



601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067

August 25, 2017

Dear Neighbor,

The property owner and developer, Jemsite Development, LLC, has submitted to the City of Winston-Salem a request to amend a portion of the approved Sunnynoll Development site plan located on the northwest corner of Silas Creek Parkway and Fairlawn Drive. Below are the highlights of the proposed site plan revision. Please refer to the attached exhibit showing the site location and proposed site plan.

- 1) During the engineering of the site, it was determined that the stormwater management pond developed for the existing multifamily development (Crowne Park) was designed and constructed to manage the stormwater run-off from the Former Tract 8 of the Sunnynoll Development. The stormwater management pond that was shown on the zoning plan was no longer needed.
- 2) The developer is proposing to utilize this 0.87-acre parcel for an approximate, 3,321 SF bank with two drive through lanes.
- 3) Access to the site will be from an internal drive and no additional drive connections are proposed on Silas Creek Parkway.
- 4) A traffic assessment prepared by Ramey Kemp Associates and submitted to the Winston-Salem Department of Transportation finds that, "the improvements proposed under the previously approved study should provide sufficient storage to accommodate the additional traffic volumes associated with the proposed bank."
- 5) No modifications to the special use conditions for the approved Sunnynoll Development are being requested.

The requested Site Plan Amendment is currently on schedule to be reviewed by the City/County Planning Board on Thursday, September 14, upon which the Planning Board provides a recommendation of approval or denial to the City Council. The City of Winston-Salem City Council would review the Site Plan Amendment on Monday, October 2.

Please contact Luke Dickey or Stephen Owen with Stimmel Associates (Site Plan Preparer) by 4:00pm Tuesday, September 5 if you have any questions or concerns.

Phone: (336) 723-1067

Email: ldickey@stimmelpa.com or sowen@stimmelpa.com

Sincerely,

A handwritten signature in blue ink that reads 'Luke A. Dickey'.

Luke A. Dickey
Partner / Senior Project Manager
Stimmel Associates, PA

Please note that the attached site plan is currently being reviewed by the City of Winston-Salem. The site plan may change based on comments provided by the City of Winston-Salem.