

W-3412 Neighborhood Outreach Summary - Attachment A

Project One77 team mailed out on April 9, 2019 the Attached mailer to 120 businesses throughout the SE Gateway community along with 328 Residents. Our radius was beyond 500' of the all perimeters of the subject property located at 1137 S Poplar Street, Winston-Salem, NC 27101. We contacted Councilman John Larson on March 27, 2019 and we had a conference call with Councilman Larson in order discuss this project along with gathering his important insight and advise on our plans, our mailer and our community meeting. We continued to communicate with Council Larson throughout the process and also invited him to the meeting, which he attended on April 22, 2019.

On Monday April 22, 2019:

The Neighborhood Outreach Community Meeting was organized and held at The Gateway YMCA from 6PM to 7PM.

Commissioner John Larson was in attendance as well as approximately 30 people From Washington Park Neighborhood.

All attendees thanked us for setting having the meeting and inviting them.

A couple of items were brought forwarded and answered as follows:

1. How will traffic be addressed at the intersection of Salem and Broad Ave.?
 - a. Commissioner Larson commented a Signalized Intersection is planned.
2. Condo Parking, how will you handle?
 - a. We are developing 40 Condo units and providing 40 parking spaces, within our Building footprint, that will provide 65% of our parking load,
 - b. We are also expanding the existing parking area by approx. 53 spaces.
3. Storm Water control
 - a. Our Development is exempt from quality and control.
4. Building Design
 - a. We have incorporated 4 sided (aesthetics) architecture to provide an aesthetic Appeal to all sides.

b. We are incorporating Brick on the lowest level to provide a “pedestrian scale” for the user and to tie into the vernacular of the area.

5. Building use

- a. Attendees would like to see a community / local restaurant.
- b. We agreed to look into this idea.

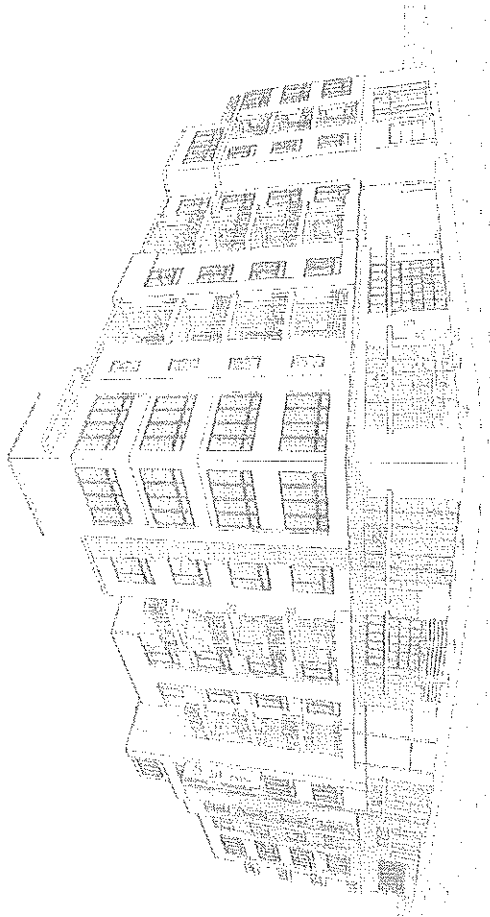
Commissioner Larson indicated that he heard no negative comments and believed this would be a valuable asset to the area for permanent housing and development of the tax base. Commissioner Larson suggested with no additional questions or concerns we conclude the meeting at 7 p.m.

Thank you,

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Community Meeting Notice: Project One77



Community Meeting Notice: Project One77

Date: March 29, 2019

Dear Property Owner:

The following is a notice that a community meeting will be held to discuss a development proposal in your community:

Project Name: One77
Meeting Date: April 22nd, 2019
Meeting Time: 6:00 pm - 8:00 pm
Meeting Location: YWCA 1300S. Main Street, Winston-Salem, NC 27127

General Location: 1137 S Poplar Street Winston Salem, NC 27101

Size of Property: Four Acres

Description of Project: One77 is a proposed development that will consist of 40 residential condominium units and 4,000 sf of prime retail space in Winston Salem, North Carolina.

In addition to the neighborhood meeting, written comments can also be mailed to 7M Ventures Inc. 931-B South Main Street, #277 Kernersville, NC 27284. The notification list of affected property owners is supplied by the applicant and derived from current records of the Forsyth County GIS. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

