

February 7, 2020

Dear Neighbor:

My name is Trent Adams. I am a general contractor and developer from Winston-Salem. I have been in the construction industry for 33 years. My website address is www.taproperties.net. Some examples of recent residential neighborhoods I have developed are Highland Park, Pendleton, and Arbor Place in Winston-Salem, as well as Angus Ridge and Royal Village in Kernersville.

The purpose of my letter is to let you know that we would like to develop and rezone a 19.1771 acre tract of land at 0 Ras Road. It is North of Patsy Road and East of Glen Landing Drive. "The Enclave at Glen Landing" will be accessed from Glenn Knoll Lane. We want to create 34 homesites and have the property rezoned from "AG" (Agricultural) to "RS-20" Planned Unit Development. Eastwood Homes plans to build the new homes in the community at a price range of \$250,000 to \$350,000.

If you have any questions, please feel free to contact me at (336) 382-3076 or email me at tadams@taproperties.net.

Sincerely,

Trent C. Adams

Trent Adams Properties, LLC
307 Mill Street
Winston-Salem, North Carolina 27103
(336) 765-2065 office / (336) 382-3076 cell / (336) 217-8752 fax

Neighborhood Outreach Disclaimer

In an effort to provide good communication in a timely manner with residential areas which are close to pending rezoning requests, neighborhood outreach is a requirement when any rezoning or site plan amendment request is filed where the subject property is located within 500' of residentially zoned property.

Petitioners are required to conduct some form of neighborhood outreach i.e. neighborhood meeting, sending mailed letters, and/or door-to-door communication.

Petitioners are then required to provide a written summary of their outreach efforts to Planning staff at least eight (8) days prior to the scheduled Planning Board public hearing. This summary will be included in the Staff Report provided to the Planning Board and Elected Body.

The summary shall describe the scope of outreach along with the issues discussed. Please include the "who, what, when, and where".

Example #1: On July 14 we mailed 17 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and asking them to contact us by August 1 if they had any questions or concerns to express. We heard back from 3 individuals who had questions about how our request may impact traffic in the area and what type of buffering or screening we were going to provide. We responded to their concerns to the best of our ability.

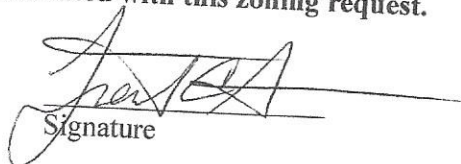
Example #2: On July 14 at 7pm, we held a neighborhood meeting (i.e. on site, or at the Civic Club located at 1430 North Main Street). We had contacted a total of 12 surrounding property owners by a combination of going door to door and mailing letters making them aware of the meeting. We did this approximately 7 days prior to the meeting. Four people attended the meeting. Two of the attendees did not seem to be supportive of our request.

If the petitioner fails to submit the required summary at least eight (8) days prior to the Planning Board meeting, their request will be automatically continued to the next Planning Board meeting. This allows staff the ability to advise any neighbors that the item is automatically continued and therefore relieves them of having to make arrangements to attend the Planning Board meeting.

Staff also encourages all applicants to contact their respective Council Member to discuss their request and also to include the respective Council Member on invitations for any planned neighborhood meetings.

By signing below, the applicant/owner for case 360798 attests that they have read and understand the material listed above and that Planning staff has adequately addressed any questions. The undersigned hereby accepts responsibility for communicating the information listed above to all applicants/owners/petitioners associated with this zoning request.

Trent C. Adams
Name (Printed)


Signature

2/25/20
Date

On 2/6/20 I sent 61 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and asking them to contact me by 2/24/20 if they had any questions or concerns. We heard back from 4 homeowners who had questions about when development would start, what price homes, construction traffic & buffer. We responded to all 4 and they seemed happy.

