

**ARDMORE COMMONS**

SUMMARY OF THE NEIGHBORHOOD DROP-IN MEETING  
HELD ON DECEMBER 18, 2019

TIME OF MEETING: 6:15 TO 7:45PM

LOCATION OF MEETING: FORSYTH COUNTY SOUTHSIDE BRANCH LIBRARY  
3185 BUCHANAN STREET, WINSTON-SALEM, NC

HOSTED BY: PENNSTON CORP – BRUCE AND MARY HUBBARD  
TRUE HOMES – JEFF GUERNIER  
ALLIED ENGINEERING – STEVE CAUSEY AND BRETT OLIVER

INVITATIONS MAILED: DECEMBER 10, 2019 TO 279 NEARBY PROPERTY OWNERS  
(INVITATION ATTACHED AND SEE THE ATTACHED MAILING LIST)

NUMBER OF PERSONS  
ATTENDING THE MEETING: EIGHT (8) (SEE THE ATTACHED SIGN IN SHEET)

NUMBER IN FAVOR OF  
THE PROPOSED PLAN: FOUR (4) (SEE ATTACHED LIST)

QUESTIONS AND COMMENTS: ARCHITECTURE - MORE COLORS, VICTORIAN  
SECURITY – FENCING ALONG SILAS CREEK  
TRAFFIC – ONLY ENTRANCE TO EBERT  
(SEE ATTACHED SHEET)

PRESENTATION BOARDS  
AND HANDOUTS AVAILABLE: SEE ATTACHED

SUMMARY PREPARED AND SUBMITTED BY PENNSTON CORP, BRUCE R. HUBBARD  
ON DECEMBER 20, 2019

**PENNSTON CORP**

BY:   
BRUCE R. HUBBARD, VICE PRESIDENT

CY: STEVE CAUSEY  
JEFF GUERNIER  
BOB ANDERSON

MAILED  
12-10-19

## PENNSTON CORP

1598 WESTBROOK PLAZA DRIVE, SUITE 200  
WINSTON-SALEM, NC 27103

December 10, 2019

SUBJECT: Re-Zoning for 1451 Ebert Street Property from RS-9 to RM-12-S

Dear Neighbor:

We have filed a rezoning petition with the City/County Planning Department for the property located at 1451 Ebert Street. Enclosed is a copy of the proposed site plan.

The "Southwest Winston-Salem Area Plan" as prepared by the City County Planning Department and adopted by City Council in 2016 identifies the subject area to be zoned as "Intermediate-Density Residential (8.1 – 18 DU/Ac)". Our request is for approval of a residential townhome community which is consistent with the area plan. More information regarding the Land Use Plan can be found at:

<https://www.cityofws.org/956/Southwest-Winston-Salem>

You will see an advertisement for the re-zoning posted at the property by or before December 23. The City/County Planning Board will consider the request at their public hearing on January 9, 2020, and the request will be heard by the City Council likely some time in February. These are public meetings and you are welcome to attend. You can find out more about the re-zoning status and process at the City's website:

<http://www.cityofws.org/departments/planning/zoning-and-subdivision/monthly-zoning>

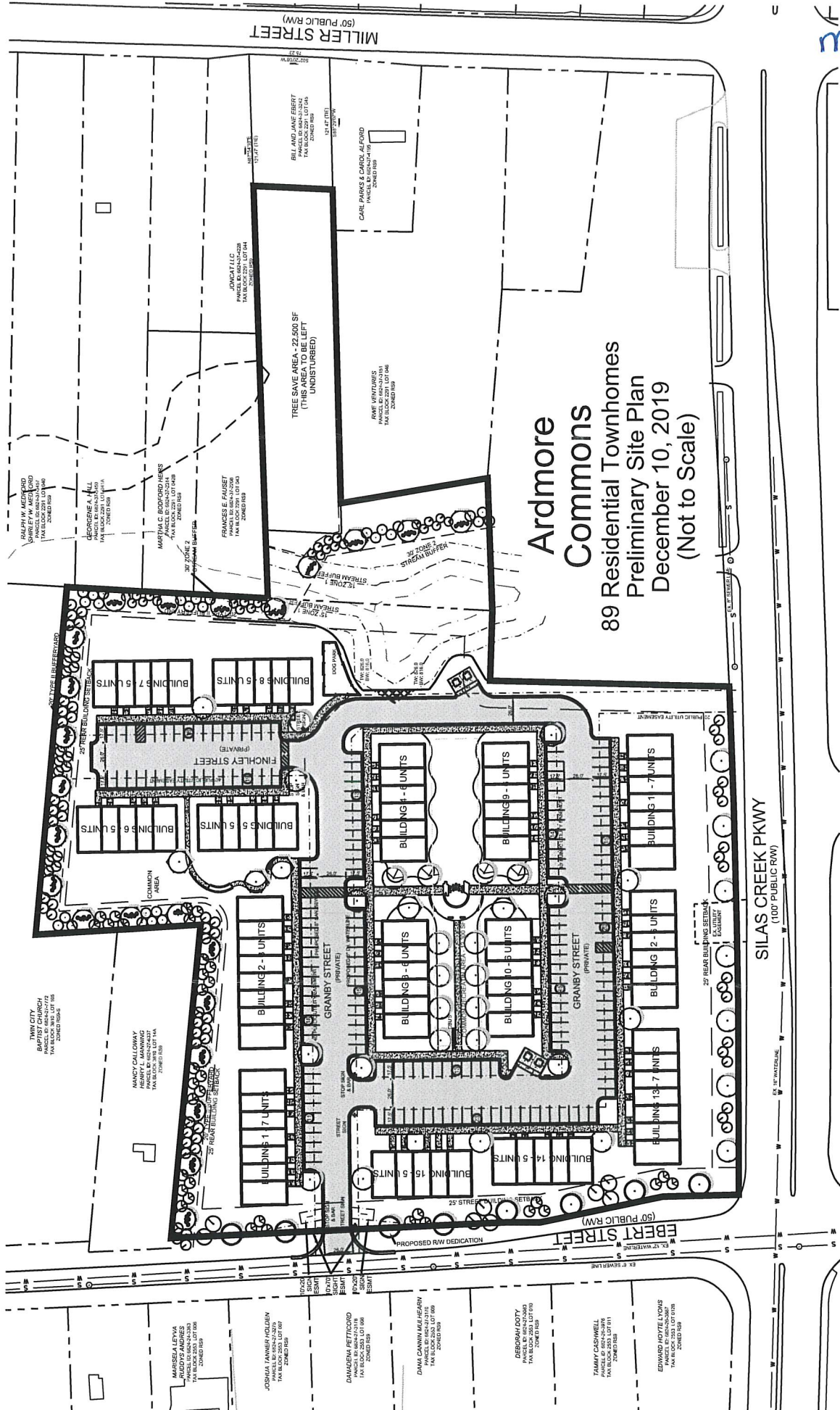
We would like to invite you to stop by **Forsyth County Southside Branch Library** located at **3185 Buchanan Street** for an informal drop-in meeting regarding the proposed residential development on **Wednesday, December 18, 2019, from 6:15 to 7:45 p.m.**

We would appreciate hearing any concerns or interest you have about our re-zoning. At this meeting, we can explain our request and hopefully answer any questions you may have. Representatives from the land developer and the townhome builder will be present at the meeting.

Bruce Hubbard

Vice President  
Pennston Corp (Developer)  
(336) 733-1515

MAILED  
12-10-19



# Ardmore Commons

## 89 Residential Townhomes

### Preliminary Site Plan

December 10, 2019  
(Not to Scale)

# ARDMORE Commons

12-10-19

Neighborhood  
Mtg Mailing  
ADDRESSES

(279)

1530 MARTIN STREET LLC	1323 PINEBLUFF RD	WINSTON SALEM NC 27103
2017 IAVF CEDAR SILAS LLC	4820 LEONARD ST	CAPE CORAL FL 33904
2200 SILAS CREEK PKWY 7A WS NC 380	LUZELLE DR	WINSTON-SALEM NC 27103
Adams James T	1314 Ebert St	Winston Salem NC 27103
ADAMS MICHAEL L	PO Box 1102	Summerfield NC 27358
ADAMS WILLIAM R	406 Kimberly Pl	Lexington KY 40503
Allen Benny David	2315 Kaywood Ln	Winston Salem NC 27103
Alonso Reyes Castillo	1527 Ebert St	Winston Salem NC 27103
Alston Sha'von Reneisha	1442 Eldorada Rd	Winston Salem NC 27103
AMAL PROPERTIES LLC	2200 5A SILAS CREEK PKWY	WINSTON SALEM NC 27103
Amh 2015 2 Borrower Llc	30601 Agoura RD, STE 200	Agoura Hills CA 91301
Anderson Betty F	1414 Irving St	Winston Salem NC 27103
ANDRES RUDDYS	1430 Ebert St	Winston Salem NC 27103
Angel Connie T	PO BOX 748	Kernersville NC 27285
Angell Terry R	1404 Irving St	Winston Salem NC 27103
Ashby Larry Richard	1303 Miller St	Winston Salem NC 27103
Baker Duane	2261 Cherokee Ln	Winston Salem NC 27103
BANGO LAZARA RITA	1449 Capri Rd	Winston Salem NC 27103
Barnes Robert A	1610 Dupont Rd	Winston Salem NC 27103
BARNES SARA CYNTHIA	145 Miller Crossing Ct	Winston Salem NC 27103
Baxevanis Erika	1431 Kenwood St	Winston Salem NC 27103
BAYLES SAMUEL A	1333 Kenwood St	Winston Salem NC 27103
Becker Kenneth C	1590 Brockton Ln	Winston Salem NC 27106
Beddick Veronica Jane	1531 Katies Crossing Dr	Winston Salem NC 27103
Bell Ronnie L	1423 Miller St	Winston Salem NC 27103
BENFORD CAROL A	115 Miller Crossing Ct	Winston Salem NC 27103
BINDER DANIEL	100 Miller Crossing Ct	Winston Salem NC 27103
BODFORD MARTHA C	2086 Friedberg Church Rd	Winston Salem NC 27127
BOGI PROPERTIES LLC	3601 EDGMOOR CT	CLEMMONS NC 27012
BOOG ROO LLC	1437 Miller St	Winston Salem NC 27103
Bovender Frances Lanier	1400 Capri Rd	Winston Salem NC 27103
BOWDEN MARY E	175 Miller Crossing Ct	Winston Salem NC 27103
Branscum Pamala Jayne	1316 Fenimore St	Winston Salem NC 27103
Bredice Ian Michael Joseph	1412 Capri Rd	Winston Salem NC 27103
BROWN FRANCINE H	1412 Ebert St	Winston Salem NC 27103
Brown Robin Marshall	2238 Cherokee Ln	Winston Salem NC 27103

BROWNSTONE I LLC	3715 BROWNSTONE LANE	WINSTON-SALEM NC 27106
Cagle Douglas B	1431 Eldorada Rd	Winston Salem NC 27103
Calloway Nancy	1425 Ebert St	Winston Salem NC 27103
CANNIN MULHEARN DANA	4372 WITHEROW RD	WINSTON SALEM NC 27106
Carlton William Y	2200 Silas Creek Pkwy	Winston Salem NC 27103
Carros Nick	2655 Amesbury Rd	Winston Salem NC 27103
CASHWELL TAMMY	1460 Ebert St	Winston Salem NC 27103
Cauthen Benjamin Harper	1305 Miller St	Winston Salem NC 27103
CEDAR GROVE PARTNERS VIII LLC	888 WOODMERE PL	WOODMERE NY 11598
CHARNOFF NEAL	165 Miller Crossing Ct	Winston Salem NC 27103
CHERNEY JAMES R	301 Cassell Ln SW	Roanoke VA 24014
CLAUDIA LANE LIVING TRUST	2226 CHEROKEE LN	WINSTON SALEM NC 27103
Claudia Lane Living Trust	2226 Cherokee LN	WINSTON-SALEM NC 27103
COLLINS LAVONIA S	482 FOREST LAKE CIR	KERNERSVILLE NC 27284
CORDETA REMEDIOS	265 W 71ST ST APT 3F	NEW YORK NY 10023
COX GREGORY A	2417 Buena Vista Rd	Winston Salem NC 27104
Craft Robert T	276 North Wind Dr	Winston Salem NC 27127
CRAVEN PATRICK CHRISTOPHER	120 Miller Crossing Ct	Winston Salem NC 27103
CREPEAU COURTNEY STELLA	1318 Miller St	Winston Salem NC 27103
Creson Sydney Leigh	154 Bent ST	Advance NC 27006
Cruel Lilibeth C	814 N 3rd St	Wilmington NC 28401
CRUISE AMANDA L	1418 Capri Rd	Winston Salem NC 27103
Daniels Lester J	1412 Eldorada Rd	Winston Salem NC 27103
DASH PROPERTIES GROUP LLC	423 Smarty Jones Ave	Austin TX 78737
DAVIS CASSANDRA A	2316 Cherokee Ln	Winston Salem NC 27103
DEESE MICHAEL	2200 SILAS CREEK PKWY STE 6A	WINSTON SALEM NC 27103
Delahanty Adam J	1220 Fenimore St	Winston Salem NC 27103
Dinkins Timothy William	3220 Old Stage RD	Yadkinville NC 27055
Doss R Michael	1224 Fenimore St	Winston Salem NC 27103
Doty Deborah	1454 Ebert St	Winston Salem NC 27103
DROLL WERGIN ROBERT	1330 Irving St	Winston Salem NC 27103
Ebert Bill	437 Clark Hop RD	Sparta NC 28675
Ebert Street Church Of Christ	1532 Ebert ST	Winston-Salem NC 27103
Edwards Garris E	2155 Silas Creek Pkwy	Winston Salem NC 27103
English Amanda J	2331 Kaywood Ln	Winston Salem NC 27103
Evans Andrew B	689 Willowbrook LN	Winston Salem NC 27104

FAHRENHOLTZ CALE DEAN	1418 Ebert St	Winston Salem NC 27103
Faust Frances E	203 Cameron CT	Lexington NC 27295
FELA-MARTINEZ FERMIN J	2200 SILAS CREEK PKWY STE 3B	WINSTON SALEM NC 27103
Fenegan Faye Haire	1608 Dupont Rd	Winston Salem NC 27103
FINLEY ROBYN FLETCHER	1236 Fenimore St	Winston Salem NC 27103
Fischer Sandra Jean	1228 Fenimore St	Winston Salem NC 27103
Flores Andrew F	521 N Hiddenbrooke DR	Advance NC 27006
Forsyth Technical Community College	2100 Silas Creek PKWY	Winston-Salem NC 27103
FOSTER MATTHEW B	1330 TEAGUES XING	WINSTON SALEM NC 27103
Fox Joseph W	1421 Irving St	Winston Salem NC 27103
Freedle Ricky L	3131 Robinhood Rd	Winston Salem NC 27106
Freeman Pattie J	5713 Nylon Dr	Winston Salem NC 27105
FRENCH WHITNEY J	105 Miller Crossing Ct	Winston Salem NC 27103
Frost Charles Stafford	170 Miller Crossing Ct	Winston Salem NC 27103
Gallagher Matthew Patrick	2391 Boone Ave	Winston Salem NC 27103
GARCIA VALENTIN	2338 SILAS CREEK PKWY	WINSTON SALEM NC 27103
GASPARI BRITTNEY	1325 Teagues Xing	Winston Salem NC 27103
GATESMAN LINDSEY	1320 IRVING ST	WINSTON SALEM NC 27103
GATTS DONALD LEE	2254 Cherokee Ln	Winston Salem NC 27103
Graham Donna J	1905 White Sands Dr	Titusville FL 32780
Graham Gary Lynn	6902 Wooden Rail LN	Summerfield NC 27358
Graham Scott Christian	2325 Kaywood Ln	Winston Salem NC 27103
GRANT JEREMY R	2326 CHEROKEE LN	WINSTON SALEM NC 27103
GRIFFIN JAMES	2320 Cherokee Ln	Winston Salem NC 27103
Griffiths Thomas R	1339 Kenwood St	Winston Salem NC 27103
GUPTON HARRIS B	1080 Bountiful Ln	Tobaccoville NC 27050
GUY BRITTANY JANE	200 E ILLINOIS ST APT 1801	CHICAGO IL 60611
Haire William C	2375 Boone Ave	Winston Salem NC 27103
Hall Charles F	1437 Kenwood St	Winston Salem NC 27103
Hall Georgene A	PO BOX 25981	WINSTON SALEM NC 27114
HANEY ADOLPHUS BENJAMIN	2314 Silas Creek Pkwy	Winston Salem NC 27103
HANSLEY MARVIN F	4004 OLD VINEYARD RD	WINSTON SALEM NC 27104
Hanusic Amir	1455 Kenwood St	Winston Salem NC 27103
Hauser Properties Llc	1520 Martin ST, STE 110	Winston Salem NC 27103
Heath Charles R	1345 Teagues Xing	Winston Salem NC 27103
HENDERSON DENNIS W	130 Miller Crossing Ct	Winston Salem NC 27103

HENDRICKSON AUSTIN J	412 COVENANT LN APT B	SAINT LOUIS MO 63141
HENSEL WOOD PRODUCTS CORP	PO BOX 25393	WINSTON-SALEM NC 27114
Herrmann Rhonda S	1418 Miller St	Winston Salem NC 27103
Hester Kenneth R	PO BOX 967	Clemmons NC 27012
Hines Debra Sue	1401 Eldorada Rd	Winston Salem NC 27103
Hix William T	1531 Deerfield Ct	Winston Salem NC 27103
HOCH KAREN M	2312 Cherokee Ln	Winston Salem NC 27103
HODNETT GRAYSON	2304 Cherokee Ln	Winston Salem NC 27103
HOHF ELLEN MARIE	1425 Miller St	Winston Salem NC 27103
HOLDEN JOSHUA TANNER	2861 FOXWOOD LN	WINSTON SALEM NC 27103
Holder Evelyn Marie	1419 Miller St	Winston Salem NC 27103
HOLLEY SUSAN	PO BOX 25483	WINSTON SALEM NC 27114
Holloway Ronald W	1424 Irving St	Winston Salem NC 27103
Howard Juanita	1526 Ebert St	Winston Salem NC 27103
HOYTCLARKE REVOCABLE TRUST	730 Pennsylvania Ave	San Diego CA 92103
Hupp William Richard	1331 Irving St	Winston Salem NC 27103
IRREVOCABLE TRUST	PO BOX 2314	KING NC 27021
Jarr Llc	8325 Tuscany DR	Lewisville NC 27023
JASINKIEWICZ JOHN W	1400 EBERT ST	WINSTON SALEM NC 27103
JOHNSON AUGUSTA C	2021 Clayburne Dr	Winston Salem NC 27103
JONCAT LLC	401 MILL STREET	WINSTON-SALEM NC 27103
JONES JOSEPHINE HUNT	1419 Eldorada Rd	Winston Salem NC 27103
JONES WILEY R	627 FORUM PKWY	RURAL HALL NC 27045
KADLEC ROBERT W	1521 3rd St	Manhattan Beach CA 90266
KADLEE ROBERT	1521 3rd St	Manhattan Beach CA 90266
Keels Roland	1619 Dupont Rd	Winston Salem NC 27103
Kiger David Foster	2335 Boone Ave	Winston Salem NC 27103
KING KATHY B	2352 Silas Creek Pkwy	Winston Salem NC 27103
KING SUZAN	1310 Fenimore St	Winston Salem NC 27103
KINSEY ABIGAIL MARIE	1401 Capri Rd	Winston Salem NC 27103
KINSLEY MELISSA ANN	1323 Irving St	Winston Salem NC 27103
Kohns Jeffrey P	4768 Caraway Mountain RD	Sophia NC 27350
Kute Timothy	2760 Westridge RD	Winston Salem NC 27103
Lancaster John W	107 Wellesborough Rd	Winston Salem NC 27104
LAWSON ROY L	PO BOX 925	CLEMMONS NC 27012
Lemons George Ervin	1425 Capri Rd	Winston Salem NC 27103

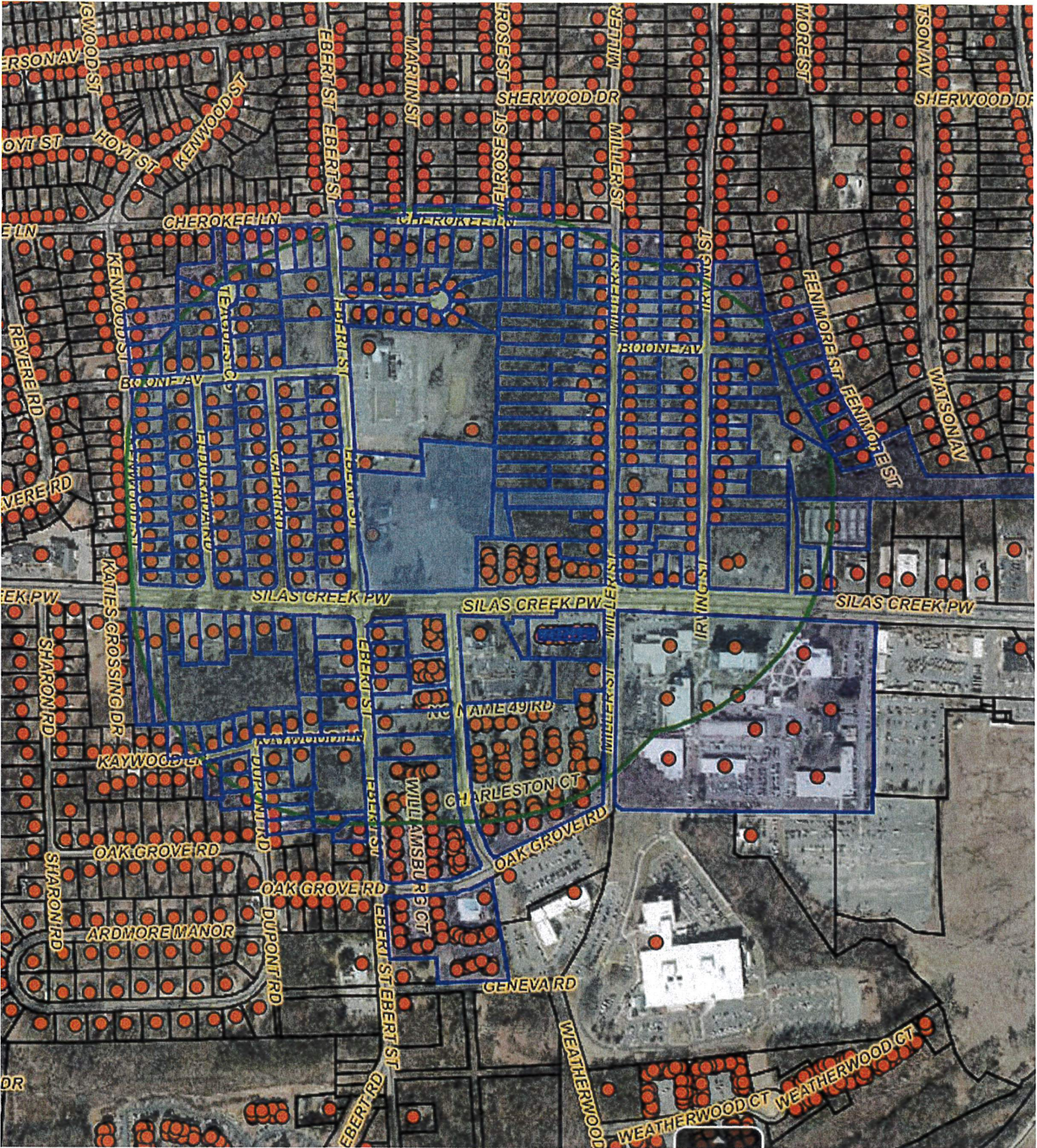
Lesniak Michael	2258 Cherokee Ln	Winston Salem NC 27103
Leverton Wilfred B	4736 HIGH POINT RD	KERNERSVILLE NC 27284
Lewis Frederick E	1225 Melrose St	Winston Salem NC 27103
LIBBY G POPE IRREVOCABLE TRUS	1729 Swing Dr	Winston Salem NC 27127
Liontis Tryfon E	1323 Bolton St	Winston Salem NC 27103
Loftin Suzanne W	1300 Irving St	Winston Salem NC 27103
LOSCHIEDER MEGHAN K	1406 Ebert St	Winston Salem NC 27103
Louizos Denise Michelle	1613 Dupont Rd	Winston Salem NC 27103
Lovell Catherine Hedrick	1400 Irving St	Winston Salem NC 27103
Ludwig Dean M	1402 Miller St	Winston Salem NC 27103
Lyons Edward Hoyte	1466 Ebert St	Winston Salem NC 27103
MADRIN RAYMOND C	135 MILLERS CROSSING CT	WINSTON SALEM NC 27103
MAI MI PHUONG	2310 Kaywood Ln	Winston Salem NC 27103
Malloy Leah	1453 Kenwood St	Winston Salem NC 27103
MALOUF LINDSEY PAIGE	1436 Capri Rd	Winston Salem NC 27103
Malton James R	2200 Silas Creek Pkwy	Winston Salem NC 27103
Marlette Ernest Gordon	1410 Irving St	Winston Salem NC 27103
Marshall Sarah	1337 Miller St	Winston Salem NC 27103
Martin John S	2321 Kaywood Ln	Winston Salem NC 27103
Matthews Helen C	1400 Eldorada Rd	Winston Salem NC 27103
MCCASLIN WILLIAM A	2112 Cherokee Ln	Winston Salem NC 27103
Mccollum Quanterrius Demmon	1448 Capri Rd	Winston Salem NC 27103
MCCUMBER JESSICA MARIE	1231 Ebert St	Winston Salem NC 27103
Meadows Clifford A	2001 Boone Ave	Winston Salem NC 27103
Medford Ralph	1426 Miller St	Winston Salem NC 27103
MEEKS BILLIE A	2248 CHEROKEE LN	WINSTON SALEM NC 27103
Messick Patricia Lee	PO BOX 24982	Winston Salem NC 27114
Miller Michael William	1422 Miller St	Winston Salem NC 27103
MIRANDA JOSE Z	2310 Silas Creek Pkwy	Winston Salem NC 27103
MLJT LLC	1460 Miller St	Winston Salem NC 27103
MORGAN MERLE DOUGLAS	33055 EXPLORERS RD	SUNRISE BEACH MO 65079
MORGAN MICHAEL	2200 Silas Creek Pkwy	Winston Salem NC 27103
Morris Jason A	1403 Irving St	Winston Salem NC 27103
Morris Margaret F	2010 Sherwood Dr	Winston Salem NC 27103
MOSER DAVID FRANKLIN	4188 Fox Meadow Ln	Winston Salem NC 27107
MUELLECK HILLARY A	125 Miller Crossing Ct	Winston Salem NC 27103



Mueller Mark A	2325 Boone Ave	Winston Salem NC 27103
Murphy James Joseph	1301 Ebert St	Winston Salem NC 27103
NAWOJCZYK MONICA M	1256 Irving St	Winston Salem NC 27103
Nelson James M	1412 Miller St	Winston Salem NC 27103
Nifong Roy S	1541 Ebert St	Winston Salem NC 27103
Nikas Jackie G	1449 Eldorada Rd	Winston Salem NC 27103
Ogburn Investments Inc	PO BOX 20189	Winston Salem NC 27120
Oler Steven L	1413 Eldorada Rd	Winston Salem NC 27103
Palamaris George	616 W Cornelius DR	GREENSBORO NC 27408
Palamaris George	616 W Cornelius DR	GREENSBORO NC 27408
Palamaris Steven	2890 Woodworth Dr	Winston Salem NC 27103
PANDO KATHERINE M	1461 Kenwood St	Winston Salem NC 27103
Pandya Prashant	10508 Tredwood Dr	Raleigh NC 27615
Pannell David C	2230 Cherokee Ln	Winston Salem NC 27103
Parisi Mark A	1335 Teagues Xing	Winston Salem NC 27103
PARKER ASIA	1454 ELDORADA RD	WINSTON-SALEM NC 27103
Parker Betty S	1403 Miller St	Winston Salem NC 27103
PARKER WILLIAM ANDREW	2250 Cherokee Ln	Winston Salem NC 27103
PARKS CARL EDWARD	436 Quail Haven Ln	Winston Salem NC 27107
Parkway United Church Christ	2151 Silas Creek PKWY	Winston-Salem NC 27103
Pate Richard R	1437 Capri Rd	Winston Salem NC 27103
Patsy J. Calhoun Revocable Trust	2278 Olivet Church RD	Winston-Salem NC 27106
Pensdale Properties Llc	17001 Jib Sail CT	CORNELIUS NC 28031
Peterson George D	1454 Capri Rd	Winston Salem NC 27103
Peterson Robert E	1407 Kenwood St	Winston Salem NC 27103
PETTICORD DENA	1442 Ebert St	Winston Salem NC 27103
Princess EO Of North Carolina LLC	PO BOX 20189	Winston Salem NC 27120
Professional Video Services Inc	2200 Silas Creek PKWY, STE 2B	Winston Salem NC 27103
Progresa Inc	2200 Silas Creek PKWY, STE 1B	Winston Salem NC 27103
Pryce Mildred G	655 Chestnut Bend Dr	Winston Salem NC 27103
Quakenbush Randy Price	1460 Irving St	Winston Salem NC 27103
RIVER RIDGE INVESTMENT LLC	3206 POLO RD	WINSTON SALEM NC 27106
Rogers Mary Frances	2229 Cherokee Ln	Winston Salem NC 27103
Ruan Xiuyun	204 S Gordon Dr	Winston Salem NC 27104
Rubio Jesus Garay	1516 Ebert St	Winston Salem NC 27103
RUIZ MARIA M	1461 Capri Rd	Winston Salem NC 27103

RWE VENTURES UNLIMITED INC	330 Pineview Dr	Kernersville NC 27284
Ryce Philip Carlton	1331 Miller St	Winston Salem NC 27103
SAGE ANTONIO	1308 Ebert St	Winston Salem NC 27103
SAGUILAN GUMARO TORRES	2305 Kaywood Ln	Winston Salem NC 27103
Sakowski Carolyn Anne	1315 Teagues Xing	Winston Salem NC 27103
Santos Edgar R	1601 Dupont Rd	Winston Salem NC 27103
Schlimme Daniel J	1246 Irving St	Winston Salem NC 27103
Schoening Stacey B	1413 Capri Rd	Winston Salem NC 27103
Searcy Mary Ann	1427 Miller St	Winston Salem NC 27103
Securcare Properties I Llc	9226 Teddy LN, STE 100	Lone Tree CO 80124
Sexton Nicholas D	1442 Capri Rd	Winston Salem NC 27103
SFR3 LLC	500 WESTOVER DR STE 14104	SANFORD NC 27330
Shelton Frances S	1607 Dupont Rd	Winston Salem NC 27103
Shepherd Jane L	1425 Capri Rd	Winston Salem NC 27103
Shoaf Eddie C	2348 Silas Creek Pkwy	Winston Salem NC 27103
Shouse Timothy M	2242 Cherokee Ln	Winston Salem NC 27103
Smith Dallas G	1604 Dupont Rd	Winston Salem NC 27103
Smith David A	2303 Kaywood Ln	Winston Salem NC 27103
Snow Ward A	1301 Miller St	Winston Salem NC 27103
Spanos Paul C	1728 Buena Vista Rd	Winston Salem NC 27104
State Employees Credit Union	2250 Silas Creek PKWY	Winston-Salem NC 27103
Stutts Margie	1419 Capri Rd	Winston Salem NC 27103
Sugg Edward R	2345 Boone Ave	Winston Salem NC 27103
SURREY PROPERTIES LLC	1324 IRVING ST	WINSTON-SALEM NC 27103
TAN MICHAEL J	1430 Eldorada Rd	Winston Salem NC 27103
THAI HARMONY LLC	150 MILLERS CROSSING COURT	WINSTON SALEM NC 27103
Thompson Alma Lynn	1417 Kenwood St	Winston Salem NC 27103
THRIFT JOHN CHARLES	1409 Irving St	Winston Salem NC 27103
TRAN HAI	155 Miller Crossing Ct	Winston Salem NC 27103
TRAN HAI HOANG	1424 Ebert St	Winston Salem NC 27103
Triad Hua Llc	333 New Home ST	Winston-Salem NC 27104
TURCIOS KIMBERLY ANN MASON	1443 CAPRI RD	WINSTON SALEM NC 27103
Turman Investment Properties Llc	2020 Jefferson Oaks DR	Rural Hall NC 27045
Tuttle Laford B	1421 Kenwood St	Winston Salem NC 27103
Twin City Baptist Church	1337 Ebert ST	Winston-Salem NC 27103
Vanantwerp Barbara R	1401 Kenwood St	Winston Salem NC 27103

Vaughan Laura	1327 Kenwood St	Winston Salem NC 27103
VERDE MARYBETH	1625 Dupont Rd	Winston Salem NC 27103
Villano Kandi S	1417 Irving St	Winston Salem NC 27103
Wagner Revocable Living Trust	PO BOX 9005	North Myrtle Beach SC 29582
WALKER ANNE A	1407 Eldorada Rd	Winston Salem NC 27103
WALKER NICHOLAS J	110 Miller Crossing Ct	Winston Salem NC 27103
WARD JAIME PILCHER	1320 Teagues Xing	Winston Salem NC 27103
WARD TREVA R	111 TRANSOU DR	LEXINGTON NC 27295
WELLS TINA R	1427 Kenwood St	Winston Salem NC 27103
West Milton E	1430 Capri Rd	Winston Salem NC 27103
WHEELER TEVON DOUGLAS	1404 Miller St	Winston Salem NC 27103
WHITE RONALD	1455 Capri Rd	Winston Salem NC 27103
Wickert Charlotte Anne	1429 Irving St	Winston Salem NC 27103
Wilcox John S	1437 Eldorada Rd	Winston Salem NC 27103
WILEY ROBERT H	1406 Miller St	Winston Salem NC 27103
Willcox Standish Alston	1307 Miller St	Winston Salem NC 27103
Williamson James E	PO BOX 21592	Winston Salem NC 27120
WILLIAMSON PHILLIP R	125 SPRINGFIELD DR	ADVANCE NC 27006
WINDELL JENNIFER A	2220 Cherokee Ln	Winston Salem NC 27103
WLODARSKI MICHAEL	2236 CHEROKEE LN	WINSTON SALEM NC 27103
WLODARSKI MICHAEL	2236 CHEROKEE LN	WINSTON SALEM NC 27103
Wood Ann Causby	7080 Kenbridge DR	Clemmons NC 27012
Wood Carolyn Mendenhall	8211 Oakridge DR	Lexington NC 27295
Woody Jerry	1523 Ebert St	Winston Salem NC 27103
Yancu Cecile Nathalie	1418 Eldorada Rd	Winston Salem NC 27103
Young Denise L	1433 Irving St	Winston Salem NC 27103
ZHENG KENNY	757 N CHESTNUT ST, APT 228	WINSTON SALEM NC 27101



# Ardmore Community Meeting Sign In

Project: Ardmore Commons  
Developer: Pennston Corp  
Place/Room: Southside Library Auditorium

Date: 12/18/2019  
Time: 6:15 to 7:45 p.m.

PRINT NAME	ADDRESS
Jim CARROS	7072 ORCHARD PATH DR CLEMMONS
<del>Jim Carros</del>	2655 Amesbury Rd (W-S)
Valencia Garcia	1412 EBERT ST.
Mark Mueller	2325 Boone Ave
Valencia Garcia	2338 Silas Creek Pkwy
<del>Jane</del>	2345 Norman 27103
Sue Mueller	2325 Boone Ave 27103
Bob Anderson	1255 Creekside Way W/S 27103
Robert Newman	1741 Berwick Rd US 27103

# ARDMORE COMMONS - 89 TOWNHOMES

PROPOSED TOWNHOME PLAN PRESENTED BY PENNSTON CORP (DEVELOPER)

AND TRUE HOMES (BUILDER) ON DECEMBER 18, 2019

AT THE NEIGHBORHOOD DROP-IN MEETING

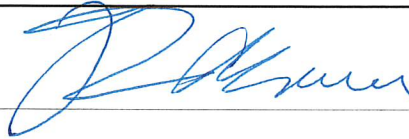
**WE ARE IN FAVOR OF THE PROPOSED PLAN**

PRINT NAME AND ADDRESS:

SIGNATURE:

PHONE:

1412 EBERT ST  
FRANCINE BROWN



376 297-7813

# ARDMORE COMMONS - 89 TOWNHOMES

PROPOSED TOWNHOME PLAN PRESENTED BY PENNSTON CORP (DEVELOPER)

AND TRUE HOMES (BUILDER) ON DECEMBER 18, 2019

AT THE NEIGHBORHOOD DROP-IN MEETING

WE ARE IN FAVOR OF THE PROPOSED PLAN

PRINT NAME AND ADDRESS:

SIGNATURE:

PHONE:

JAMES A. CARROS  
7072 ORCHARD PATH DR CLEMMONS

336-413-6286

# ARDMORE COMMONS - 89 TOWNHOMES

PROPOSED TOWNHOME PLAN PRESENTED BY PENNSTON CORP (DEVELOPER)

AND TRUE HOMES (BUILDER) ON DECEMBER 18, 2019

AT THE NEIGHBORHOOD DROP-IN MEETING

**WE ARE IN FAVOR OF THE PROPOSED PLAN**

PRINT NAME AND ADDRESS:	SIGNATURE:	PHONE:
Nick Carro	Nick Carro	3367684594
Bob Anderson (AGENT)		3366825137
Valentín García	Valentin Garcia	305-951-6193



# ?? QUESTIONS ??

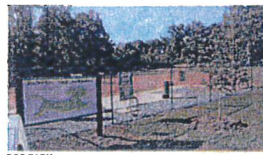
## COMMENTS

- ① make them look victorian / different colors, ASIA. Painted Ladies in San Francisco
- ② <sup>security</sup> More fencing needed along Solar Creek. Inlet Jogs 2345 Boone Ave.
- ③ We are very concerned about the traffic in only entrances to Ebert St.





[https://mail.google.com/mail/u/0/#advanced-search/from=guernier%40truehomesusa.com&subset=all&attach=true&within=1d&sizeoperator=s\\_sl&sizeunit=s\\_smb&query=from%3A\(guernier%40trueho...](https://mail.google.com/mail/u/0/#advanced-search/from=guernier%40truehomesusa.com&subset=all&attach=true&within=1d&sizeoperator=s_sl&sizeunit=s_smb&query=from%3A(guernier%40trueho...) 1/2



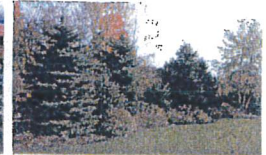
DOG PARK



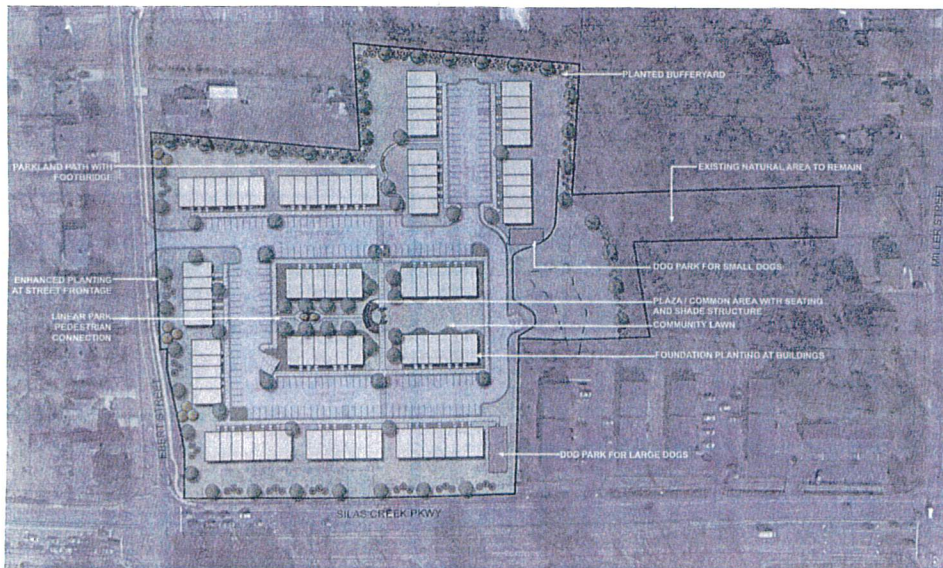
COMMUNITY LAWN



SHADE STRUCTURE



PLANTED BUFFERYARD



PLAZA / COMMON AREA



PARKLAND PATH

IMAGES ARE PROVIDED TO CONVEY DESIGN INTENT AND MAY NOT REPRESENT FINAL SITE IMPROVEMENTS



**ARDMORE COMMONS**  
Winston-Salem, North Carolina

**ILLUSTRATIVE SITE PLAN**  
December 16, 2019

**Oliver Design Studio PLLC**  
Landscape Architecture





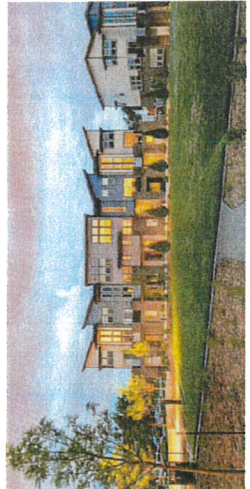
IMAGES ARE PROVIDED TO CONVEY DESIGN INTENT AND MAY NOT REPRESENT FINAL SITE IMPROVEMENTS



PLANTED BUFFER



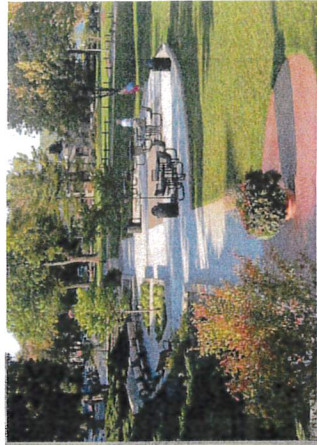
SHADE STRUCTURE



COMMUNITY LAWN



DOG PARK



PLAZA / COMMON AREA



PARKLAND PATH

**ARDMORE COMMONS**  
Winston Salem, North Carolina

**ILLUSTRATIVE SITE PLAN**  
December 18, 2018

**Oliver Design Studio PLLC**  
Landscape Architecture

# PENNSTON CORP

1598 WESTBROOK PLAZA DRIVE, SUITE 200  
WINSTON-SALEM, NC 27103

December 10, 2019

SUBJECT: Re-Zoning for 1451 Ebert Street Property from RS-9 to RM-12-S

Dear Neighbor:

We have filed a rezoning petition with the City/County Planning Department for the property located at 1451 Ebert Street. Enclosed is a copy of the proposed site plan.

The "Southwest Winston-Salem Area Plan" as prepared by the City County Planning Department and adopted by City Council in 2016 identifies the subject area to be zoned as "Intermediate-Density Residential (8.1 – 18 DU/Ac)". Our request is for approval of a residential townhome community which is consistent with the area plan. More information regarding the Land Use Plan can be found at:

<https://www.cityofws.org/956/Southwest-Winston-Salem>

You will see an advertisement for the re-zoning posted at the property by or before December 23. The City/County Planning Board will consider the request at their public hearing on January 9, 2020, and the request will be heard by the City Council likely some time in February. These are public meetings and you are welcome to attend. You can find out more about the re-zoning status and process at the City's website:

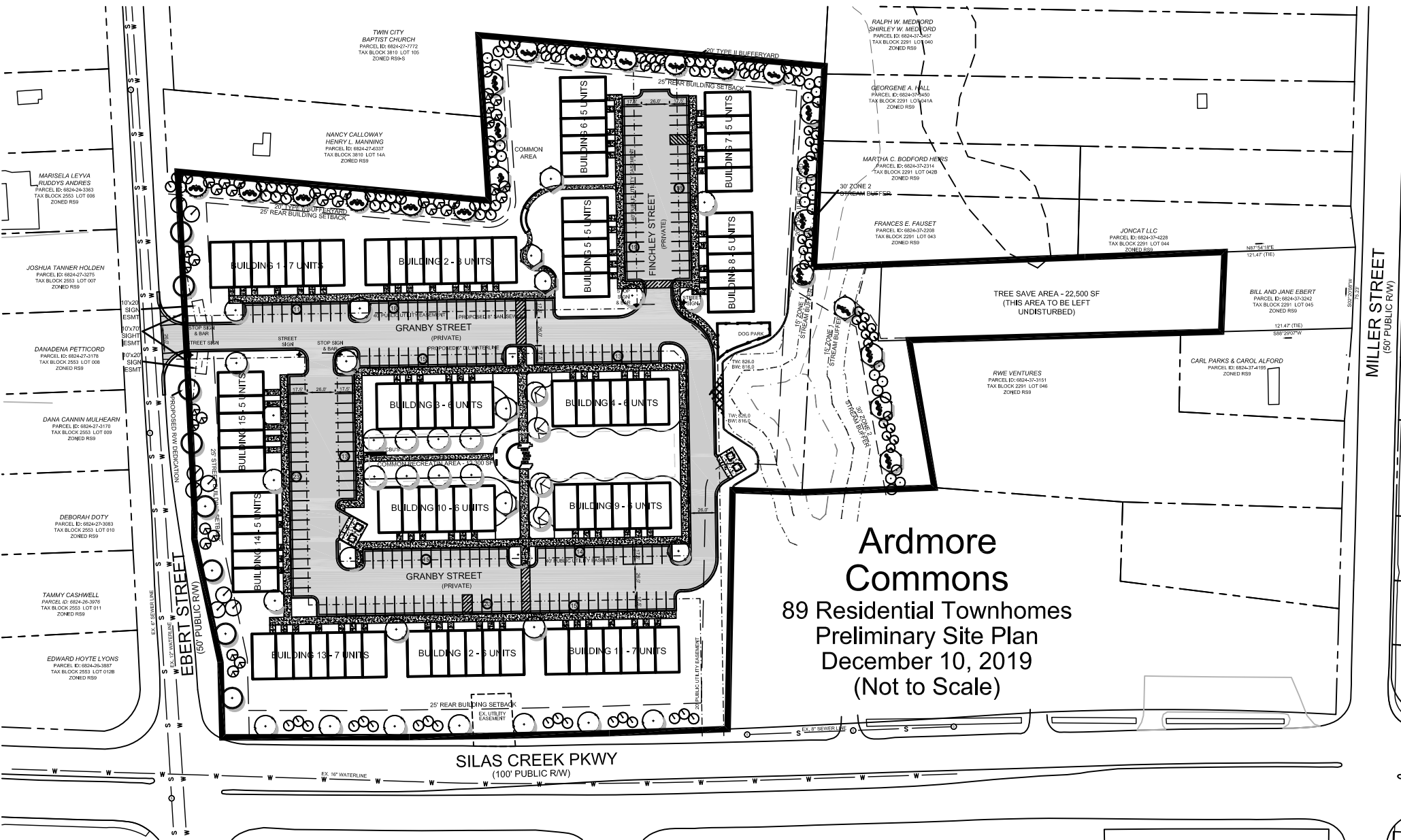
<http://www.cityofws.org/departments/planning/zoning-and-subdivision/monthly-zoning>

We would like to invite you to stop by **Forsyth County Southside Branch Library** located at **3185 Buchanan Street** for an informal drop-in meeting regarding the proposed residential development on **Wednesday, December 18, 2019, from 6:15 to 7:45 p.m.**

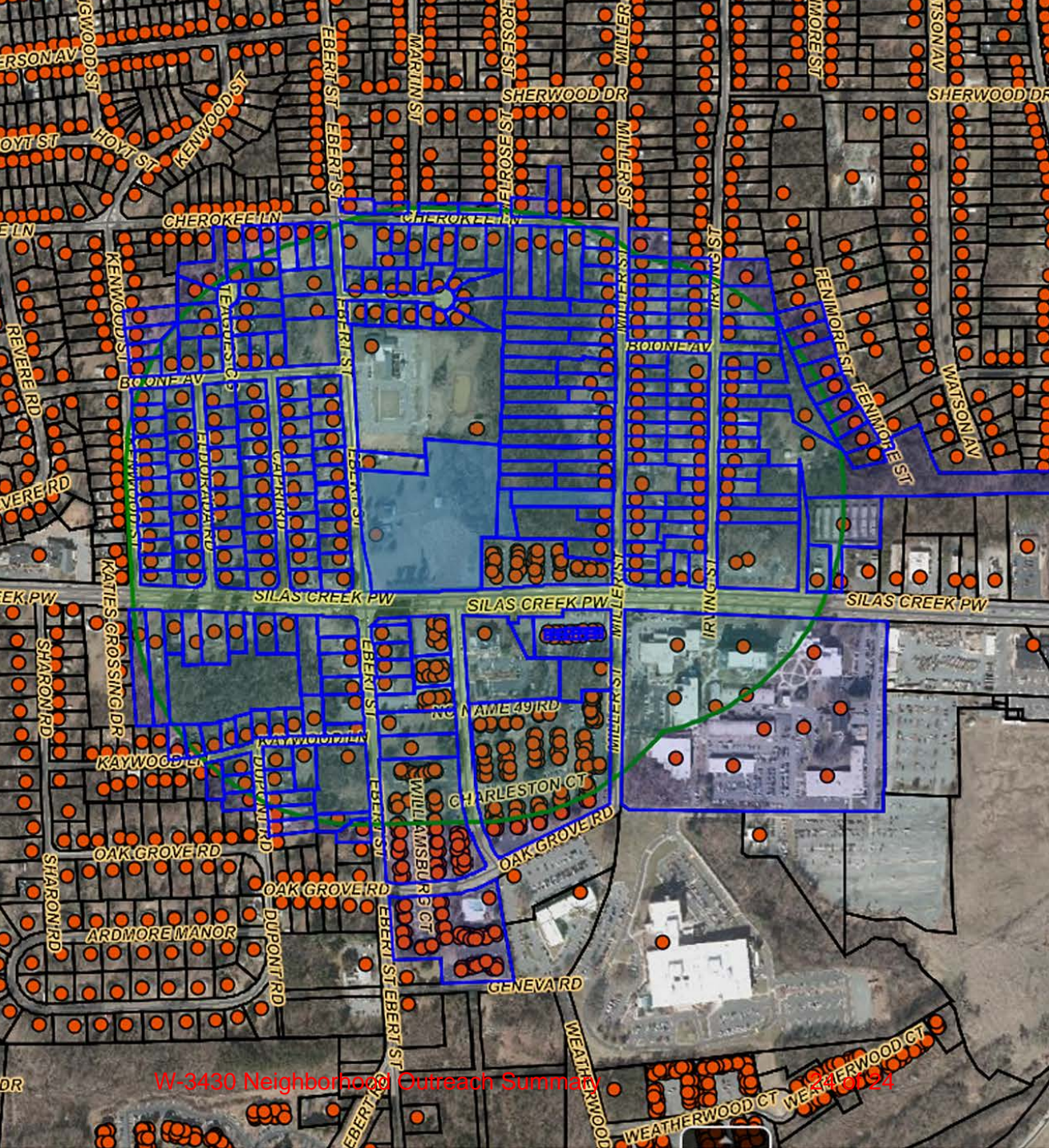
We would appreciate hearing any concerns or interest you have about our re-zoning. At this meeting, we can explain our request and hopefully answer any questions you may have. Representatives from the land developer and the townhome builder will be present at the meeting.

Bruce Hubbard

Vice President  
Pennston Corp (Developer)  
(336) 733-1515



**Ardmore Commons**  
 89 Residential Townhomes  
 Preliminary Site Plan  
 December 10, 2019  
 (Not to Scale)



W-3430 Neighborhood Outreach Summary