

Community Outreach Summary

The Lofts at Noel

Submitted by: Wynnefield Properties, Inc

City of Winston-Salem

**Report
Neighborhood Meeting
Held March 28, 2023 at 5:30 pm**

The meeting was held at the North Forsyth High School, 5705 Shattalon Dr, Winston-Salem, NC 27105 which is in close proximity to the site.

The sign in sheet is attached as Attachment 1.

Also in attendance was Davis Ray of Wynnefield Properties, Inc.. Mr. Ray opened the meeting with an introduction of Wynnefield Properties, Inc, the plan and vision for the property.

A notification letter dated and mailed on March 21, 2023 was sent to 61 parties The recipient list to which it was mailed is labeled as Attachment 2, as provided by the City of Winston-Salem/Forsyth County Planning and Development Services department. The notification letter is attached as Attachment 3.

Wynnefield Properties, Inc. displayed 3 easels which included a preliminary site plan layout of each site and three photos of existing buildings (Kirkwood Crossing) to provide examples of the building materials and quality. All presentation easels were 24" X 36". All three presentation pieces are provided as Attachment 4.

Mr. Ray opened the meeting with a brief introduction and welcomed each of the attendees. He then went on to inform the attendees the purpose of the meeting and welcomed any and all questions and conversation regarding the proposed use. Once the information regarding the proposed project had been given, Mr. Ray proceeded to give some background of Wynnefield Properties, Inc. and the company's history in development, construction and property management.

After discussing the proposed use and the company's plans for development on the site, Mr. Ray reinforced the fact that all of the plans currently in place were preliminary and no development would proceed without approval through all of the appropriate groups and agencies.

The meeting was then opened up to the citizens and attendees for questions/comments which addressed the following concerns from multiple neighbors.

- **Increased and Unsafe Traffic** – the neighbors in the surrounding single family residential neighborhoods voiced concerns with the increased traffic and how it would impact their quiet neighborhood environment.
 - o *Wynnefield advised that no plan would move forward without the approval from multiple governing agencies including local and state transportation departments*
- **Crime** – citizens from the local neighborhood voiced concerns related to a large development bringing in crime to the area. The concern is that the proposed development (being 220 units) would invite crime and criminal activity to their community. Some of those in attendance brought up examples about HUD housing and how it was higher in crime rates and had experienced shootings at some of those affordable housing communities.
 - o *Wynnefield spoke of the property management practices both on site and the experience over the last number of years throughout the state of North Carolina including the process of tenant selection and the approval process. Additionally, it was brought up that the partnership between Wynnefield and the local police department was an integral part of the process and keeping the community free of criminal activity.*
- **Density** – the neighbors stated that the large impact on this land is not what they were told when they bought their homes as it was planned to be an extension of the single family neighborhood
 - o *Wynnefield stated that the current property owner was willing to sell the property and was not aware of previous plans for the property*
- **Home Values** – multiple neighbors stated that the addition of affordable housing in their community would diminish the property values of their neighborhood
 - o *Wynnefield responded to the statement with feedback related to multiple national articles stating that is not true and offered to provide copies of the articles. Additionally, the Wynnefield representative gave examples of communities where a similar development helped spark the revitalization of an entire corridor.*
- **Notification Letters** – Some of those in attendance wanted to know why we didn't notify more of the community and why we only did the 'bare minimum'
 - o *Wynnefield explained that the addresses provided were those from the City of Winston-Salem/Forsyth County Planning and Development services department and were the 500' list.*

Submitted by

Wynnefield Properties, Inc.

Wynnefield Properties, Inc.

Neighborhood Meeting

THE LOFTS AT NOEL – Belle Drive, Winston-Same, NC

North Forsyth High School (5705 Shattalon Drive, Winston-Salem, NC) 5:30 PM

Name	Address
TERRY & VALERIE REICH	5460 LESLIE DRIVE WS, 27105
Connie Guasman	5510 Gyddie Drive
Rebekah Morris	120 Single Leaf Ct.
Sally Nelson	5513 Alma Drive
Lanni R. Nelson	5543 Alma Dr
Tanya & Ricky Gresham	5325 Lewey Lane
Monica E. Moretz	5400 Lewey Lane
William Vaiso	0 Alma Drive
Edith Jackson Cobbell	5634 Harrington Village Drive
Sheryl Bryant	5435 Leslie Dr.
Richard and Stelli Tordella	5470 Ariel Oaks
Margaret Collins	5555 Belle Ave.
L. William Lasky	5525 Alma Dr.
Ernest Martinez	5320 LEWEY LANE.
Emily Drack	5547 Alma DR
Jeffrey Woods II	115 Single leaf ct
Jeffrey Woods III	125 Single leaf Ct

Wynnefield Properties, Inc.

Neighborhood Meeting

THE LOFTS AT NOEL – Belle Drive, Winston-Same, NC

North Forsyth High School (5705 Shattalon Drive, Winston-Salem, NC) 5:30 PM

[illegible]

ALMA DRIVE LLC
1012 DANIEL DR
HENDERSONVILLE NC 37075

AMH NC PROPERTIES LP
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

BANNISTER ANNISHA R
5622 HARRINGTON VILLAGE DR
WINSTON SALEM NC 27105

BRANCH JAMES
BRANCH TERRI
5616 HARRINGTON VILLAGE DR
WINSTON SALEM NC 27105

BRYANT SHERYL S
5435 LESLIE DR
WINSTON SALEM NC 27105

CABELL ERIC T
JACKSON CABELL EDITH
5634 HARRINGTON VILLAGE DR
WINSTON SALEM NC 27105

CHM REALTY LLC
1510 ROBERTSON RIDGE RD
KING NC 27021

CHRYSIKOS TIMOTHY T
5450 LESLIE DR
WINSTON-SALEM NC 27105

COPE MARCIA HUDSON
PO BOX 950
RURAL HALL NC 27045

CREASMAN DAVID L
5510 GYDDIE DR
WINSTON SALEM NC 27105

EATON COLIN TYLER
EATON KARLI
5460 ANGEL OAKS DR
WINSTON SALEM NC 27105

ESCOBAR JOSE GUADALUPE
MENDEZ JESSICA
5516 GYDDIE DR
WINSTON SALEM NC 27105

FANNIE MAE
950 E PACES FERRY NE RD STE 1900
ATLANTA GA 30326

FKH SFR PROPCO D LP
1850 PARKWAY PLACE SUITE 900
MARIETTA GA 30067

FLORES FRANK E
FLORES BARBARA JEAN
5441 BELLE AVE
WINSTON SALEM NC 27105

FUIELL CASSANDRA
5623 HARRINGTON VILLAGE DR
WINSTON SALEM NC 27105

GAMBLE BOBBIETTE ALLEN
5530 ANGEL OAKS DR
WINSTON SALEM NC 27105

GILMORE LARRY D
5520 ANGEL OAKS DR
WINSTON SALEM NC 27105

GRAY BRENDA REICH
GRAY MICHAEL
5450 LESLIE DR
WINSTON SALEM NC 27105

HARMON STEVEN D
HARMON MARY
5540 ANGEL OAKS DR
WINSTON SALEM NC 27105

HARRIS FRED OTTO
5495 LESLIE DR
WINSTON SALEM NC 27105

HERNANDEZ ESCOBAR RUBEN
5430 NITA DR
WINSTON SALEM NC 27105

HILL GEORGE W
HILL ANN
5500 ANGEL OAKS DR
WINSTON SALEM NC 27105

KIGER KATHRYN
5465 LESLIE DR
WINSTON SALEM NC 27105

LACKEY L WILLIAM
5525 ALMA DR
WINSTON SALEM NC 27105

LEWEY LESLIE A
2912 RHONSWOOD DR
TOBACCOVILLE NC 27050

LOVE DARRYL LAMONT
LOVE LATORYA
5435 BELLE AVE
WINSTON SALEM NC 27105

MCH SFR NC OWNER 1 LP
14355 COMMERCE WAY
MIAMI LAKES FL 33016

MCKNIGHT LONA J
5410 GYDDIE DR
WINSTON SALEM NC 27105

MIRON GUSTAVO A
HERNANDEZ DUNIA
5401 GYDDIE DR
WINSTON SALEM NC 27105

MORETZ MONICA E
5400 LEWEY LN
WINSTON SALEM NC 27105

NELSON LONNIE R
NELSON DEBORAH
5543 ALMA DR
WINSTON SALEM NC 27105

OAKLEY RICKY L
PO BOX 178
SEDALIA NC 27342

O'CONNELL SEAN P
POPE KASIE
5541 ALMA DR
WINSTON SALEM NC 27105

O'CONNELL SEAN PATRICK
5539 ALMA DR
WINSTON SALEM NC 27105

PEARSALL JULIA M
PEARSALL KENNETH
2916 HUNTINGTON LN
ROCKLEDGE FL 32955

PIMENTEL PERALTA FRANCIS AMAURY
3340 GYDDIE DR
WINSTON SALEM NC 27105

POU HIEP BRY
LUVIANO MARBELLA
5500 GYDDIE DR
WINSTON SALEM NC 27105

REICH DAVID K
REICH ELAINE
5455 LESLIE DR
WINSTON SALEM NC 27105

REICH HAROLD D
CHRYSIKOS TIMOTHY
5450 LESLIE DR
WINSTON SALEM NC 27105

REICH TERRY DAN
REICH VALERIE
5460 LESLIE DR
WINSTON SALEM NC 27105

REICH VALERIE W
REICH TERRY
5460 LESLIE DR
WINSTON SALEM NC 27105

REYES EUSEBIO JUNIOR CHAVIRA
LUGARDO MARIA MEGDALENA
5421 NITA DR
WINSTON SALEM NC 27105

ROBERTS ANTHONY TYRONE
5450 BELLE AVE
WINSTON SALEM NC 27105

SIMMONS ERIKA
5628 HARRINGTON VILLAGE DR
WINSTON SALEM NC 27105

SMITH RICHARD E
5420 LEWEY LN
WINSTON SALEM NC 27105

SMITH WALTER
SMITH MARIA
5480 ANGEL OAKS DR
WINSTON SALEM NC 27105

SPRUILL ELIZABETH M
5360 GYDDIE DR
WINSTON SALEM NC 27105

STEVENS BRENDA REICH
STEVENS RONALD
5450 LESLIE DR
WINSTON SALEM NC 27105

STEWART COLINA C
5546 ALMA DR
WINSTON SALEM NC 27105

TORDE RICHARD GUSTAV
TORDE SHELLI
5470 ANGEL OAKS DR
WINSTON SALEM NC 27105

TRIPLETT BRANDON LEE
TRIPLETT CHRISTINA
5440 BELLE AVE
WINSTON SALEM NC 27105

VAILE CALEB JAMES
5532 ALMA DR
WINSTON-SALEM NC 27105

VAILE WILLIAM J
VAILE CAROLINE
3810 SANDALWOOD LN
WINSTON SALEM NC 27106

VARGAS GUILLERMO
VELEZ DIGNORA
5345 LEWEY LN
WINSTON SALEM NC 27105

WAL-MART REAL ESTATE BUSINESS TRUST
PO BOX 8050 MS 0555
BENTONVILLE AR 72716

WEAVER DAVID ANTHONY
5411 BELL AVE
WINSTON SALEM NC 27105

WILLIAMS KERMIT L
5450 ANGEL OAKS DR
WINSTON SALEM NC 27105

WINSTON SALEM ABBINGTON GARDENS LLC
2964 PEACHTREE RD NW SUITE 200
ATLANTA GA 30305

WINSTON SALEM OAK SUMMIT WMC LLC
8816 SIX FORKS RD STE 201
RALEIGH NC 27615

YOUNG MICHELLE D
5640 HARRINGTON VILLAGE DR
WINSTON SALEM NC 27105

Wynnefield Properties

March 21, 2023

Re: Property located off Belle Avenue, Winston-Salem, NC

Dear Neighbor:

Wynnefield Forward, LLC is a local real estate development firm dedicated to developing and managing quality housing in the state of North Carolina. Realizing there is a strong need in the Winston-Salem area for this type housing, our group is considering the purchase, development and ongoing management of residential sites located off Belle Avenue, Winston-Salem, NC. A map is attached detailing the subject properties. Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. These properties are available for review.

The community will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our Property Management firm (Wynnefield Properties, Inc.), with 30 plus years' experience, will provide for the continued assurance of a well maintained community asset.

We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. We will hold a Citizen Information Meeting on Tuesday, March 28, 2023 at 5:300pm located at North Forsyth High School (5705 Shattalon Dr, Winston-Salem, NC 27105). This meeting is open to the public and your participation is encouraged.

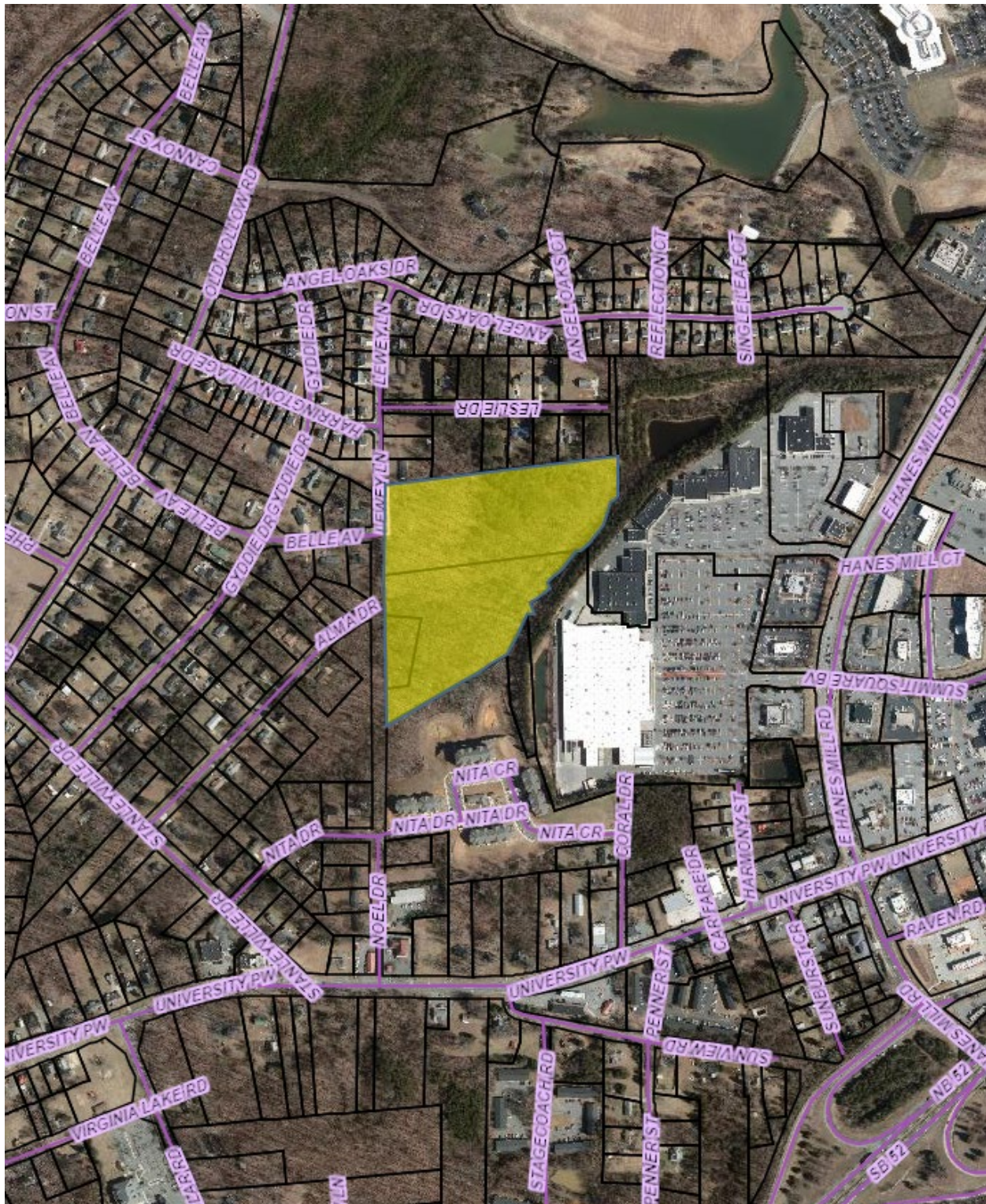
We are available by telephone (336) 822-0765 and will be happy to personally meet with you should you choose to consider this matter or you may contact the Planning and Development Services department at the City of Winston-Salem (336.747.7040).

Sincerely,



Davis Ray

SITE MAP



THE LOFTS AT NOEL

WINSTON SALEM, NC

REQUIRED SITE AMENITIES:

- A** PLAYGROUND - (W/ MIN. 1 BENCH)
- B** MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C** COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

- D** OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- E** SCREENED PORCH - (150 SQ. FT.)
- F** RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

SITE INFORMATION:

SITE: 17.5 +/- ACRES
DENSITY: 12.57 UNITS/ACRES
BUILDINGS: (1) 1 STORY CLUBHOUSE
(7) 3-STORY APARTMENT BUILDINGS
SPRINKLERS: 13R
PARKING SPACES: 385 SPACES REQ. @ 1.75 SPACES / UNIT
385 SPACES PROVIDED
SETBACKS: FRONT = 40'
SIDE = 40'

SITE NOTES:

NO RETAINING WALLS ANTICIPATED

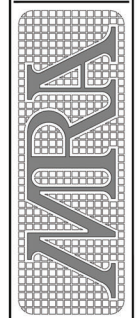
UNIT INFORMATION:

Unit Type	Unit Heated Area	Unit Net Area	No. of Units	Heated Total	Net Total
1 BEDROOM "A1"	715	756	26	18,556	19,656
1 BEDROOM "A2"	980	1,026	7	6,980	7,182
2 BEDROOM "B1"	980	1,026	97	95,000	99,522
3 BEDROOM "C1"	1,152	1,203	42	48,384	50,526
3 BEDROOM "C2"	1,152	1,203	48	55,296	57,744
Total			220	224,196	234,630

ACCESSIBLE UNITS "(a)" OR "(as)": TOTAL OF (22) UNITS
(3) 1-BEDROOM UNIT WITH TUB
(3) 1-BEDROOM UNIT WITH ROLL-IN SHOWER
(4) 2-BEDROOM UNIT WITH TUB
(4) 2-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED
(4) 3-BEDROOM UNIT WITH TUB
(4) 3-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
THE LOFTS AT NOEL
WINSTON SALEM, NC



CSP.1

PROJECT	2022-121
DATE	1-19-2023
DRAWN BY / CHECKED BY	TJH/L
REVISION	3-6-2023



