

SOTEL COMMUNITIES– Neighborhood Meeting (August 29th, 2017: 6:30-8:00 PM at MLA)

Attendees:

Gayle Swain	James Salmons
Kim Whiteman	Charles France
Claudia Turner	Dakisha Payne Williams
Ronald & Alina VonDrasek	Josh Vernon
Jerod Redmond	Ray Flanner
Keith Hargrave	Chris Shaw
Taryn White	Gaudy Hernandez
Shaunne Hall	Lennin Gonzalez
Angus Reid	Charles & Marilynn Patterson
Donna Brendle	Scott Miller
Kenneth Wingfield	Grayson Reynolds

*August 22nd, 2017; 127 Letters were sent by mail to parcel owners with in 500' of the project.

*Approximately 25-30 people attended, those listed above signed "Sign In Sheet".

*Chris Shaw could not attend but was contacted by Grayson Reynolds (via phone).

*Meeting Location: MLA Design Group Inc,
120 Club Oaks Court
Winston Salem, NC 27104

Grayson Reynolds (Sotel G.C) and Scott Miller (MLA) presented the project to the group of attendees. Grayson Reynolds started by discussing the concept of a life care community, as well as, the concept of a life lease. Life lease is not based on a term, but rather, lease for the remainder of residents stay at the community until they decide to move out of the community.

Scott Miller (MLA) presented the overall Master Plan & explained progress to date. He then outlined the rezoning & approval process schedule moving forward. Attendees were asked to provide written comments & concerns (if desired) on comment forms (provided by MLA) and to leave in designated location.

During the meeting the following plans were available for viewing:

- Topographic Survey
- Overall Master Plan
- Building Elevations (Apartment Single Family & Duplex units)
- 3D building Model (Colored & Pencil Sketches)

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◆ **Items Discussed Included:**

- ◇ Number of proposed units.
- ◇ Building proximity to property lines.
- ◇ Proposed roadway modifications on W. Clemmonsville Road.
- ◇ 30' perimeter Bufferyard/Tree save area.
- ◇ Proposed stormwater detention area.
- ◇ Extension of Paragon Drive & existing utilities.
- ◇ Community garden area.
- ◇ Impervious surface area (45%±).
- ◇ Annexation. (Will not be requesting Annexation)
- ◇ Private roads with curb & gutter.
- ◇ Traffic generation/Access to project.
- ◇ Gated rear entrance.
- ◇ Not subsidized housing.
- ◇ No medical facilities.
- ◇ Length of construction schedule.
 - * *Compressed construction schedule for shorter build out.*
- ◇ Concerns regarding damage to adjacent structures during construction.
 - * *Erosion Control & Blasting (If required)*
- ◇ Property values.
 - * *Do not anticipate impact to existing property values, as property will not be sold due to life lease.*
- ◇ Questions regarding recent Sotel Communities/Locations

Although there were concerns, attendees were appreciative of the opportunity to get there questions answered and the over all reaction was positive with many residents indicating support for project. Comment sheets were made available but none were utilized by attendees.

Sotel Communities
Neighborhood Meeting
Winston Salem, North Carolina

August 29, 2017 6:30-7:30 PM

**SOTEL
COMMUNITIES**



Name

Best way to contact

- | | | |
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| 1 | Gayle Swain | swaingl@persyth.cc |
| 2 | Kim Whiteman | KimWhiteman@aol.com |
| 3 | Claudia Turner | classyct@msn.com |
| 4 | Ronald & Alina Vondrasek | vondrasek@bellsouth.net |
| 5 | JEROD REDMOND | jerodredmond@gmail.com |
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| 15 | JOSH VERNON | JOSH-VERNON@HOTMAIL.COM |
| 16 | Ray Flanner | pine cleanguy@yahoo.com |

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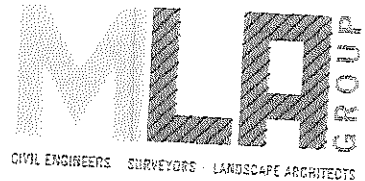
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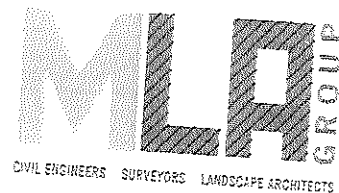
Name

Best way to contact

1	Gayle Swain	swaingk@forsyth.cc
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16	Ray Flanner	pine cleanguy@yahoo.com

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Name _____

770-307-6778

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Name: Chris Shaw CHRIS SHAW

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Gandy Hernandez

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Lennin Gonzalez

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② Address to Mr. Lynn Rollins, 2011 W. 12th St., Louisville, KY 40203

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