



4004 Barrett Drive, Suite 101  
Raleigh, North Carolina, 27609  
TEL (919) 553-6570

Date: January 22, 2019

RE: Site Plan Amendment - Neighborhood Outreach Meeting  
Property located at 1865 Oliver's Crossing Drive

Dear Neighboring Property Owner,

You are invited to attend a neighborhood meeting to discuss a potential Site Plan Amendment for the property located at 1865 Oliver's Crossing Drive.

A Site Plan Amendment has been submitted to the City of Winston-Salem for the property to allow the construction of 88 apartment units and associated clubhouse as shown on the enclosed Site Plan. This property is currently zoned RM8-S (Residential Multi-Family – 8 units per acre) and is within the Oliver's Crossing mixed-use development.

The City of Winston-Salem requires that a Neighborhood Meeting be held for the property owners within a 500 foot radius of the area requested for a Site Plan Amendment to review and discuss the project prior to a Planning Board Hearing to review the development.

Here are the Meeting Details:

Date: Wednesday, January 30th  
Time: 6:00pm-8:00pm  
Location: Griffith Fire Department  
5190 Peters Creek Parkway  
Winston-Salem, NC 27127

If you have any questions or concerns, please plan to attend the meeting or call 919-553-6570.

For more information about the Site Plan Amendment Process, you can visit [www.cityofws.org](http://www.cityofws.org) or contact the City of Winston-Salem Planning Department at 336-727-8000.

Thank you,  
Triangle Site Design, PLLC

A handwritten signature in black ink, appearing to read "Matt Lowder". The signature is fluid and cursive, written over a white background.

Matt Lowder, PE  
[mlowder@trianglesitedesign.com](mailto:mlowder@trianglesitedesign.com)



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**Olivers Trace Apartments  
Neighborhood Meeting  
1/30/19**

<u>Name:</u>	<u>Address:</u>	<u>Comments:</u>
JODY & ERINER STEWART	1628 HAVERSHAM PARK DR	
Jeff Furbee	3092 Canterbury PARK DR	
David Grochowski	3127 Old Salisbury Rd	
Jeff Albertson	1682 Haversham Park Dr	
Kathy Montgomery	1632 Haversham Park Dr.	
Crystal Witt	1664 Haversham Park Dr.	
Bobby Foley	3115 Old Salisbury Rd	
Robin SWENBY George Dukes	↑ same 3066 Canterbury Park Dr.	



**Olivers Trace Apartments  
Neighborhood Meeting  
1/30/19**

Name: Zachary + Casey Stewart Address: 1636 Haversham Park Dr. Comments: \_\_\_\_\_

Clementine Barr 1820 Oliver Crossing Cir \_\_\_\_\_

Tiffany Walton 1772 Olivers Crossing Cir \_\_\_\_\_

Gene  
Jaqueline Flowers 3121 Old Salisbury Rd \_\_\_\_\_

Wayne Craft 3101 Old Salisbury Rd \_\_\_\_\_

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## **Oliver's Trace – Neighborhood Meeting Meeting Minutes**

Date / Time: 1/30/19 - 6:00 p.m. – 8:00 p.m.

Location: Griffith Fire Station Conference Room  
5190 Peters Creek Parkway, Winston Salem, NC 27127

Official Start Time: 6:03 p.m.

Attendance: 21 people were in attendance when meeting began  
An additional 8 people joined later in the meeting

Hosts / Presenter: Matt Lowder, Triangle Site Design, Engineer  
Dustin Mills, Taft-Mills Group, Owner Representative

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**6:03 p.m.** – Mr. Lowder began his presentation to a group of 21 attendees. Mr. Lowder had three easels with full-sized architectural site plans highlighting the site plan for the proposed Oliver's Trace Apartments.

Mr. Lowder informed the attendees that the objective of the meeting was to seek input from neighbors in relation to the site plan that is presently being considered by the City of Winston Salem for the construction of 88 multi-family units. Mr. Lowder told attendees that they were encouraged to approach the plans and ask questions as needed.

When no one from the audience approached to preview the plans, Mr. Lowder began a presentation. Mr. Lowder conveyed to the audience that his client, the applicant, is proposing an 88-unit multi-family development that will consist of three residential buildings and a leasing office / community amenity center housed in a single building.

An attendee asked if anybody with the city would be/was in attendance. Mr. Lowder informed the group that, to his knowledge, no municipal staff was in attendance.

An attendee asked how the water drainage will be handled and expressed a concern with flooding in the area. Mr. Lowder confirmed that the proposed development would adhere to all (and in some cases exceed) both state and local regulations regarding treating and controlling the velocity of stormwater coming off the site during construction and once the proposed project is complete. Further, Mr. Lowder stated that there is a creek that impacts a portion of the site and that the proposed plan provided for the required setbacks and that there were several acres of the site that would not be impacted by the proposed development. Mr. Lowder further confirmed that there would be stormwater management systems on-site.

Another attendee asked for clarification on where the stream was located in relation to the proposed improvements. Mr. Lowder provided a detailed description using the site plan of the location of the stream and reassured the attendee that the areas of improvement would minimize any impact to the stream or the required buffer.

An attendee asked if the site was too small for the proposed use. Mr. Lowder responded that the site was approximately 11 acres and was zoned properly for the proposed use. That the density of 8 units per acre as allowed under the present RM8-S zoning classification was consistent with the 88 units that were proposed (offering the explanation that 11 acres multiplied by 8 allowed units per acre equaled a total of 88 total units).

An attendee stated that their builder told them many years ago that the undeveloped land in the area would “never” be developed and, as a result, their views would forever be preserved. Mr. Lowder and Mr. Mills both stated that they were not involved with the original development and had only recently acquired the site. During due diligence it was determined that the site has the appropriate zoning for the proposed use and that there were no recorded restrictions on the site that would prevent the development as proposed. Another attendee followed that explanation that they were told the same and Mr. Mills apologized once again, but further reiterated that they have not previously been affiliated with the site and cannot address what a previous developer or builder represented to them individually.

A resident in the single-family neighborhood expressed concern because he lives on a corner lot – the corner of his property is located at a stop sign and cars regularly “cut the corner short” and drive over the curb onto a corner section of their yard. Mr. Mills apologized for this inconvenience but stated that he cannot control what private citizens do in their vehicles and that the single-family

neighborhood is fully built out with public streets and, as a result, are open to anyone to traverse. AS AN UPDATE: Mr. Mills spoke with this homeowner following the meeting and suggested they install a landscaping rock near the corner of their parcel to serve as a deterrent to vehicles entering his property at the corner as they turn. Mr. Mills agreed to cover the costs of a aesthetically pleasing landscaping rock and supporting landscaping in an amount not to exceed \$1,500. The owner agreed, and the owner and Mr. Mills are presently memorializing this agreement in writing – copies will be made available to the City of Winston Salem if needed.

An attendee asked if this development would be “a Section 8 project?” Mr. Mills replied that the proposed development would be private owned and, while the rents would be deemed affordable, there is no Project-Based Section 8 vouchers presently associated with or assigned to the property.

An attendee raised a concern about Oliver’s Crossing Drive having a blind curve and that the added traffic created by this development would almost certainly result in a child getting hit by a car. The attendee stated that their kids play in the street and that this development would no longer allow for that. The attendee mentioned that they lived in the single-family home portion of the subdivision. Mr. Mills responded that the proposed site plan designed an entry point in the straight section of Oliver’s Crossing Drive and purposefully lined up the proposed entry with the entry to the townhome community across from the subject site. Furthermore, Mr. Mills share with the attendees that their plan contemplates a turn lane that does not presently exist today to serve the community and further address any concerns there may be with an increase in traffic.

One attendee expressed a concern with the site clearing’s impact on wildlife. Mr. Mills state that while there would be some targeted clearing where the building pads and road would be located, a sizable portion of the site will be preserved as wooded and, thus, would provide areas for wildlife to continue to live.

One attendee disagreed that 88 units divided by 11 acres equaled 8 units per acre. He went on to state that the fact that the proposed site plan only used a portion of the site that the density was, in fact, higher than 8 units per acre. Mr. Mills responded by stating that the standard calculation of density is tied to how many units are allowed per acre multiplied by the number of acres included in the subject site. The attendee argued that that was not the right way to calculate density. Mr. Mills stated that he had done more than one hundred similar communities in multiple states over a 22-year career and that definition of calculating density was

the same in every instance. The attendee didn't seem to be satisfied by this response, instead insisting that we had to "shift" one of our buildings to the other end of the property to actually have the correct density. Mr. Mills stated that he disagreed with that approach based on his experience. Mr. Mills further stated that the proposal to relocate a building based on the attendee's directive would require clearing of a significant portion of the land that, under the present site plan, remains undisturbed. Mr. Mills stated that most neighborhood meetings that he has previously attended had the general consensus to maximize the amount of land that was undisturbed. Mr. Mills stated that the present plan maximized the amount of green space while still delivering a density at 8 units per acre as is required by the present RMF8 zoning.

One attendee, while not asking a question, stated that he regularly walks Peters Creek Parkway and that "those people" that will be moving into the proposed community will cause a significant increase in crime and that he can almost certainly draw a direct correlation between the delivery of the units and an increase in hypodermic needles that he observes discarded on the road during his walks. Mr. Mills asked that the attendee clarify who he was referring to when he used the term "those people" and the attendee stated he was referring to the people who would eventually live in the community that was being proposed. Mr. Mills responded that the residents of the proposed community had jobs and income sufficient to support the rent that the community will charge. The resident said, "No, they'll probably just have Section 8 and not work."

One attendee added that once "those people" move into the neighborhood, the property values will fall significantly. Mr. Mills responded by reiterating that the proposed development would be privately owned as an investment and that the property would have a full-time manager and a three-quarter time maintenance person on-site to ensure that the property was well taken care of. While Mr. Mills stated that he wouldn't render an opinion as to the impact on value that the proposed development would have on surrounding properties, there were studies available online that provide data that seems to dispel the myth that affordable housing has a negative impact on surrounding property values. Mr. Mills provided two examples of communities in Wake County that he was aware of (one of which he previously resided) that have a total of five affordable housing communities (one in one and four in the other) and the sales prices on the homes in that community have continued to rise in spite of the existence of affordable housing.

One resident asked if the applicant would consider supporting the installation of some sort of traffic calming device like a speed bump or speed table. Mr. Mills

responded by stating that they would support an effort to install speed bumps and would even consider contributing to the cost of installation, however, the decision would have to be made at the municipal level. Mr. Mills did go on record stating that they would ask for consideration in allowing the installation of a speed bump should the municipality deem it necessary.

One attendee asked why the applicant chose the proposed site, stating "there are plenty of sites in Winston Salem, can't you find somewhere else to build for those people?" Mr. Mills responded that being located on a site that was immediately adjacent to a grocery store, pharmacy, a restaurant and other useful services was the primary deciding factor in acquiring the site. Before Mr. Mills was able to complete his response, another attendee stated that Lowes Foods, the grocer in the shopping center adjacent to the site, was one of the most expensive grocery stores in the area and he (the speaker) knows that the residents of the proposed community can't afford to shop there.

The same attendee that referenced Lowes above continued by stating that most of our residents wouldn't have / couldn't afford cars and the fact that public transportation was not available meant that "they'll be out walking on the highway and risking being hit." Mr. Mills stated that, based on his experience as the owner of more than 2,000 multi-family units, many residents do have a car and some households have more than one. Mr. Mills further stated that as a free society, he can't control whether or not the residents of the proposed community walk along Peters Creek Parkway or any other road for that matter. The attendee then asked Mr. Mills if his company was going to be responsible if one of the residents gets hit and killed by a car and Mr. Mills replied that, again, it is the freewill of the residents who will eventually live in the proposed community to walk wherever they decide as long as they are not trespassing on private land.

One attendee asked for Mr. Lowder to show the location of each retaining wall. Mr. Lowder pointed out those locations and confirmed various heights and that a fence would be in place at the top of the retaining wall as a source of protection.

One attendee asked how many parking spaces would be available. Mr. Mills asked Mr. Lowder to confirm the total. Mr. Lowder responded that 160 spaces would be provided and that the amount provided was reflective of the municipal requirements and calculated as +/-1.8 parking spaces per unit.

An attendee asked how many spaces were provided at/by the leasing office. Mr. Lowder responded that 6 would be provided and that was consistent with the



typical amount that the applicant has found to be sufficient in previously completed communities that are in operations.

An attendee who had previously engaged with Mr. Mills regarding “those people” again brought up the impact on the community of having residents that he deems to be unworthy of living in the area. Mr. Mills interrupted the attendee and asked that we focus on the technical aspects of the proposed site plan and that he would no longer engage with the attendee if he continued to refer to potential residents of the proposed community as “those people.” Mr. Mills stated that when the community is complete, if a potential resident meets the income and occupancy criteria that they would be welcomed into the community. The attendee stated that he was not a racist, but that he felt strongly that this site is not the right site for these types of people. Mr. Mills encouraged the attendee to attend the public hearing on February 14<sup>th</sup> and share with the Planning Commission his concerns about “those people” and the impact they would have on the surrounding community.

An attendee asked Mr. Mills if he would live in a community with an apartment community that has “low income people?” Mr. Mills replied that for ten years he lived in a community in Wake County that has a tax credit development that provides affordable housing to residents of modest means. Mr. Mills stated that the community blends in seamlessly with the surrounding community and many residents don’t even recognize that it is affordable housing because it is well designed and maintained in good working order. “My answer is, yes, I would live in a community with affordable housing like proposed on this site.”

**7:50 p.m.** – The question and answer session ended and interested parties assembled at the front of the room to preview the plans and ask questions directly of Mr. Mills and Mr. Lowder.

The following provides a list of changes that were discussed during and after the session in which the applicant agreed to provide in an attempt to address the concerns conveyed by residents:

**AGREED TO AS A RESULT OF THE MEETING:**

- Mr. Mills agree to request that the City of Winston Salem consider installing speed bumps or another similar device that would seek to decrease the speed of travel for automobiles traveling along Oliver’s Crossing Drive.
- Mr. Mills met with the resident who owns a single-family home and has cars regularly “cut the corner” and damage his yard. Mr, Mills agreed to cover

the costs of installing an aesthetically pleasing landscaping rock and landscaping in an amount not to exceed \$1,500. The owner agreed, and the owner and Mr. Mills are presently memorializing this agreement in writing – copies will be made available to the City of Winston Salem if needed.

- Mr. Mills agree to provide a 6' wooden privacy fence along the rear portions of the property that is adjacent to Old Salisbury Road. The fence will cover areas not served by the retaining wall and will end at the northern property point and wrap around the end of the southern most building terminating at the parking lot. Several owners agreed and Mr. Mills is presently memorializing this agreement in writing – copies will be made available to the City of Winston Salem if needed.

**[MEETING ADJOURNED AT/AROUND 8:10 p.m.]**