west side of Cliffdale Drive. We conveyed that we take stormwater very seriously and acknowledged their frustration with the track record of other local developers.

Overall, we believe that our candid dialogue about traffic, landscaping, and stormwater was well received. The meeting was extremely civil as the attendees acknowledged that desirable in-fill parcels close to retail centers, medical facilities, and primary transportation corridors are bound to be developed. Finally, the meeting attendees generally liked the design and the brick exteriors of the 15 patio homes intended for this neighborhood especially considering alternative uses for this site which could have been apartments or townhomes at much higher density levels.

Regards,



Andrew Dreyfuss

Nova Triad Homes

adreyfuss@novatriad.com



April 6, 2023

Dear Neighbor,

I am writing to inform you about the Grey Oaks Subdivision Rezoning Case for the following properties located on Cliffdale Drive in Winston-Salem:

- 115 10J Cliffdale Drive (Forsyth County PIN # 6815-25-6384) 1.26 acres
- 115 N. Cliffdale Drive (Forsyth County PIN # 6815-25-5461) .68 acres
- 123 N. Cliffdale Drive (Forsyth County PIN # 6815-25-6646) 3.19 acres

Taylor Development Group (TDG) has made a submission to the City of Winston-Salem to rezone these properties from RM18 (multi-family apartments - 18 units per acre) and RS9 (single family homes - 9,000 sq. foot lots) to RS7 (single family homes - 7,000 sq. foot lots). The parcels are on the east side of Cliffdale Drive just north of TDG's Cliffmoor subdivision.

Two of these parcels used to contain apartments prior to being purchased by TDG in 2016 and were subsequently demolished. Attached is a site plan for Grey Oaks, a subdivision with 15 all brick patio homes, that TDG will develop with Nova Triad Homes. Nova Triad Homes is a local Winston-Salem based residential builder that develops neighborhoods focused on housing for active adults and empty nesters who want to reside in low maintenance communities. Nova Triad intends to build homes with approximately 1,800 square feet to 2,7000 square feet.

In order to share the full plan, provide information about our project, and respond to any questions you might have, we will host a neighborhood meeting on **Wednesday April 19th at 6:00PM at Trinity United Methodist Church** located at 3819 Country Club Road. The Winston-Salem Forsyth County Planning Board will conduct a public hearing to consider this rezoning matter on Thursday May 11th at 4:30PM in the Bryce Stuart Municipal Building (100 East First Street).

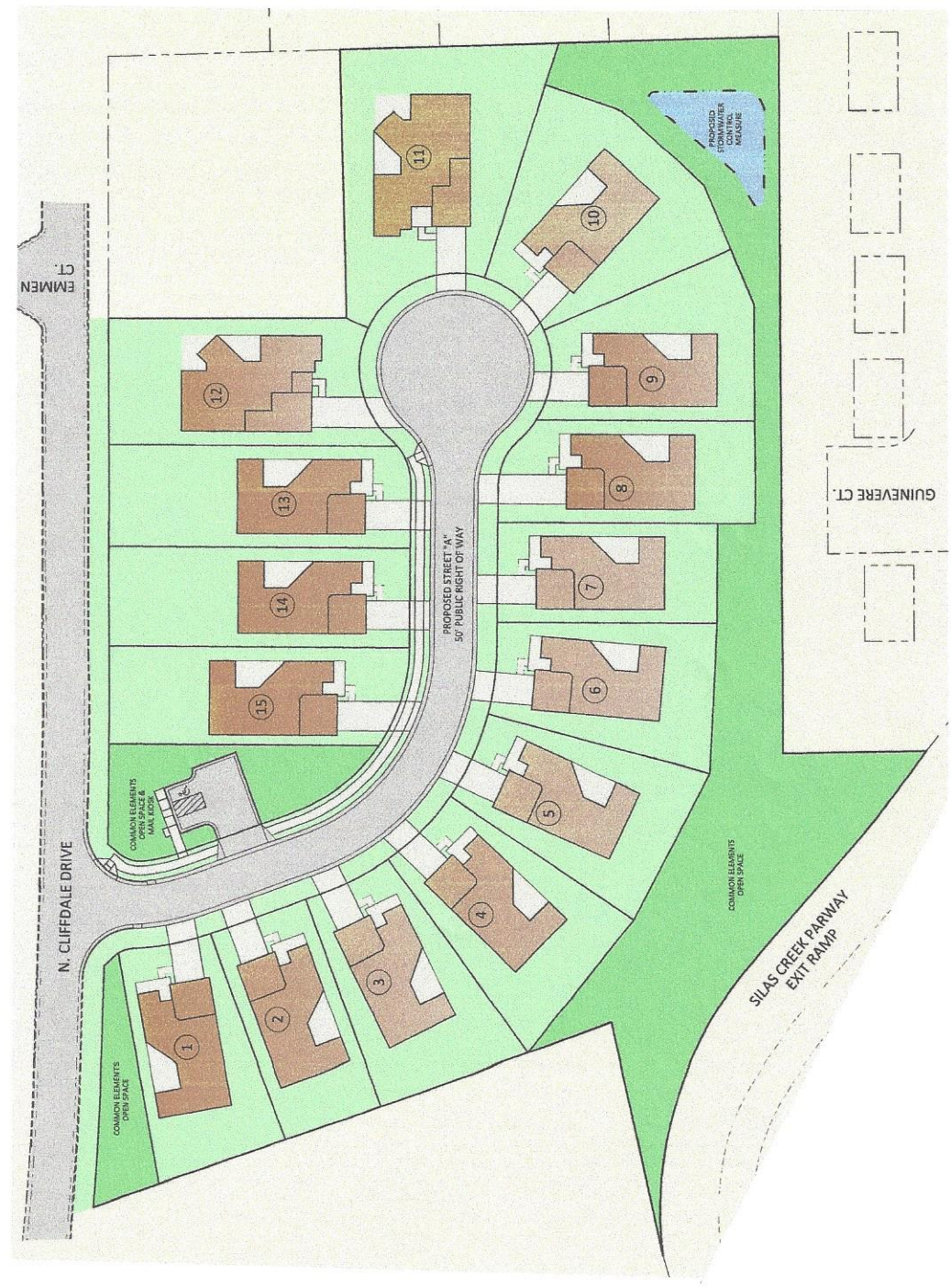
You are being notified of this meeting due to your property(s) falling within a 500' radius of the parcels being considered for rezoning. If you have any questions about this proposed subdivision, please contact Andrew Dreyfuss at adreyfuss@novatriad.com or (336) 291-8592.

Regards,

Andrew Dreyfuss
Nova Triad Homes

GREY OAKS

CITY OF WINSTON SALEM
FORSYTH COUNTY, NORTH CAROLINA



CONCEPTUAL PLAN
03/31/2023
GRAPHIC SCALE



Property Owner

ACKER NICOLE C

AHMED AMINA F

AMH NC PROPERTIES LP

Angell Vera C

ANN KING WINDHAM TRUST

ANTHONY MARIAN ZOLLICOFFER

ANTONIE MONICA C

ATWELL GLENN DOUGLAS

Austin Edna S

AVEY SCOTT

AVIS NANCY E

BENNETT KRISTIN

BESAW DONNA M

Blakley Jerry R *Jerry R Blakley*

BLEDSOE VICKY L *Vicky Bledsoe*

BOJANINI FABIOLA M

BOURNES ROSHELLE LANIECE

BROWN DAVID

Bullard Judy P

Candlewyck Development Corp

CASEY GORDON H *Gordon & Judy Casey*

Caudle Elaine McGuire

Cheswyck Homeowners Assoc Inc

CHICOINE ANTHONY C

CLAYTON PROPERTIES GROUP INC

Clyde Rickey Jarrell & Iris B Jarrell Joint Trust

Coffey James Brian

CONREX RESIDENTIAL PROPERTY GROUP 2013-1 LLC

Corpering Anne S

Daly Jon M

DAVID CHEFF YARBOROUGH REVOCABLE TRUST

DAWN PROPERTIES LLC

DEANGELIS RONALD J *Ronald J DeAngelis*

DELANA J NEWSOM AND STEPHEN P NEWSOM JOINT TRUST

DICKENS BRADLEY L

DROUILLARD NORMAN W *Norman W Drouillard, Heather Drouillard*

Ebert Thomas M

ENGLISH VIOLET

FKH SFR PROPCO J LP

FLYNN JUSTIN MATTHEW

Foley Stephanie S *SBS*

Foster Laura Culp

Fowler Cabell West

GENDRON EDWIN A

Address

3795 Guinevere Ln

101 Kingswyck Cir

23975 PARK SORRENTO STE 300

180 Highwood LN

108 Highwood Ln

102 Cheswyck Ln

185 WESTHAVEN CIR

3800 GUINEVERE LN

3703 Candlewyck Manor Dr

157 HIGHWOOD LN

3703 Bradwyck Cir

3523 CLIFFMOOR CT

132 Highwood Ln

124 N Cliffdale Dr

217 Guinevere Ct

3517 CLIFFMOOR CT

4520 Fernhaven Cir

220 BISMARCK CT

120 Highwood Ln

1910 Angelo ST

3606 Country Club Rd

178 Woodmark Ct

207 N Poplar ST

606 WRIDGE WAY

221 JONESTOWN RD

101 Cheswyck LN

4524 Fernhaven Cir

3500 PARK CENTER DR STE 100

177 Westhaven Cir

525 Stonegate Ln

3542 CLIFFMOOR CT

PO BOX 1559

214 BISMARCK CT

332 Yarkin Valley Rd

3523 EMMEN CT

122 N CLIFFDALE DR

3618 Country Club Rd

104 CANDLEWYCK DR

1850 PARKWAY PLACE SUITE900

3700 CANDLEWYCK MANOR DR

114 N Cliffdale Dr

1457 Double Creek DR

516 Stonegate Ln

3511 CLIFFMOOR CT

Winston Salem NC 27104

Winston Salem NC 27104

CALABASAS CA 91302

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Winston-Salem NC 27104

NORTH POLE AK 99705

WINSTON SALEM NC 27104

WINSTON-SALEM NC 27104

Winston Salem NC 27104

DAYTON OH 45414

Winston Salem NC 27104

Winston Salem NC 27104

WINSTON-SALEM NC 27104

MOORESVILLE NC 28115

WINSTON SALEM NC 27104

Advance NC 27006

WINSTON SALEM NC 27104

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Winston Salem NC 27104

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MARIETTA GA 30067

WINSTON-SALEM NC 27104

Winston Salem NC 27104

Lewisville NC 27023

Winston Salem NC 27104

WINSTON SALEM NC 27104

GIBBS DEBBY M 127 CLIFFDALE

GIORDANO TED H

Glade Homeowner's Association

Glenn William Bailey

GORES ARIAL F

Greene Martha

GREIN MARYBETH DALTON

Guinevere Ct Homeowners Assoc

HALL LUANNE WHITEHEART

HALLSTEN KARL JOSEPH

HANES LARKIN E

HARRISON GINA HOWELL

Hartman Kenneth R

Highland Park Town Home Association Inc

Hildebrandt William H

HILLMAN FRANK R

Hinton David C *David Hinton*

Holland Wanda Mack

HOME SFR BORROWER LLC

Howard Mary Ann C

Isom Dani Gail

JAMES E TOWNSEND JR AND JEAN CLY TOWNSEND TRUST

JEFFREY NORRIS MICHAEL REVOCABLE LIVING TRUST

JOHN N DAVIS III REVOCABLE TRUST

Joines James Allen

Jorizzo Joseph L

KAMNICK ANTON R *AK*

LAMB ISAAC R *IS*

Le Tai T *Lisa Leford*

LEDFORD LEWIS R *Lisa Leford*

Lindsay A Tise Revoc Trust & Frances I Tise Revoc Trust

Lindsay A Tise Revocable Trust

MA DA

MADAN PRITHPAL K *Rami Madan*

MATEO GERALDINE SAN

Mccartney David D *DM*

Mchugh Peter H *PH*

MEDINA ALVARO MIGUEL

MOSS SANDRA

NEIL LUCILLE E

ODUM RITA

Oehler Gene Edward

Oliver Melissa Michelle

ONBOARDU LLC

PARK WEST ASSOCIATES

PHYLLIS E CULBERTSON TRUST

Pierre Frantz E

PIKE CALLAHAN 225 GUINEVERE CT

Winston Salem NC 27104
WINSTON SALEM NC 27104

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Winston Salem NC 27104
DULUTH GA 30096

ROANOKE RAPIDS NC 27870
Winston Salem NC 27104
WINSTON-SALEM NC 27104

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Winston Salem NC 27104
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Palm Beach Gardens FL 33418

CHARLOTTE NC 28210
WINSTON-SALEM NC 27104
LOS ANGELES CA 90028
Lewisville NC 27023
APEX NC 27502

