

**NEIGHBORHOOD MEETING
CIDER HILL
Wednesday, February 5, 2020, 6:30 p.m.
Southside Public Library**

Meeting invitations were mailed by the petitioner to the neighbors within an approximate 800-foot radius of the property. The mailing list and map of the property owners that the notice was sent to is attached.

I. Project representatives in attendance included:

A. Zinat Management, LLC:

1. Majid Mirzazadeh
2. Mike Masoud

B. Engineer – Allied Design, Inc.

1. Steve Causey

II. The following graphics were provided:

- A. Rezoning and Preliminary Site Plan
- B. Building Elevations

III. Available reference materials included:

- A. City/County Planning Board Calendar of Significant Dates
- B. West Suburban Area Plan
- C. The mailing list and map of the adjacent property owners that were notified

IV. SUMMARY OF REQUEST

Only two persons showed up for the meeting. Mr. Hoots had a general interest in the project and seemed familiar with the history of the area.

Ms. Charles lives on Truelove Lane. She expressed interest in the size, type and cost of the homes; she expressed concerns about traffic and whether the homes would be for rent and the upkeep of the properties. She was advised that the homes were for sale.

Zinat Management LLC

842 Windalier Lane
Winston-Salem, North Carolina 27106

January 22, 2020

SUBJECT: Re-Zoning for Ebert Street Property from RS-9 to RM-5-S

Dear Neighbor:

We are considering filing a rezoning petition with the City/County Planning Department for the property identified in the Forsyth County Tax Records as PIN 6813-75-8795. The property is located on Ebert Street across from the intersection of Trulove Lane.

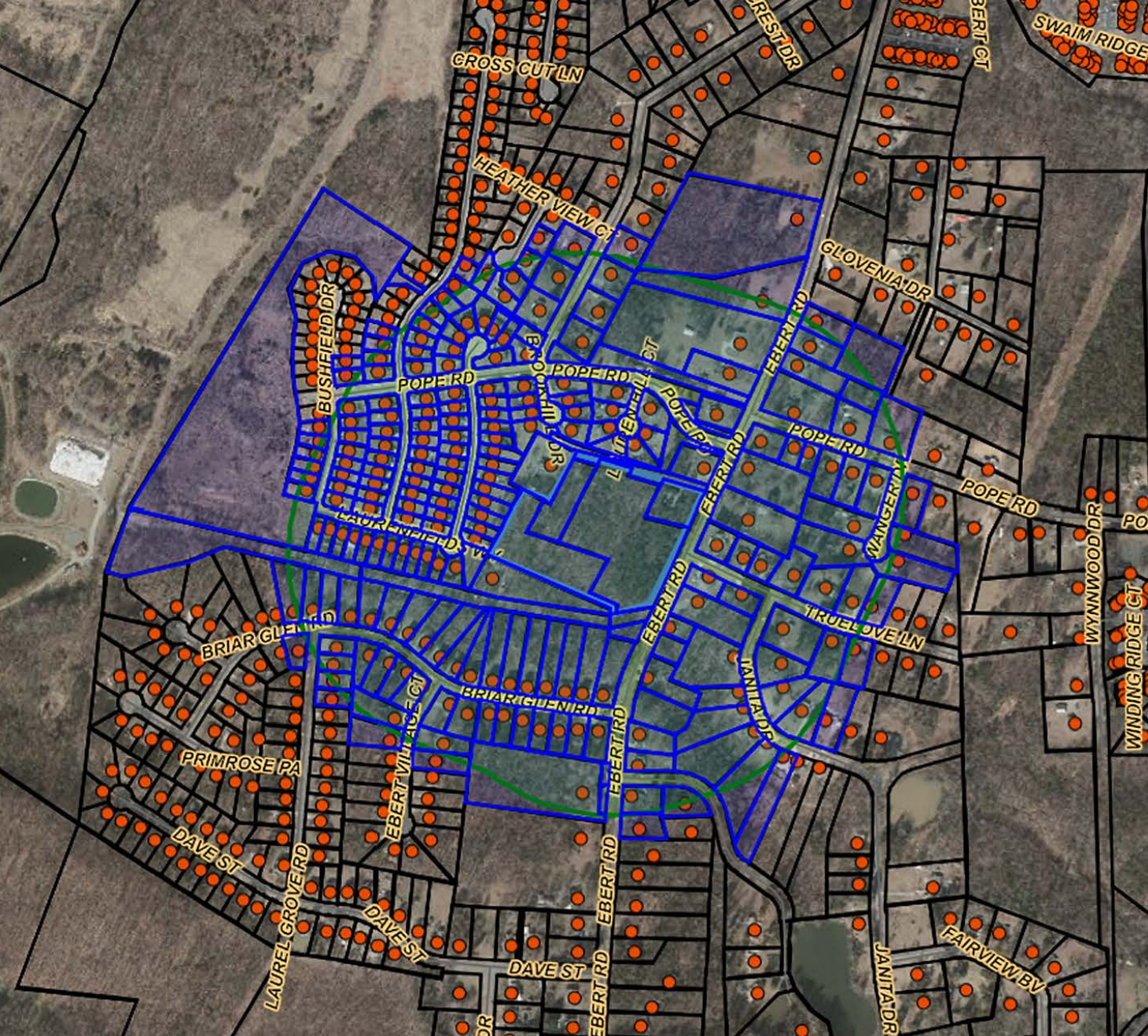
The "Southwest Suburban Area Plan" as prepared by the City County Planning Department and adopted by City Council identifies the subject area to be zoned as "Low-Density Residential (0 – 8 Dwelling Units/Ac)". Our request is for approval of a residential townhome community which is consistent with the area plan. More information regarding the Land Use Plan can be found at:

<https://www.cityofws.org/DocumentCenter/View/2352/Southwest-Suburban-Area-Plan-Update-PDF>

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, February 5, 2020, from 6:30 to 7:30 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, the engineer and the townhome builder will be present at the meeting.

Majid Mirzazadeh
Manager
Zinat Management, LLC

Steve M. Causey, PE
Project Engineer
Allied Design, Inc.
scausey@allied-engsurv.com



GROSS CUT LN

REST DR

EBERT CT

SWAIM RIDGE

HEATHER VIEW CT

GLOVENIA DR

BUSHFIELD DR

POPE RD

POPE RD

POPE RD

EBERT RD

POPE RD

POPE RD

POPE RD

WANGERIN WAY

BRIARWOOD DR

EBERT RD

EBERT RD

TRUEL OVE LN

WYNNWOOD DR

WINDING RIDGE CT

PRIMROSE PA

BRIARWOOD DR

EBERT RD

JANITOR DR

DAVE ST

EBERT VILLAGE CT

DAVE ST

LAUREL GROVE DR

DAVE ST

EBERT RD

EBERT RD

JANITOR DR

FAIRVIEW BV

AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

Alspaw John H
1608 S Marblehead Rd
Lewisville NC 27023

Buckenheimer David Paul
3983 Heather View Ln
Winston Salem NC 27127

Wright Nicholas W
2267 Briar Glen Rd
Winston Salem NC 27127

TORRES STEPHANIE ANAHI
1518 Janita Dr
Winston Salem NC 27127

Little Vicotor D
2275 Briar Glen Rd
Winston Salem NC 27127

Rickard Tameka T
3191 Bushfield Dr
Winston Salem NC 27127

Mendez Andrey F Forero
2251 Briar Glen Rd
Winston Salem NC 27127

AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

Muhammad Margaret Graham
3168 Asheton Grove Ct
Winston Salem NC 27127

HOME SFR BORROWER II LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

PEREZ LIVAN RODRIGUEZ
2021 Truelove Ln
Winston Salem NC 27127

Holthof Edward A
3060 Brookhill Dr
Winston Salem NC 27127

Eshun Genevieve
3117 Asheton Grove Ct
Winston Salem NC 27127

Gerber Carolyn T
3807 Wanger Dr
Winston Salem NC 27127

Lindsay Gregory L
3114 Lauren Hill Ct
Winston Salem NC 27127

Pone John R
2228 Briar Glen Rd
Winston Salem NC 27127

Avelar Martha
4152 Alla RD
LOS ANGELES CA 90066

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Arc Hds Forsyth Co Housing
PO BOX 29594
Greensboro NC 27429

Charles Bonniesue M
2030 Truelove Ln
Winston Salem NC 27127

ALEXANDER DOMINIQUE JANE A
3128 Asheton Grove Ct
Winston Salem NC 27127

Rothrock Martha L
1851 Pope Rd
Winston Salem NC 27127

Hege Jennifer A
3232 Laurenfields Way
Winston Salem NC 27127

Kirkpatrick Eric R
3125 Brookhill Dr
Winston Salem NC 27127

Penley Joann
4095 Heather View Ln
Winston Salem NC 27127

ONE BEDROCK LLC
5281 IVYSTONE LANE
WINSTON-SALEM NC 27104

BARNEY LISA LINEBACK
701 Ridgeway Ln
Lexington NC 27295

Mayberry Cameron S
2240 Briar Glen Rd
Winston Salem NC 27127

Olivo Charles Dickson
128 Raintree Rd
Advance NC 27006

RIVADENEYRA MIGUEL ANGEL
3045 Brookhill Dr
Winston Salem NC 27127

ZINAT MANAGEMENT LLC
842 WINDALIER LN
WINSTON SALEM NC 27106

GRIFFITH JEREMY
2252 BRIAR GLEN RD
WINSTON SALEM NC 27127

Coley Rosetta S
3923 Heather View Ln
Winston Salem NC 27127

Robinson Willis E
1900 Willowee Ln
Winston Salem NC 27127

Wilson Jennifer Rose
4065 Heather View Ln
Winston Salem NC 27127

Thomas Flim Casey
3028 Asheton Grove Ct
Winston Salem NC 27127

Salazar Antonio J
3149 Asheton Grove Ct
Winston Salem NC 27127

Martin John
3019 Asheton Grove Ct
Winston Salem NC 27127

Taylor Robert J
3855 Ebert Rd
Winston Salem NC 27127

LOPEZ ROBERTO RODRIGUEZ
2024 Truelove Ln
Winston Salem NC 27127

QUICENO JUAN MANUEL
3119 Bushfield Dr
Winston Salem NC 27127

Galeas Jose M
4020 Heather View Ln
Winston Salem NC 27127

Kirkpatrick Ervin L
3910 Ebert Village Ct
Winston Salem NC 27127

COOPER JERRY M
3040 Brookhill Dr
Winston Salem NC 27127

Ezell Frederick
PO Box 1357
Clemmons NC 27012

Greene Sandra G
3177 Asheton Grove Ct
Winston Salem NC 27127

ZINAT MANAGEMENT LLC
842 WINDALIER LN
WINSTON SALEM NC 27106

Barrera Jose Manuel
3180 Bushfield Dr
Winston Salem NC 27127

BEASLEY JOHN
2200 SILAS CREEK PKWY STE 2B
WINSTON SALEM NC 27103

Mckinney Yolawnda
4940 S Wendler DR, STE 101
Tempe AZ 85282

AMH 2015 2 BORROWER LP
30601 Agoura Rd, Ste 200
Agoura Hills CA 91301

AMH 2015 1 Borrower LLC
30601 Agoura RD, STE 200
Agoura Hills CA 91301

Pearson Patricia R
2032 Truelove Ln
Winston Salem NC 27127

Marsh Marcella
3119 Lauren Hill Ct
Winston Salem NC 27127

Talag Luzviminda
8 Constitution WAY
Somerset NJ 08873

Roman Cassandra W
4080 Heather View Ln
Winston Salem NC 27127

Banks Patrick A
3953 Laurel Grove Rd
Winston Salem NC 27127

Quire Christian F
2291 Briar Glen Rd
Winston Salem NC 27127

Kees Ronald K
3775 Ebert Rd
Winston Salem NC 27127

HOME SFR BORROWER III LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

POWELL ANGELA YVETTE
2020 Truelove Ln
Winston Salem NC 27127

Acosta Amado Tomas
3065 Brookhill Dr
Winston Salem NC 27127

Hairston Anthony E
3020 Asheton Grove Ct
Winston Salem NC 27127

REX RESIDENTIAL PROPERTY OWNER V LLC
1505 King Street Ext, Ste 100
North Charleston SC 29405

Williams Juan D
3179 Bushfield Dr
Winston Salem NC 27127

PAGE DONNA
2033 Truelove Ln
Winston Salem NC 27127

ZINAT MANAGEMENT LLC
842 Windalier Ln
Winston Salem NC 27106

MUELLER TOBIAS
4075 Heather View Ln
Winston Salem NC 27127

Navoa Kristine
2557 Allen AVE
Union NJ 07083

CERBERUS SFR HOLDINGS III LP
1850 PARKWAY PLACE SUITE 900
MARIETTA GA 30067

Clark Antwone L
3027 Asheton Grove Ct
Winston Salem NC 27127

Asheton Grove Homeowners Assoc Inc
3300 Battleground AVE, STE 230
Greensboro NC 27410

DHONNHOK ARIANNE ELIZABETH
3915 Ebert Village Ct
Winston Salem NC 27127

Canizales Juan A
3190 Asheton Grove Ct
Winston Salem NC 27127

Swain Daniel G
PO BOX 1303
WELCOME NC 27374

CUTLER ALEX H
3224 LAURENFIELDS WAY
WINSTON SALEM NC 27127

Garvin Latanza
341 Palmetto Pkwy
Orangeburg SC 29115

Soryal Joseph K
3108 Asheton Grove Ct
Winston Salem NC 27127

PITTS GREGORY
1900 WESLEYAN DR APT 1004
MACON GA 31210

Hillerbrand Johannes K
3776 Ebert Rd
Winston Salem NC 27127

Gawidan Genevieve Tom
2032 Pope Rd
Winston Salem NC 27127

Sanchez Maria T
1519 Janita Dr
Winston Salem NC 27127

WEINBERG RICHARD DAVID
10096 Harbourtown Ct
Boca Raton FL 33498

Thompson Jillian Iris
3929 Ebert Rd
Winston Salem NC 27127

AMH 2015 1 Borrower LLC
30601 Agoura RD, STE 200
Agoura Hills CA 91301

GLENWOOD HOMES LLC
9220 FAIRBANKS DR STE 240
RALEIGH NC 27613

Robinson Claudine
3081 Bushfield Dr
Winston Salem NC 27127

De Lara Teresita L
1565 Ridgeway St
Union NJ 07083

Velez Miriam
3982 Heather View Ln
Winston Salem NC 27127

Williams Brian
3813 Ebert Rd
Winston Salem NC 27127

Southern Bell Telephone & Telegraph Company
1155 Peachtree NE ST
Atlanta GA 30309

SMOOT CRYSTAL MICHELLE
3155 BUSHFIELD DR
WINSTON SALEM NC 27127

Taylor Robert J
3855 Ebert Rd
Winston Salem NC 27127

Sullivan Gregory Alan
3745 Ebert Rd
Winston Salem NC 27127

De La Rosa Sonnia
3015 Heather View Ct
Winston Salem NC 27127

Marquez Miguel Angel
2284 Briar Glen Rd
Winston Salem NC 27127

SHARPE JOHN COREY
3945 Laurel Grove Rd
Winston Salem NC 27127

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Smith Kenneth Duane
3136 Asheton Grove Ct
Winston Salem NC 27127

MARY LOUISE BERGMANN REVOCABLE LIVING TRUST
PO BOX 342033
KAILUA HI 96734

Hensley Weaver Mary Kathryn
2241 Briar Glen Rd
Winston Salem NC 27127

Freeman William H
112 Westhaven Cir
Winston Salem NC 27104

Pouncey Monica
5993 FOX POINT CIR
WINSTON SALEM NC 27104

STEWART TAMIKA V
1526 Janita Dr
Winston Salem NC 27127

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

WALTERS MICHAEL W
1514 JANITA DR
WINSTON SALEM NC 27127

Hanna La Tun
3975 Heather View Ln
Winston Salem NC 27127

Marx Landon
457 HARTMAN RD
WINSTON SALEM NC 27127

Heard Glenn Ray
2224 Briar Glen Rd
Winston Salem NC 27127

STEED MESIA
3193 Asheton Grove Ct
Winston Salem NC 27127

Jordan Dwayne M
4045 Heather View Ln
Winston Salem NC 27127

King Robert Daniel
3810 Wanger DR
Winston Salem NC 27127

Beatty Wilbert
3110 Brookhill Dr
Winston Salem NC 27127

BRAHAM BOBBY
2271 Briar Glen Rd
Winston Salem NC 27127

Hush Sharon Denise
3115 Brookhill Dr
Winston Salem NC 27127

ROBINSON CORNELIUS EUGENE
3212 Laurenfields Way
Winston Salem NC 27127

Shelton Stephen C
3107 Bushfield Dr
Winston Salem NC 27127

East Coast Builder Llc
6715 Village Brook TRL
Clemmons NC 27012

Clark Frances B
2260 Briar Glen Rd
Winston Salem NC 27127

Molina Aldo Heriberto rojas
2029 Truelove Ln
Winston Salem NC 27127

Welch Karen Leigh
2077 Frye Bridge RD
Clemmons NC 27012

ZINAT MANAGEMENT LLC
842 WINDALIER LANE
WINSTON-SALEM NC 27106

FARRAR KATHRYN
1501 Janita Dr
Winston Salem NC 27127

Fegley Paul G
3091 Bushfield Dr
Winston Salem NC 27127

CERBERUS SFR HOLDINGS III LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

Wright Shiketa Nicole
3236 Laurenfields Way
Winston Salem NC 27127

Phelps Polly J
2280 Briar Glen Rd
Winston Salem NC 27127

REID ANGUS
2668 S Stratford Rd
Winston Salem NC 27103

Nanmar Iii Llc
1851 Pope RD
Winston-Salem NC 27127

Powell Janice
3510 Wimberly LN, APT A
Winston Salem NC 27106

Dickerson James L
3185 Asheton Grove Ct
Winston Salem NC 27127

Beauford Geraldine K
4010 Heather View Ln
Winston Salem NC 27127

Sawyer Justin
3011 Asheton Grove Ct
Winston Salem NC 27127

Mitchell Paul
2279 Briar Glen Rd
Winston Salem NC 27127

WILLIAMS HARRY
3156 Asheton Grove Ct
Winston Salem NC 27127

Rouse Samuel D
6507 Sparkling Brook DR
Raleigh NC 27616

Sajeski Lisanne M
3005 Heather View Ct
Winston Salem NC 27127

WOOD BRIAN R
3867 Ebert Rd
Winston Salem NC 27127

Williams Jean Monica
3949 Laurel Grove Rd
Winston Salem NC 27127

Selby Everret L
5537 Yerba Buena Rd
Santa Rosa CA 95409

Thompson Steven R
2259 Briar Glen Rd
Winston Salem NC 27127

Qaqish Basil F
3111 Lauren Hill Ct
Winston Salem NC 27127

Martin William
3120 Brookhill Dr
Winston Salem NC 27127

CERBERUS SFR HOLDINGS III LP
1850 PARKWAY PL STE 900
MARIETTA GA 30067

Bassett Investments Inc
1910 Welfare RD
Winston-Salem NC 27127

MARLOW JAMI ELIZABETH
3216 Laurenfields Way
Winston Salem NC 27127

Grant Cynthia
3085 Brookhill Dr
Winston Salem NC 27127

Newberry Judith K
2028 Pope Rd
Winston Salem NC 27127

Perry Timothy L
2256 Briar Glen Rd
Winston Salem NC 27127

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Burris Jackson E
3050 Brookhill Dr
Winston Salem NC 27127

Hubler Joseph E
2255 Briar Glen Rd
Winston Salem NC 27127

Ortiz Eliezer
3156 Bushfield Dr
Winston Salem NC 27127

HARPER JOHN THOMAS
3174 Asheton Grove Ct
Winston Salem NC 27127

Kinley Valerie K
2232 Briar Glen Rd
Winston Salem NC 27127

Aladwan Grp Inc
420 Waughtown ST
Winston-Salem NC 27107

BG RESIDENTIAL PROPERTIES LLC
9465 WILDFLOWER WOODS WAY
LEWISVILLE NC 27023

Bradley Margaret
1523 Janita Dr
Winston Salem NC 27127

PHELPS LINDA D
3816 Wanger Dr
Winston Salem NC 27127

WEAVER LOGAN C
2287 Briar Glen Rd
Winston Salem NC 27127

Hayes Undrae F
3228 Laurenfields Way
Winston Salem NC 27127

HOME SFR BORROWER IV LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

Nicholson Grover L
2036 Pope Rd
Winston Salem NC 27127

Hinkle John W
2041 Pope Rd
Winston Salem NC 27127

L & S REALTY LLC
3712 AMBERWINE LN
WAKE FOREST NC 27587

SUBBARAYAN SARAVANAN
3526 DEBORAH ST
CHARLOTTE NC 28270

Moore Dorrina A
3167 Bushfield Dr
Winston Salem NC 27127

Hoffman Maria L
2292 Briar Glen Rd
Winston Salem NC 27127

EDDINGER JAMES A
1875 Chapelwood Rd
Denton NC 27239

Andrade Hever A
4085 Heather View Ln
Winston Salem NC 27127

Cheung Manwai
5905 King Charles Ct
Clemmons NC 27012

Barcot Ashbel
3109 Asheton Grove Ct
Winston Salem NC 27127

CERBERUS SFE HOLDINGS LP
1850 PARKWAY PLACE SUITE 900
MARIETTA GA 30067

Brannon Laura K
3012 Asheton Grove Ct
Winston Salem NC 27127

Shallua Lucas
1109 Valleyside Ln
Winston Salem NC 27107

Famsaid Boules
757 McGregor Rd
Winston Salem NC 27103

Gee Derien A
PO BOX 471
Winston Salem NC 27102

HOME SFR BORROWER LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

Mathis Shirley P
3204 Laurenfields Way
Winston Salem NC 27127

Long Robert Joel
3773 Ebert Rd
Winston Salem NC 27127

AMAYA ESERALDA
3182 ASHETON GROVE CT
WINSTON SALEM NC 27127

BULLOCK BUDDY
3900 EBERT VILLAGE CT
WINSTON-SALEM NC 27127

Canellas Pedro Daniel
3126 Bushfield Dr
Winston Salem NC 27127

Lamb George L
7903 Fair Oaks CT
Clemmons NC 27012

Jackson Lisa G
1530 JANITA DR
WINSTON SALEM NC 27127

JENKINS ALYSSA
4040 Heather View Ln
Winston Salem NC 27127

Turner Yvette M
4035 Heather View Ln
Winston Salem NC 27127

Arellano Jose Juan Ramos
3786 Ebert Rd
Winston Salem NC 27127

Hubbard Realty Of Winston Salem Inc
1598 Westbrook Plaza DR, STE 200
Winston Salem NC 27103

Truhon Stephen A
2283 Briar Glen Rd
Winston Salem NC 27127

Oloughlin Paula
3168 Bushfield Dr
Winston Salem NC 27127

Tran Tuyen Thixuan
3244 Laurenfields Way
Winston Salem NC 27127

Us Sfe Asset Company 4 Llc
8300 N Mopac EXPY
Austin TX 78746

REDDEN KELLY LYNN
3728 AMBERWINE LN
WAKE FOREST NC 27587

CERBERUS SFR HOLDINGS II LP
1850 PARKWAY PL SE STE 900
MARIETTA GA 30067

AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

Helton Patrick
3801 Ebert Rd
Winston Salem NC 27127

Yokley Ernest Lee
3055 Brookhill Dr
Winston Salem NC 27127

Taylor Fred
3157 Asheton Grove Ct
Winston Salem NC 27127

Castro Maria L
2 McFarlane Cir
Monroe Township NJ 08831

Taylor Robert J
3855 Ebert Rd
Winston Salem NC 27127

BANKS ELEANOR BONNER
3103 Asheton Grove Ct
Winston Salem NC 27127

Lira Liliana S
3208 Laurenfields Way
Winston Salem NC 27127

Armentrout Laura
4030 Heather View Ln
Winston Salem NC 27127

Krueger C Roland
3941 Laurel Grove Rd
Winston Salem NC 27127

PEREZ JOSE MIGUEL
3829 Ebert Rd
Winston Salem NC 27127

Williams Daniel
3004 Asheton Grove Ct
Winston Salem NC 27127

Vazquez Wenceslao
2040 Pope Rd
Winston Salem NC 27127

Walker Lonzena
4090 Heather View Ln
Winston Salem NC 27127

Flagg Shirley
3075 Brookhill Dr
Winston Salem NC 27127

Garcia Carlos E
42 Rugby ST
Brentwood NY 11717

East Bobby G
3143 Bushfield Dr
Winston Salem NC 27127

Jeter Reginald A
4005 Heather View Ln
Winston Salem NC 27127

B&j Property Investments Inc
1544 Teague LN
Kernersville NC 27284

Klapak Catherine A
1515 Janita Dr
Winston Salem NC 27127

Manuel Antulio J
3865 Ebert Rd
Winston Salem NC 27127

Stafford Shelton S
2245 Briar Glen Rd
Winston Salem NC 27127

LEWIS IVAN MENELIK
3974 Heather View Ln
Winston Salem NC 27127

AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILL CA 91301

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Grajeda Mepfigozep Franco
3515 Renon Rd
Winston Salem NC 27127

Ward Brittany
3996 Heather View Ln
Winston Salem NC 27127

CASTANO EDIER
3130 BROOKHILL DR
WINSTON SALEM NC 27127

Cline Nathan C
2276 Briar Glen Rd
Winston Salem NC 27127

Pender Delphine H
2244 Briar Glen Rd
Winston Salem NC 27127

SANDERLIN ASHLEY
3162 Asheton Grove Ct
Winston Salem NC 27127

Stone Aaron
7038 WINDRIFT CT
CLEMMONS NC 27012

Black Gertrude E
3106 Lauren Hill Ct
Winston Salem NC 27127

Fuquay Robert E
3825 Ebert Rd
Winston Salem NC 27127

Williams Sharon Savage
3129 Asheton Grove Ct
Winston Salem NC 27127

CARR HEATHER
4060 Heather View Ln
Winston Salem NC 27127

Jackson Pamela Wilder
3116 Asheton Grove Ct
Winston Salem NC 27127

MADAMA JORDAN ISIAAH
3774 Ebert Rd
Winston Salem NC 27127