

Neighborhood Outreach Summary Somerset Heights Subdivision (Special Use Rezoning)

To inform neighbors, Stimmel Associates mailed out information packets on March 31st to all neighbors within 500' of the subject property. In addition, the invitation scope was expanded to also include several additional residences and neighborhoods beyond that area. The total number of property owners was 433.

The information packets included a description of the rezoning request, instructions on how to attend the online meeting, and contact information for additional questions. The packet also included an illustrative site plan.

At the time of this report, Stimmel Associates received a total of 10 calls and approximately 50 emails requesting access for the meeting and questions. The calls and emails consisted of requests for further information regarding the online meeting and clarifications on the proposed development. Items discussed were access to the site, floodplain and environmentally sensitive areas, lot density, unit product type, schedule, and traffic. Stimmel provided these clarifications and the owners indicated that their questions had been answered.

Stimmel Associates also hosted an online meeting. This meeting was held on April 13th from 5:30 – 6:30 pm via Microsoft Teams Meeting. Also in attendance were representatives from the development group and Davenport Engineering, the traffic engineering firm. Councilmember Mundy and Desmond Corley, City Planning Staff, also joined the meeting. Approximately 50 – 60 attendees joined the meeting via video and audio conferencing. Following a brief introduction, the meeting consisted of an overview of the site plan / zoning process by Stimmel Associates, product types and descriptions by the developer, traffic overview by Davenport, and an opportunity for questions at the end.

The majority of comments and questions were related to traffic and the proposed access points along Somerset Drive and Lockwood. Additional traffic questions related to signage and traffic calming methods. Questions were also discussed regarding density, concentration, and lot sizes. Comments were discussed regarding wildlife, environmental studies, and environmentally sensitive areas which included the preservation of roughly half of the site (45%) for floodplain, streams, wetlands, vegetative buffers and tree conservation. Existing flooding concerns were mentioned and floodplain and stormwater management information was discussed. Pedestrian safety was also mentioned and the project's inclusion of sidewalk along all the interior streets. Additional explanations were provided regarding the zoning process and schedule.

Respectfully submitted,



Stephen Owen
Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

March 31, 2022

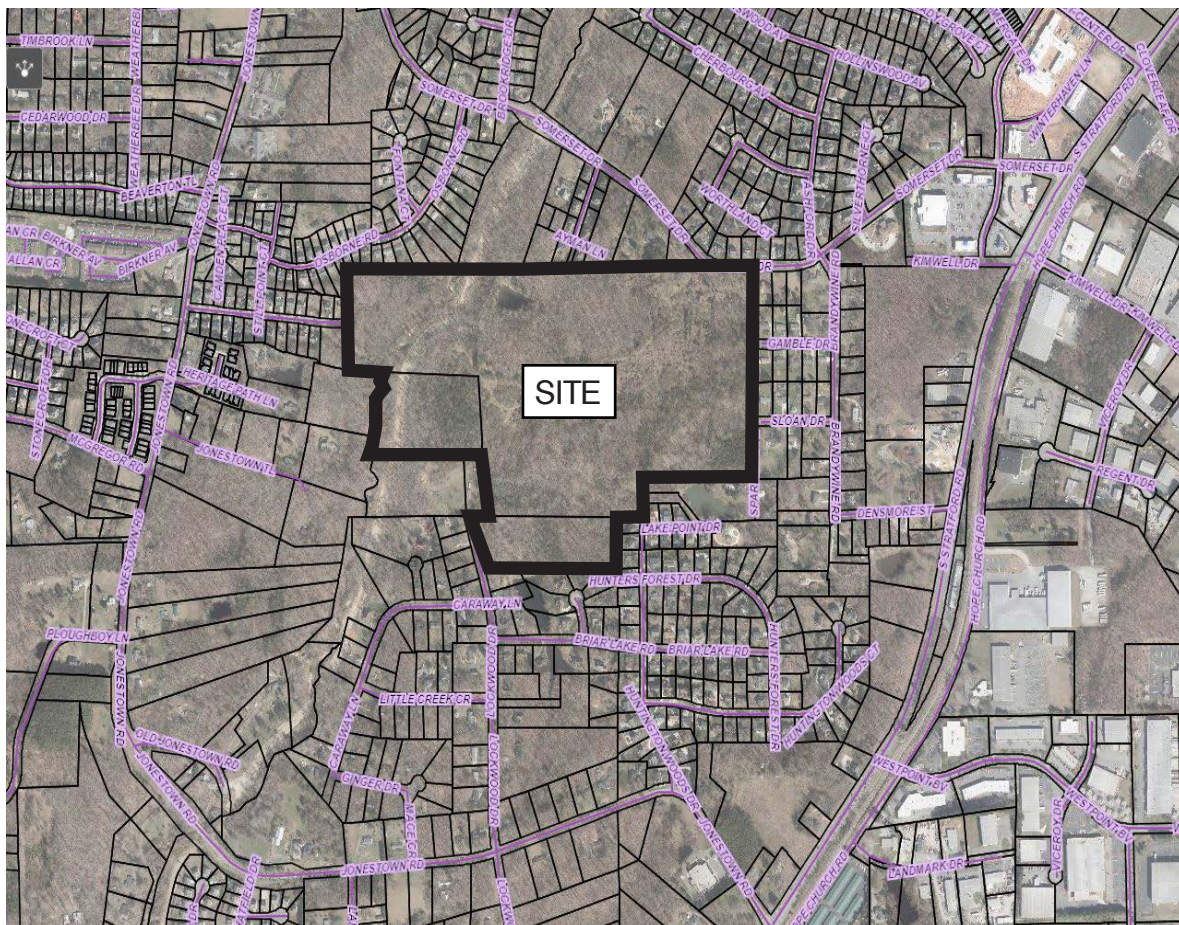
Neighborhood Outreach Letter

Regarding:

A proposed True Homes residential project which contains approximately 223 Single Family Lots and Townhome Units. The proposed project is located on approximately 88 acres and bound by Somerset Dr, Sparkling Place, Lockwood Drive, and Still Point Drive. To accommodate the proposed single-family lots and townhomes, the site will need to be rezoned from Residential Single Family zoning (RS9) to a multifamily zoning (RM5). RM5 allows for a density up to five units per acre. The proposed plan has a density of approximately 2.5 units per acre. Please refer to attached preliminary site plan. The zoning request requires review by the Planning Board and approval by the City Council.

An online community meeting is planned to be held on Wednesday, April 13 at 5:30 pm to 6:30 pm. If you wish to attend this meeting, please send an email to outreach@stimmelpa.com with "Somerset Neighborhood Outreach" as the Subject Line by Tuesday, April 12 at 1 pm. to receive an invite and login instructions.

If you are unable to attend and would like further information or to ask any questions regarding this project please contact Luke Dickey or Stephen Owen with Stimmel Associates. Either can be contacted by phone at (336) 723-1067.

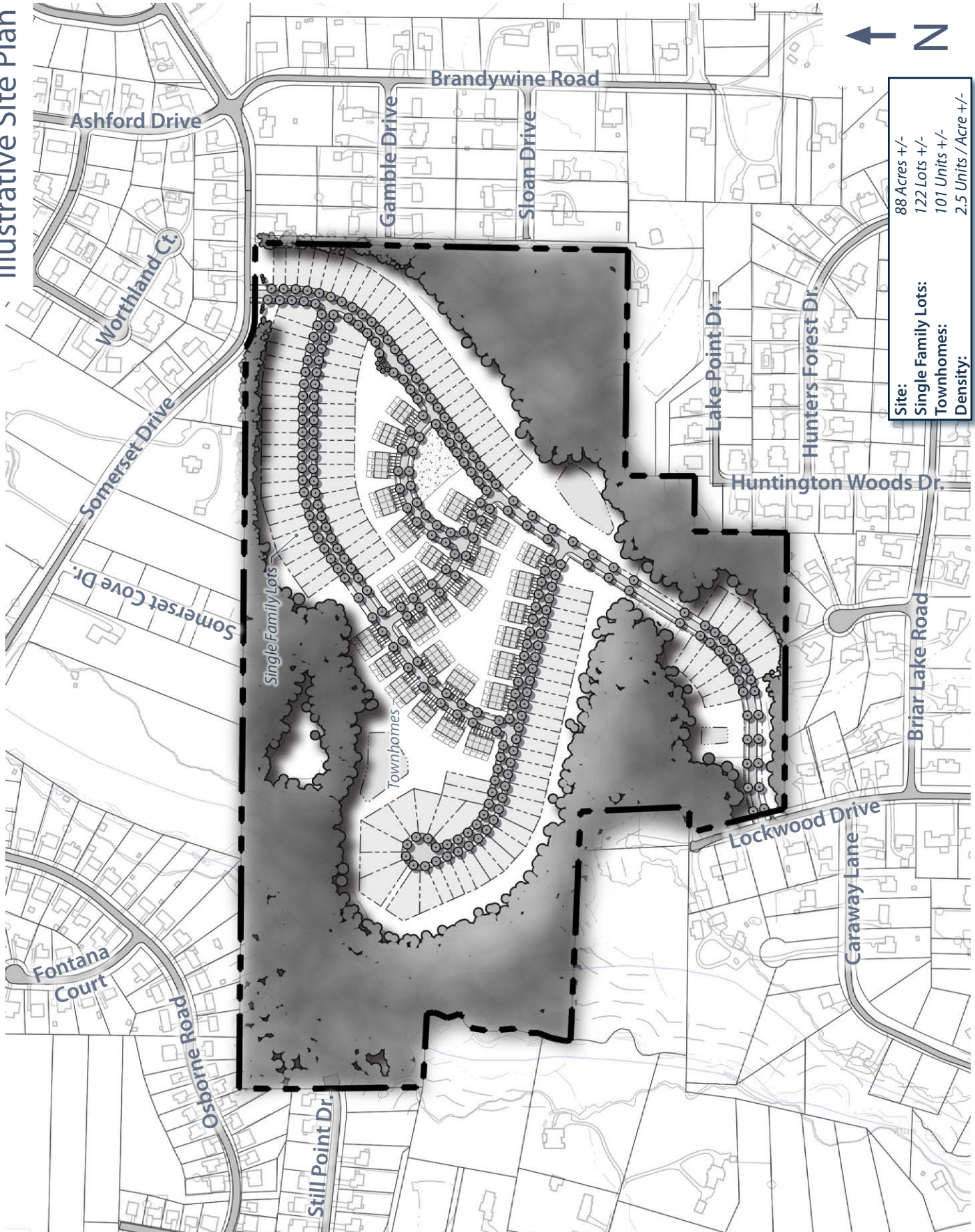




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Illustrative Site Plan



*This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.