

Chris Frye

From: crazinessistheonlyviableoption@gmail.com on behalf of Caitlin Allen
<caitlin.a.allen@gmail.com>
Sent: Wednesday, September 11, 2013 6:24 PM
To: Chris Frye
Subject: Walmart on Meadowlark

Dear Planning Council,

As a resident of Forsyth County, I would like to voice my opposition to the rezoning of Meadowlark. The increase in traffic from such a large business so close to the school would very quickly overwhelm the road. In addition, because of the placement of the road and the business, it would be very difficult to widen.

Also, there is a very nice walking path that would be behind the Walmart and would be very hard to access with a large business in front of it.

I hope you will take my concerns into consideration. Thank you for representing me and taking the time to plan the construction in this city and county carefully.

Thank you,
Caitlin Allen

Chris Frye

From: Kristen Duchac <kduchac@mac.com>
Sent: Wednesday, September 11, 2013 9:02 PM
To: Chris Frye
Subject: Zoning of Country Club Road & Meadowlark Drive

Dear City-County Planning Members of Winston-Salem/Forsyth County,

Please do not allow for the rezoning of the property on Country Club Road & Meadowlark Road for the following reasons:

1. The roads leading to this location cannot handle the current amount of traffic that already travels on it
2. There are 5 schools within a 2 mile radius of this location that parents and students are driving in backed up traffic every morning and afternoon.
3. There are already 3 major chain grocery stores within a 2 miles radius of this location
4. We should not be supporting another "big box" store in our community which is going to take away from smaller local businesses
5. There are 2 vacant grocery store spaces in the same zip code (Reynolda & Yadkinville, Bethabra Park Blvd & University Parkway). Why aren't these being considered rather than spoiling a residential area close to schools and a popular greenway?
6. The light and noise pollution that will be generated will be sure to disrupt the nearby neighborhoods.

A Wal-Mart (or other major commercial retailer) is not what Winston-Salem needs right now and this is definitely not the right location for it. Please consider how you would feel if this were to be in your "backyard".

Thank you for your consideration,

~ Kristen Duchac

Chris Frye

Subject: FW: NO Walmart on Country Club

From: J Abourizk [mailto:jackiexyz2002@yahoo.com]
Sent: Thursday, September 12, 2013 12:00 PM
To: Aaron King; Colin Franklin; Gary Roberts
Subject: NO Walmart on Country Club

Please do not allow a Walmart to be built on Country Club Road! I live not far from this area and do not want it. The area is next to an elementary and middle school and by a city recreation area, the Muddy Creek walking/biking trail! The road is used for biking, also. Please do not allow a Walmart on Country Club Road.

Thank you.
Jackie Abou-Rizk
3959 Quilling Rd.
Winston-Salem

W-3200 APPROVED

9-12-13

change.org

Recipient: Shelly Stewart and Robert Clark

Letter: Greetings,

Stop the proposed Walmart on corner of Country Club Rd & Meadowlark Drive. We, the residents of Brookberry Farm, Century Oaks, Meadowlark Glen, subdivisions and apartments along the Meadowlark & Country Club corridors are opposed to the proposed Walmart on the corner of CC & Meadowlark Drive. Our community does NOT need one more grocery store. Our infrastructure cannot absorb any more traffic/people/congestion. The traffic on Meadowlark and Country Club is already impossible, especially in the mornings and afternoons (between 7:30-8:20am & again from 2:15-3:15pm) with the elementary & middle school traffic. Economically, this seems like a ridiculous proposal. We have a Harris Teeter 1/2 a mile (if that) up the road & an adjacent shopping center that is under new management (because it went bankrupt) that STILL cannot keep tenants in business. The addition of a Walmart will impact our roads, our schools, our neighborhoods, our greenway, & our property values. Winston-Salem should be a city that focuses on QUALITY, not QUANTITY. We are protesting this proposal with a loud & clear voice: NO WALMART ON CC & MEADOWLARK!!! Please make sure that this protest petition is made part of the record for Rezoning Case W3200.

Comments

Name	Location	Date	Comment
Amber Koll	Winston Salem, NC	2013-09-11	Opposed to Walmart Market on Country Club/Meadowlark
Angie Stieber	Winston Salem, NC	2013-09-11	This area does not need this. The infrastructure is already bursting at the seams. It is also important that we, as a community support the existing businesses so they can thrive.
Dede Van Zandt	Winston salem, NC	2013-09-11	Country Club road cannot handle the traffic now. The roads are narrow and the traffic heavy. How can we handle a Walmart there, especially if there is one a few miles away?
Robi Brath	WINSTON SALEM, NC	2013-09-11	The irony of putting a Wal-Mart next to a greenway is just too much! What we need is a turning lane from Country Club onto Meadowlark to help with traffic.
Carrie Scott	Pfafftown, NC	2013-09-11	Too close to two other grocery stores. We do not want big box development in this area. Near the greenest, yuck.
Elizabeth SchAAF	Winston-Salem, NC	2013-09-11	As a parent of two MES students, the idea of adding more traffic to this already stressed area is disconcerting. We lived in Century Oaks for five years and just recently moved - we know all too well how bad the traffic is.
Lindsey Najmulski	Winston-Salem, NC	2013-09-11	Winston Salem does not need another Walmart, especially one in an intersection that can barely handle the traffic as it is.
Xiao Li	Winston-Salem, NC	2013-09-11	traffic jam to child's school
Mary Thomas	Winston-Salem, NC	2013-09-11	We do not need a large box store in this already congested traffic area near several schools.
Claudia Abbey	Pfafftown, NC	2013-09-11	I am not necessarily opposed to an additional Walmart, but this is a horrible location for it. TRAFFIC, schools adjacent, Meadowlark is already heavily trafficked.
Phillip Carter	Winston-Salem, NC	2013-09-11	I hate WalMart and all it stands for
Patsy Williams	Winston-Salem, NC	2013-09-11	Traffic congestion in and around schools.
Tricia Nitsche	Rochester, MN	2013-09-11	The area is super saturated with grocery stores and commercial space. We need to refocus on supporting what is here, using our current infrastructure. Not adding box stores.
Laurie Williams	Winston Salem, NC	2013-09-11	Nothing should be built on this corner. It doesn't perk and it is a habitat for deer, turkeys, skunks, and various other wildlife and plantlife. Not to mention, this is already a congested traffic area for the schools.
Amy Hancock	Winston-Salem, NC	2013-09-11	This is NOT progress, this is an idea of GREED. We do not need another grocery store when we have 4 within a mile of each other. Besides there is another Walmart less than a 1.5 miles away. PLEASE vote NO!!!
Andrea Michel	Winston Salem, NC	2013-09-11	Traffic and perpetually empty commercial real-estate in the area.
Jude Pattisall	Pfafftown, NC	2013-09-11	We have NO need for this store. You will cripple ALL the other small businesses around it and create a traffic nightmare and safety issue for residents and school children in the area. W-S already has THREE Walmarts, how many corners do they need to be on? NO MORE WALMARTS!
Amanda Saunders	Pfafftown, NC	2013-09-11	Too much traffic in that area as it is. Don't need anymore!
Allison Roehrenbeck	Winston Salem, NC	2013-09-11	This Walmart is not needed, hurts wildlife, is close to a school, and would add to an already problematic traffic situation.

Name	Location	Date	Comment
Carolyn Morgan	Winston Salem, NC	2013-09-11	We have enough of them. You have cars and people alover the place, And is Walmart getting that much stuff from Chnia. Check out how many they have and the location for people to go and SHOP!. Does ever peace of property have to something on it, this is why we have bears and deer running around because they have no place to live.
Rae Bush	Winston Salem, NC	2013-09-11	Traffic is too conjested on Meadowlark as it is.
Tracy Price	Winston-Salem, NC	2013-09-11	This is a completely inappropriate spot for a Walmart! The roads in the area cannot handle the increased traffic and it is right next to Meadowlark Elementary and Middle Schools. It would create a dangerous situation for the kids and parents coming and going! We have a grocery store a mile from this location and one a few miles away in Lewisville...we don't need any more, and we definitely don't want it! Do not destroy our wonderful community with this proposal!
Phyllis Hefner	Winston Salem, NC	2013-09-11	Too much traffic---children in jeopardy.
Jolanda fiedler	winston-Salem, NC	2013-09-11	Meadowlark is an already unsafe road; we don't need the additional traffic associated with a Walmart to make it even more unsafe. There is enough retail within minutes already available.
Bob Skinner	lewisville, NC	2013-09-11	traffic!
Mitchell Price	Winston-Salem, NC	2013-09-11	Traffic, next to schools, grocery stores nearby
Dolores Kern	Lewisville, NC	2013-09-11	This is next to 2 schools traffic is bad enough. Walmart also brings an unsavory "Hang-Out" element that we do NOT need around the elementary school.
Angie Hobbs	Winston-Salem, NC	2013-09-11	traffic, environmental, safety
Tamar Petty	Lewisville, NC	2013-09-11	The area already experiences heavy traffic congestion at rush hour and school times, this would make it worse. There is already a walmart within easy driving distance, we DO NOT NEED another one!!
Beth Mack	Lewisville, NC	2013-09-11	We do not need a Wal-Mart or any big store in this space. Already too much traffic!
Jessica Sizemore	Winston Salem, NC	2013-09-11	My family and I live off of Meadowlark and traffic is already terrible in the mornings and early afternoons due to school traffic on a 2 lane road. I can't imagine adding to this area and makign things any better with a super center. The shopping center on Robinhood isn't even full and businesses can't stay in open there, we have easy access to a Walmart off of Jonestown and we have 4-5 grocery stores within 5-10 miles of us. There is absolutely no need for a super center in an already crowded area. It will increase the noise, increase traffic, destroy the greenway and cause many other nearby small businesses to fail. WE DONT WANT THIS!!
Julia Parker	Winston-Salem, NC	2013-09-11	Winston-Salem has enough Wal-Marts. Plus, that intersection is congested already.
Stephen Minnich	Winston Salem, NC	2013-09-11	This is a very congested intersection and will create traffic problems with Meadowlark schools and for local residents
cara garcia	clemmons, NC	2013-09-11	We DO NOT need another WalMart. We already have 3 in this county!! That area is full of wildlife and needs to be left as nature.

Name	Location	Date	Comment
Kelly Pridgen	Lewisville, NC	2013-09-11	Our community does NOT need one more grocery store. Our infrastructure cannot absorb any more traffic/people/congestion. The traffic on Meadowlark and Country Club is already impossible, especially in the mornings and afternoons (between 7:30-8:20am & again from 2:15-3:15pm) with the elementary & middle school traffic. Economically, this seems like a ridiculous proposal. We have a Harris Teeter right up the road & an adjacent shopping center that is under new management (because it went bankrupt) that STILL cannot keep tenants in business. The addition of a Walmart will impact our roads, our schools, our neighborhoods, our greenway, & our property values. Winston-Salem should be a city that focuses on QUALITY, not QUANTITY. We are protesting this proposal with a loud & clear voice: NO WALMART ON CC & MEADOWLARK!!!
Kevin Beauchamp	Lewisville, NC	2013-09-11	Traffic is already congested without adding Wal Mart
Margaret Todd	Lewisville, NC	2013-09-11	It is too close to an existing Wal-Mart. The road in that area is not designed to handle the traffic increase at the intersection of Country Club and Meadowlark. Coming west on Country Club the entrance to Wal-Mart will be right over the crest of the hill which will make pulling out dangerous unless a light is installed. If a light is put in, then it will be very close to the light already at the bottom of the hill adding further congestion. There is no need for another grocery store in the area.
Jennifer Hurst	Winston Salem, NC	2013-09-11	Not a good location... Due to school, greenway, and already congested traffic problems. This road is already in bad shape. PLEASE keep Walmart away!!!
Jon Mack	Lewisville, NC	2013-09-11	From a land use perspective, this site requires extensive grading and clearing. Basically, any grocery store would be shoe horned in to the site. The frontage along Country Club requires almost of Mechanically Stabilized Earth "MSE" retaining wall with a max. height of 10 feet. This is serious earth moving for this sit. In addition, the streetyard or greenspace between Country Club Rd and the site is a mere 10 feet wide. The greatest mistake here is the creation of 3 additional parcels which will be developed as well...2.50 acres, 1.53 acres, 1.49 acres. The entire site should be oriented towards the individual and walkable. That's what creates a community interest.
Noel Hunter	Winston-Salem, NC	2013-09-11	Too close to Muddy Creek flood plain and greenway, traffic is already terrible
Grant Wilmoth	Winston-Salem, NC	2013-09-11	Small business killer and a terrible location...just stupid.
Jay Shively	Winston Salem, NC	2013-09-11	Wal-Mart is a neighborhood destroying force that comes in and diminishes home values and the quality of life for anyone near it. It undercuts local business and provides only low income jobs with no benefits for most of its workforce. It actively encourages its workers to utilize government programs such as medicaid and food stamps to bridge the gap to a living wage thus further undermining strong communities. Wal-Mart is a cancer in American society. Oppose all Wal-Mart growth especially in areas so close to residential areas and green spaces. This Wal-Mart will negatively impact the entire area in which it is proposed and the site is entirely inappropriate for this type of growth.
Rob Kiger	Timonium, MD	2013-09-11	It is less than a half mile from my house and the neighborhood does not need this in any way.
Aimee Wilkin	Winston-Salem, NC	2013-09-11	There are already at least 5 grocery stores within 3 miles of this site. The roads to access this site are also two lanes in all directions and already overcrowded. This will place an unreasonable burden on the infrastructure in the area.
Heather Smith	Winston-Salem, NC	2013-09-11	No need for this in that area. Another Walmart is close by.
Michael Joyce	Winston-Salem, NC	2013-09-11	I believe strongly that another Walmart in this area would do much more harm than good.

Name	Location	Date	Comment
Iara Kendrick	Winston-Salem, NC	2013-09-11	Because there is more harm than good.
Robin Richards	Winston Salem, NC	2013-09-11	highway infrastructure is totally inadequate for this type of business development.
Diane Shore	Lewisville, NC	2013-09-11	Too much traffic already. Too close to schools and greenway. I have safety concerns with it all.
april greenwood	Winston salem, NC	2013-09-11	There is NO reason to build a HUGE store just a few minutes away from one already in place. Walmart is NOT NEEDED in this area!!!! It takes business away from smaller, local businesses and it's just not necessary!!!
Andrea Howell	Lewisville, NC	2013-09-11	Traffic in and out of Meadowlark elementary and middle schools, as well as Forsyth Country Day School is already a very difficult situation. This would make it completely impossible and ruin the feel of our beautiful bedroom community
Robert Ely	Winston-Salem, NC	2013-09-11	Traffic, Values
Kathy Dissosway	Lewisville, NC	2013-09-11	This proposed development would worsen an already congested traffic area, and is much too close to Meadowlark Elementary and Middle Schools, residences, and the Muddy Creek Greenway! There are plenty of grocery stores available in the nearby area. Please, no WalMart here!
Scarlett Sears	Winston-Salem, NC	2013-09-11	There are already grocery stores within a few miles in each direction. The infrastructure of the area will not support the additional traffic. Also, there are two public schools immediately adjacent to that proposed lot and security of the children will be a high concern.
B. G. Norman	Lewisville, NC	2013-09-11	Unnecessary location that would further impede traffic flow on Country Club and negatively affect property values.
Donna Gordin	Lewisville, NC	2013-09-11	Traffic, trees, clutter - we just don't need it!!
laura Long	pfafftown, NC	2013-09-11	I love muddy creek, the school is right there, the neighborhoods don't need or want it. It our community, not walmarts... There are already 3 here, plus 2 targets and a Kmart. We have enough.
David Verga	Pfafftown, NC	2013-09-11	I commute down Meadowlark road to reach 421 on a daily basis. That area is already overcongested with traffic. There are nearby grocery stores more than meeting the needs of our communities, and the addition of a Walmart will severely degrade the aesthetic and value of the nearby Greenway (immediately adjacent to the proposed site) – the Greenway is one of the nicest features of living in this part of Winston-Salem.
Julie Gupton	Winston-Salem, NC	2013-09-11	Infrastructure is NOT there!
Denise Hunt	Winston Salem, NC	2013-09-11	We don't need another WalMart. There is an empty strip mall behind the one on Hanes Mall Blvd as it is. use that space for something. Don't continue to build new buildings when there are empty ones all around.
Lynn Auringer	Lewisville, NC	2013-09-11	There is already way too much traffic and congestion on Country Club Road and Meadowlark Rd. Please do not bring Walmart to this area.
tracy arne	winston salem, NC	2013-09-11	I live in Meadowlark Glen neighborhood and agree with everything that Maythi Calvert has said!
Martin Fiedler	Winston Salem, NC	2013-09-11	Preserve integrity of the neighborhood and open spaces for wildlife!!!!!!
David Goliszek	winston-salem, NC	2013-09-11	the last thing our city needs is another Walmart,especially when there is a new shopping center not too far from the proposed site that isnt even half filled yet!
clark whittington	winston-salem, NC	2013-09-11	harper hills has never been leased with anything beneficial to our neighborhood. it will be even more vacant if this development is approved.

Name	Location	Date	Comment
Ray McCoy	Clemmons, NC	2013-09-11	We don't need another Walmart any more than we need the traffic congestion that accompanies them.
Stephanie Reitz	Winston-Salem, NC	2013-09-11	This small town does not need one more big box store and certainly not in the rural area.
vicki moore	winston-salem, NC	2013-09-11	Does W-S really need 4 Wal-Marts? Uhhhh..... NOOOOOOOOOOOOOOOOO!
nicole moreno	Pfafftown, NC	2013-09-11	This area should stay residential. Our children shouldn't have to grow up looking at payment.
Hallie Wieters	Clemmons, NC	2013-09-11	already a shopping center there
Jessica Bargoil	Lewisville, NC	2013-09-11	This area is already too congested during school hours and during after school events. We do not need another Walmart when we already have one less than a mile away.
Sara Beth Naylor	Winston-Salem, NC	2013-09-11	Agree with all of the comments below.
Kathleen Hermance	Winston Salem, NC	2013-09-11	Where Walmart goes, crime and increased congestion follows. There is already a Walmart two miles from the proposed new location. If they need more space there is a dead shopping center adjoining the Hanes Mall Blvd property....expand there. A few years ago, we were told the City was planning to create a multiuse activity center (MAC) very nearby. Somehow, adding a Walmart to the area (also home to a junk yard) will not only be unsightly, it will increase congestion, require significant changes to the existing roads, be detrimental to the planned park, the existing greenway, ntm, the parcel of land is in a flood plain. With the addition of all the necessary hard scape, where is that water going to go???
Megan Van Lew	Winston Salem, NC	2013-09-11	My family lives in Winston-Salem and my doctor's office is down there. The road is already busy and this would make it worse. There are several Walmarts in that area. There is no need.
Tammy Reilly	Lewisville, NC	2013-09-11	Not interested in having Walmart traffic and clientele that close to our school and homes!!! As for traffic, that area gets bad enough during morning hours, evening hours and when the MES and MMS are having special events. Aside from traffic, I'm just not interested in having a "big business" in this area--why can't we keep the small town atmosphere?!?!?! There is a Walmart close enough off Jonestown!
Becky Springer	lewisville, NC	2013-09-11	There is already shopping centers on the corner of Robinhood and Meadowlark that is nearly vacant. The Harris Teeter shopping center is barely full. We need to promote small businesses not large corporations right now. There is already a Walmart within 5 miles of that site. Would they potentially close that one and leave that space empty? I cannot believe this is even a proposed site for them. It really doesn't make sense for it to be a consideration. The roads would not support it. NO WALMART!
christian ledbetter	winston-salem, NC	2013-09-11	Why isn't wal-mart considering opening a location closer-in to the center of the city? This leap-frog type of development has not served Winston-Salem well with regard traffic issues. Conscientious corporations help shape a city with their development patterns, not handicap it.
Jessica Bohannon	Pfafftown, NC	2013-09-11	I live in the area and have kids that go to Meadowlark Elem. We do not need the additional traffic and congestion in this area. There are plenty of options available in our area already. Not to mention the new shopping centers that are already struggling to keep tenants. It's NOT needed, that simple!

Name	Location	Date	Comment
Laura Gorycki	Pfafftown, NC	2013-09-11	Walmart is bad news. Please do some simple research on what they have GLOBALLY done to our economy. They may save shoppers money, but the overall bottom line, they're hurting our nation. We don't need to support companies like them. Don't trust what I say? Do your research and form your own opinion. I'm sure you'll agree then.
Roger Kirkman	Winston-Salem, NC	2013-09-11	Enough already.
Kelly McMurray	Pfafftown, NC	2013-09-11	I travel this area to get to and from my work, and I agree, traffic is already hectic. Also, I'm signing because I have a family member who lives n Brookberry Farm and this would decrease their property values.
Kristin Holcomb	Winston-Salem, NC	2013-09-11	The area is not set up infrastructure wise for a Walmart and there is enough stores in the area.
Tara Pitts	Lewisville, NC	2013-09-11	I do not want added congestion around the school located in this area, nor do I believe a Wal-Mart is needed in this location.
jason moorefield	winston-salem, NC	2013-09-11	I don't want this in my backyard especially when there is one 3 miles away on kester mill
Debbie McCann	Winston Salem, NC	2013-09-11	Because it affects the safety of our neighborhoods and has a good potential for affecting the quality of life that is already diminished by traffic problems currently.
Robert Slaughter	Winston Salem, NC	2013-09-11	concerned with the traffic safety and proximity to schools
melissa Ayers	Pfafftown, NC	2013-09-11	We have too many Walmart's in this city already, we certainly don't need another one.
Kurt Lents	Winston-Salem, NC	2013-09-11	When will city leaders listen to residents instead of imagining only additional tax revenue?
Ginger Gallagher	Lewisville, NC	2013-09-11	Our neighborhood and several others are very near this proposed site. It is impossible to fathom that anyone would consider putting a large business in this area, that is mostly residential and does not have the infrastructure to support it.
Adam Ashley	Lewisville, NC	2013-09-11	This is a very congested area as is, we don't need a Wal-Mart when there is already one 5 mins up the road on Jonestown Rd.
Connie Bhimireddy	Kernersville, NC	2013-09-11	I can understanding wanting a WM on the west side, but that is a TERRIBLE location. It's already congested at the school hours, and election day. And there are so many other, better locations.
Douglas Meis	Winston-Salem, NC	2013-09-11	I completely agree that the traffic would be a nightmare.
William Fischer	Lewisville, NC	2013-09-11	On top of the traffic and other impacts already listed, we already have a walmart 2.5 miles away. There is no need for one here.
Catherine Smith	Winston-Salem, NC	2013-09-11	Do not need more traffic and We do not need another grocery store when we have 4 within a mile of each other. Besides there is another Walmart less than a 1.5 miles away. PLEASE vote NO!!!
Elizabeth Topalu	Winston-Salem, NC	2013-09-11	I oppose the plan to build a Walmart on the corner of Country Club Road and Meadowlark Drive
Al Andrews	Winston-Salem, NC	2013-09-11	Current roads cannot handle greater capacity; too much vacant commercial development space already available in area.
Sally Irvin	Winston-Salem, NC	2013-09-11	Adding this store plus a Sheetz is going to increase the amount of traffic on Country Club Rd horrendously. This is a two lane road that's already clogged during rush hours. We already have several grocery stores within a few miles, we don't need anymore in our area.

Name	Location	Date	Comment
Todd Dezarn	Lewisville, NC	2013-09-11	We have too much traffic congestion in this area and have no need for another grocery store.
Susan Burden	Winston Salem, NC	2013-09-11	Meadowlark south to Country Club West to Styers Ferry South to 421 is the emergency route to the hospitals (WFU Baptist and Forsyth). Currently, there is too much traffic in front of the Meadowlark schools and at the intersection of Meadowlark and Country Club, Country Club and Styers Ferry. Until these traffic conditions are fixed, there should be a moratorium on all new construction in the area. We are one real emergency away from having a disaster. Many health care workers live in the neighborhoods along Meadowlark, and we are unable to access 421 in a timely fashion in an emergency.
Abby Allen	Lewisville, NC	2013-09-11	As a teacher with WSFCS I am concerned about the close proximity of the proposed Wal-Mart to the schools and how that will impact the security of our students.
Ronald Uren	Winston-Salem, NC	2013-09-11	We need traffic control for the safety of all residents, especially our children.
Gayle Parker	Winston-Salem, NC	2013-09-11	We don't need a walmart inthe middle of this beautiful piece of land when there is another one close. This area is used by many for recreation.
Norman Hill	Lewisville, NC	2013-09-11	There are plenty of grocery stores nearby. There is no need for this sort of development here. Winston-Salem would not recoup the investment in infrastructure necessary to support this in taxes from this development. Furthermore, I think there is no reason to believe it would increase the value of adjacent neighborhoods, in fact it may depress the value. How could this possibly be a good thing?
Irina Perez	Clemmons, NC	2013-09-11	We do not need anymore traffic in that area and This Wal-Mart will negatively impact the entire area in which it is proposed and the site is entirely inappropriate for this type of growth.
Amy Smith	Lewisville, NC	2013-09-11	The school congestion in that area is already enough. I think the Walmart that is no more than three miles away is plenty close that we don't need another one.
Anne Donovan	Winston-Salem, NC	2013-09-11	I have worked near this area and already feel as though the infrastructure cannot handle the current traffic, much less the added Wal-Mart rush. Imagine the chaos at "Back to School" and holiday times. Additionally, small local grocers and existing chains are already competing in our city's market. We do not need more low cost shopping in the form of giant chains in our beautiful city where plenty of local businesses are working to employ, supply, and support our community.
Stephen Kirkman	Winston-Salem, NC	2013-09-11	Already have ample stores, need less traffic and I have children that will be impacted.
Jennifer Carter	Pfafftown, NC	2013-09-11	The traffic in that area is already dense.
Ivonne Quiros	Winston Salem, FL	2013-09-11	There should NOT be a Walmart in such close proximity to a school, especially when there is already one located less than 10 minutes away!
Rebecca Rush	Winston Salem, NC	2013-09-11	Wal Mart has terrible business practices and threatens good local businesses
Wei-chin Lee	Winston-Salem, NC	2013-09-11	It is very close to the Muddy Creek walkway and Meadowlark schools for ecological, traffic, infrastructure, and safety concerns.
Elizabeth Walker	Winston Salem, NC	2013-09-11	This intersection is already over congested and has been since the 2 schools (MES & MMS) were built. Further, the other end of Meadowlark (at Robinhood) seems to have sufficient space for retail outlet stores if more is truly needed for this area.

Name	Location	Date	Comment
Ana Melo	Winston-Salem, NC	2013-09-11	I live off of Meadowlark Road and find the building of a Wall Mart in this area intrusive: this is a neighborhood type of zone. Plus, it would absolutely impair the wildlife living in the woods which are so much appreciated by everyone using the Muddy Creek Greenway.
Jennifer Tuttle	Winston Salem, NC	2013-09-11	The area is congested already and there is a shopping center at the other end of Medowlark that is not even 50 percent occupied!
Jonathan Bollinger	Winston-Salem, NC	2013-09-11	Aside from creating immense traffic congestion that will harm the Muddy Creek Greenway and worse yet cause a persistent hazard to the children who attend Meadowlark Elementary and Middle Schools only a stone's throw away, the presence of this store will destroy a large part of what makes this area home.
Catherine Bormann	Winston-Salem, NC	2013-09-11	I will be moving to this area soon. The area does not need the congestion and traffic that a Walmart will attract. We already have two in the area and that is WAY MORE than enough. We need a store that will improve the area not ruin it.
Sandy High	Winston Salem, NC	2013-09-11	don't need to congest this area any more!
Gail Dawson	Pfafftown, NC	2013-09-11	Where to begin? We already have 3 in the Winston Salem area well spread out to accommodate the majority of the community. This is a long established neighborhood zone with a wildlife supporting greenway used by hundreds of locals all of which would be disturbed by the placement of a Walmart at the proposed location.
Stacey Bailey-Pharr	Winston Salem, NC	2013-09-11	It's a quality of life issue for all of us.
Elizabeth Scheer	Winston Salem, NC	2013-09-11	The people in this community do not want a Wal-Mart to cheapen this beautiful residential neighborhood. Further, it is not safe to put a large commercial area right next to an elementary/middle school. This will increase traffic congestion and endanger our children. Further, the developers should loose sleep at night thinking of the deforestation that they continue to inflict on NC. We will do whatever it takes to prevent this from happening.
Rae-yao Lee	Winston-Salem, NC	2013-09-11	Why?????????? We have two Wal-marts in town already. That intersection is small and yes, has two great schools right by it.
David Grier	Winston-Salem, NC	2013-09-11	It will too close to the schools and the greenway.
Michael Cammarata	Winston Salem, NC	2013-09-11	There are several reasons this is an awful idea. First, the safety of our children being in an elementary school and middle school right near a major "Super-Center" is a great concern. Brookberry farms has already had a traffic related tragedy this year and increasing traffic in the area will only make this worse. Second, I have personally seen endangered and rare birds nesting in the proposed area. These are protected species and vital to our local ecosystem. Destroying habitat so that a WalMart can be built is irresponsible and the developers should be ashamed of themselves. These are only 2 concerns in addition to the already crowded Meadowlark Rd, decreasing property values, and lack of need or interest in having these new buildings placed in this area.
Lori Allen	Clemmons, NC	2013-09-11	We travel that road everyday to school and horse barn - there is already too much traffic on Meadowlark and Country Club!

Name	Location	Date	Comment
Sarah Frederick	Winston Salem, NC	2013-09-11	<p>First on my list of concerns is crime. Many studies have shown a new Walmart raises more public safety issues than comparable stores such as Target. An elementary and middle school literally in the back yard of a crime magnet makes no sense. This has way to many sources to list here, (but best is ufcw770.org). Second on my list of concerns is the amount of traffic and congestion that will occur. This intersection is regularly backed up and busy during school times; it can take 20 minutes to go 0.5 miles. At an average of 10,000 car trips per day for the average Walmart, (statcrunch.com, stopheightswalmart.org) the possibility for serious accidents is very real, again, with two schools very near. New and wider roads, new lights, police officers directing traffic, road maintenance (including two small bridges), would all have to be taken into consideration. Third is environmental impact. Walmart does not have a stellar record with this, and in fact, just settled an 81 million dollar lawsuit this past May (2013) when it pled guilty to Federal Environmental Crimes. Capitalization intended. (FBI.gov) The Greenway has undergone a new extension and is a vital part of the health of both humans and the local environment. It does not have enough parking now, especially parking that is safely off a main road. Additional traffic will affect this area considerably. Fourth is the tax burden the people of the city/county will end up paying in additional highway, greenway, and police force cost. The average amount of tax revenue from Walmart will not, historically, cover these expenses (ufcw770.org). Fifth, is small business; within about a mile in one area in Chicago, 25% closed in one year. By year two, that percent went up to 40 (makingchangeatwalmart.org). Might be extreme, but are we willing to bet any of our wonderful small business owners? This is quite aside from the common sense factor: Harris Teeter is a straight 2 miles from the proposed site and the other Walmart (on Kester Mill) is a scant 3.2 miles. That is correct- three point two miles. With NC being in the top 10 of 50 states for quantity of Walmarts and Sam's Clubs, (corporate.walmart.com, Statemaster.com) (and yet in the top 3 for crime rates) a new Walmart is neither necessary nor desired to anyone other than developers. The additional .05-3% property value Walmart MIGHT bring (Pope and Pope, 2012) is not worth the cost in any category.</p>
Sterling Bollinger	Winston-Salem, NC, NC	2013-09-11	We live less than a half mile from this location in the Nottingham Neighborhood and already have enough issues with traffic. We do not need another chain store in the area.
Elizabeth Smith	Lewisville, NC	2013-09-11	I do not want a walmart grocery or Anything similar, b/c it will bring down the value of my home, less than a mile away!
Cindy Johnson	Lewisville, NC	2013-09-11	Too much congestion / no need for this / support our LOCAL businesses
Katie Taylor	Winston-Salem, NC	2013-09-11	I live a couple miles down the street off country club and I agree that we do not need another Walmart when there is one so close already. I have many friends in that neighborhood who already experience problems with traffic without adding a Walmart. Plus the damage to the property values.
Gary Loy	Winston-Salem, NC	2013-09-12	We have plenty, if not too many Walmarts as it is. Walmart is a destructive is a destructive force both to business and society at large.
Lynne Sandler	clemmons, NC	2013-09-12	traffic
Wanda Litchard	Winston-Salem, NC	2013-09-12	There is not enough room for a traffic flow already. It should be left for the animals. We have enough grocery stores out here.
Jeff Hunter	Clemmons, NC	2013-09-12	We don't need another supercenter. more traffic. more local businesses forced to close their doors. Go away.

Name	Location	Date	Comment
Keith Gaydica	Winston Salem, NC	2013-09-12	No Walmart! This will decrease our home values, bring crime into our neighborhoods, risk our students at Meadowlark schools and increase traffic in an already bad traffic environment. Lastly, there goes Muddy Creek. A place where people enjoy peaceful runs with nature. That won't happen anymore!
Kathy Facer	Winston-Salem, NC	2013-09-12	The last thing we need is another grocery store, when the existing shopping centers nearby cannot get tenants!
David Parker	Winston Salem, NC	2013-09-12	they should put it on the nw corner of Country Club & Peacehaven.
Cherie Ratcliffe	Lewisville, NC	2013-09-12	Traffic is always very congested along Meadowlark Drive during elem and middle school hours and between 4:30 and 6:30 on weekdays due to work traffic. Another grocery store is not needed when Food Lion, 2 Harris Teeters, and Lowes Foods are all within a short distance from the Meadowlark/Countryclub area.
Michelle Soyars	Winston-Salem, NC	2013-09-12	This is a safety concern, a property value concern, and a huge issue for the overall culture of our city. This is the wrong place for this.
Rae-Ling Lee	Winston-Salem, NC	2013-09-12	This is really ridiculous. The Harris Teeter and its surrounding stores already get SO little business and most of the buildings are still empty. Why do we need a Wal-Mart here? Meadowlark Drive's traffic has already grown to make it nearly impossible to turn out of neighborhoods, and adding an unnecessary Wal-Mart that no one will go to will make it worse.
marilu Jason	Pfafftown, NC	2013-09-12	i travel that way twice a day traffic is already horrible- & There already is a WALMART 4 miles away YUK
Jacob Coburn	Winston Salem, NC	2013-09-12	I drive there more than three times a week, and traffic is already horrible, and there's a Walmart only five minutes away!
Kate Marshall	Pfafftown, NC	2013-09-12	We do not need another Walmart, especially not on that corner!!
LeeAnne Edwards	Winston Salem, NC	2013-09-12	Traffic is already terrible and overly congested due to growth of the both schools
Emily Minnick	Winston Salem, NC	2013-09-12	We don't need another grocery store in this area, we have a wonderful "local" selection that shouldn't be run down by wal-mart, and we don't need extra traffic in this area. There's a wal-mart and target just a couple miles in the other direction.
Ashley Thomas	Winston-Salem, NC	2013-09-12	My family lives within half a mile of the proposed site. This store is NOT needed in our area. It will not be supported by us.
Mindy Mock	Lewisville, NC	2013-09-12	There is already a WalMart about three miles from this site. This area is already so congested with traffic it would turn this area into a nightmare. It would also ruin the scenic view from the greenway.
Cole Rierson	Winston-Salem, NC	2013-09-12	I live in a Century Oaks and I am a frequent biker on and off the greenway. We have a Harris Teeter right on Robinhood, why would anyone want a Walmart on that corner? Small business is what we should be leaning toward when we try to grow as a city, not Walmart stores. This particular area was just annexed into the city a few years ago, putting a Walmart on what is now almost the "quiet" end of Meadowlark would only cause another uproar. The traffic issues seem obvious to me. If you haven't experienced trying to go past the school area during drop off times in the morning you should go try it. Once.

Name	Location	Date	Comment
Amy Harris	Winston-Salem, NC	2013-09-12	I have lived in this area for 4 years now, and the immense growth that this area has seen in just those few short years has made the area almost unbearable due to the huge increase in car/people congestion. The area can not support another congestion-inducing project like this. Traffic through that area is already beyond what the area can handle. It can sometimes take 30 minutes or more to travel from the intersection of Shallowford Rd and Lewisville-Clemmons Rd.
Melissa Yarbrough	Villa Rica, GA	2013-09-12	I grew up in the area. That's horrible!
Suellen Burke	Winston Salem, NC	2013-09-12	Our neighborhood does NOT need another grocery store or the additional traffic it will add. We have several grocery stores within 2 to 3 miles of this area & another is not needed!
Roxanne Cook	Lewisville, NC	2013-09-12	I have 2 grandchildren going to Meadowlark Elementary School. I know what the traffic is like in the mornings and afternoons. We don't need a Walmart in that area, The Walmart on Hanes Mall Blvd already services out community. We don't need anymore congestion in this area of town.
Cathy Powell	Lewisville, NC	2013-09-12	Stop the proposed Walmart. Our neighborhoods do not need another grocery store. We are barely supporting the grocery chains (two Food Lions, a Lowes and Harris Teeter) within a 5 mile radius of our homes now. The shopping center on the corner of Meadowlark and Robin Hood is struggling. Another grocery store - especially Walmart would significantly and negatively impact our own North Carolina based businesses. Then you have the issue of traffic. Country Club and Meadowlark drive is a traffic nightmare morning and night. Country Club and Meadowlark would need to be widened to support anything going into that parcel. Sarah Frederick's post says it all. Stop this proposal!
Matilda Phillips	Winston-Salem, NC	2013-09-12	The area is already traffic congested.
Kathryn Mast	winston-salem, nc, NC	2013-09-12	The congestion, the blight
Lynne Jaffe	Lewisville, NC	2013-09-12	It is not needed. The store on Kester Mill Rd. is close enough.
Jeff Gibbons	Winston-Salem, NC	2013-09-12	Too much traffic now!! Don't need this retail facility in this residential area!!
Trish Fagan	Pfafftown, NC	2013-09-12	There are two schools with young children and we don't need the traffic or the people that Wal-Mart would bring that close to the my children's school
Karen Lucas	Winston-Salem, NC	2013-09-12	I agree that the current roads and infrastructure in this area cannot handle any more traffic, and another grocery store is not needed!!
Timothy Baskin	Clemmons, NC	2013-09-12	This is a complete waste. The Wal Mart on Hanes Mall Blvd. is only a few miles away. Big-box mega-stores like this do NOT need to be on every corner. We should be moving away from this kind of over-development, not towards more of it.
Katie Moosbrugger	Winston-Salem, NC	2013-09-12	traffic to/from Meadowlark schools; overall concern for area near where we live
Samantha Boyce	Wantagh, NY	2013-09-12	Muddy Creek should stay beautiful: surrounded by green not a congested parking lot!
Jackie Kiger	Rural Hall, NC	2013-09-12	I work with someone who it directly affects and want to help her get this quashed.
Marilyn Minford	Winston-Salem, NC	2013-09-12	Traffic congestion and safety
ANNETTE WEST	Winston Salem, NC	2013-09-12	traffic congestion on narrow road
Natalie Stewart	Mocksville, NC	2013-09-12	This is a lovely area that will be ruined by the addition of a WalMart store. There are plenty of other shops in the region and the addition of another huge store will be nothing but an eyesore and an inconvenience. NO WALMART ON MEADOWLARK!!!
Amy Mabe	Winston Salem, NC	2013-09-12	Traffic issues

Name	Location	Date	Comment
Aubrey Repass	Winston Salem, NC	2013-09-12	Traffic is already very bad taking kids to and from school this will only make things worse!!!!
Randy McCann	Winston Salem, NC	2013-09-12	Added traffic concerns, which we are not capable of handling. It would diminish this area's sellability.

Chris Frye

Subject: FW: Wal-Mart proposal

From: Leslie Groves [mailto:LGroves@hospiceofthepiedmont.org]
Sent: Thursday, September 12, 2013 12:24 PM
To: Colin Franklin
Subject: Wal-Mart proposal

Mr. Franklin,
I am greatly concerned about this proposal for a Wal-mart store on corner of Country Club and Meadowlark. I am a home owner in Meadowlark Downs for 12 years now, and have watch the over-growth in this area over this time. It would greatly affect the residents of this area if a large grocery store were to foot print there. With the growth of the area, including Brookberry Farms in addition to the growth in the 2 schools, it creates tremendous traffic on these two roads. It now takes 15-20 minutes to navigate 3 miles to 421 in the mornings and afternoons because of Meadowlark. We don't need bookend grocery stores on both ends of Meadowlark. We are 1.5 miles from a Harris Teeter, 2 miles from Lowes in Lewisville and we already have a Wal-mart store 4 miles from us now. Please take into consideration that this area including Meadowlark and Country Club intersection and thoroughfare were not developed to handle even the current amount of traffic, so now with a Sheetz and a possible grocery store, this would be detrimental to us. Please consider use of this beautiful area for something less-traffic involved such as a park.

Thank you for your time and consideration,

Leslie Groves

Leslie Groves, MSW, LCSW
Social Work Team Leader



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Chris Frye

Subject: FW: WalMart opposition follow-up**Importance:** High

From: Leigh Anne Groves [<mailto:lagroves@wakehealth.edu>]**Sent:** Thursday, September 12, 2013 3:35 PM**To:** Gary Roberts**Cc:** Aaron King; Colin Franklin; Rob Solomon; Glenn Simmons; Marco Andrade; Kirk Ericson; marylinmj@cityofws.org; Steve Smotherman; David Reed; Amy Crum; Michelle McCullough; LeAnn Pegram; Lynn Ruscher; Byron Brown; Ben F Stamey Jr; Kaylen A. Francis; Margaret Bessette; Kelly Bennett**Subject:** WalMart opposition follow-up**Importance:** High

Good afternoon, Mr. Roberts!

My Franklin was kind enough to leave a voicemail for me expressing that he shared with you my concerns of the proposed Walmart grocery store. Since you are the appointed "staffer" to this particular issue, with time being of the essence, I doubt that I'll be able to reach out to all member of the Planning Board before you meet at 4:30 this afternoon but I will certainly try!

I have resided on Hundley Rd. since the inception of the Meadowlark Downs subdivision. I have lived in the development longer than anyone else- for nearly 15 years. With Brookberry Farm expanding, in addition to the middle and elementary schools that sit across the street, congestion is simply horrible at best during the morning and afternoon commutes. As I stated in my previous voicemail, gridlock from the schools alone forces a 35-40 minute drive in to Baptist where I work. I have sat in traffic on Meadowlark (if I'm lucky enough to have someone let me out) and Country Club roads for up to a half an hour before getting to Styers Ferry Rd. Forsyth Country Day School traffic adds to this as well. Taking an alternate left and going up Country Club (east) isn't a better game. Due to Calvary Baptist School, you can sit on Country Club Rd. just as long before you ever turn on Peace Haven to get to 421.

The proposed site is 3 miles from the Super Store. We have Harris Teeter already at one end of Meadowlark Drive. Another Harris Teeter is located 1.5 miles away from the proposed site. Adding this store- in addition to the Sheetz- is going to be one colossal nightmare- coming and going. The roads cannot handle the traffic as it is. Congestion is commonplace and will just worsen as a result. The Muddy Creek Greenway is a peaceful addition to this side of the city. Adding another grocery store- in a floodplain – will detract from this beautiful area. I cannot fathom the need or desire for another grocery store when we have so many options as it is. I haven't even addressed the Harris Teeter down Robinhood Rd., The Fresh Market, or Lowes. Nor have I addressed the Food Lion on Country Club, the Lowe's on Shallowford, or the Food Lion on Lewisville-Clemmons Rd. Honestly, this is just too much!

If you will please address my concerns, I would most certainly appreciate it! I take my job very seriously and have several appointments with Faculty during the time of this meeting or I would make a presence. I feel very passionately about it and just feel as though it's too much! I also suggest that your Board at least table the idea until they can read the Facebook comments. Those were just as telling.

Thank you so much for all you do and please thank your fellow Board members as well!

Respectfully,
Leigh Anne Groves

Leiah Anne Groves



Office of Development and Alumni Affairs
P.O. Box 571021 \ Winston-Salem, NC 27157
p 336.716.4704 \ f 336.716.7168 \ c 336.413.5600
lagroves@wakehealth.edu \ WakeHealth.edu

Chris Frye

From: lagroves@wakehealth.edu
Sent: Tuesday, September 16, 2014 12:24 PM
To: Chris Frye
Subject: Wake Forest Baptist

I just wanted to express my disappointment that the city would consider building a new school in the area. The school district currently has a plan to build a new school in the area. We are currently in a neighborhood environment and don't need a school in the area. We don't need a school in the area. We don't need a school in the area. We don't need a school in the area.

Leiah Groves

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Chris Frye

From: Smitherman, Lisa <Lisa.Smitherman@inmar.com>
Sent: Tuesday, September 10, 2013 12:24 PM
To: Chris Frye
Subject: Meadowlark Walmart

I just wanted to express my disappointment that the city would entertain putting a Walmart at country club and meadowlark. The school traffic is currently ridiculous and there is no need for additional shopping in the area. Most of us move to the area to get in a neighborhood environment and don't need a Walmart around the corner. Most importantly we don't need a shopper next to our neighborhood school and the traffic implications.

Lisa Smitherman

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Chris Frye

From: Joshua Fallin <JFALLIN@chisox.com>
Sent: Tuesday, September 10, 2013 7:53 PM
To: Chris Frye
Subject: Proposed Walmart on country club

To whom it may concern,

I would like to ask you to please all vote NO for the proposed Walmart on the corner of country club and meadowlark. This area is already too heavily traveled and congested as it is. If you add this store it will cripple the area. Not to mention the increased traffic around an elementary and middle school. We don't need a store like that around the school.

Please, I urge you all to vote NO on the rezoning if that area for all residents that will be so negatively impacted.

Thank you for your time,

Josh Fallin

Sent from my iPhone

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For more information please visit <http://www.mimecast.com>

Chris Frye

From: Fallin, Brenna <Brenna.Fallin@Prucarolinas.com>
Sent: Tuesday, September 10, 2013 7:59 PM
To: Chris Frye
Subject: Proposed Walmart

To all planning board members,

I would like to ask you all to please vote NO for the proposed Walmart on the corner of country club and meadowlark. This area is already too heavily traveled and congested as it is. If you add this store it will cripple the area. Not to mention the increased traffic around an elementary and middle school. We don't need a store like that around the school.

Please, I urge you all to vote NO on the rezoning of that area for all residents that will be so negatively impacted.

Thank you for your time,

Brenna Fallin

Sent from my iPad

Chris Frye

From: ALAN NORRIS <alannorris@bellsouth.net>
Sent: Wednesday, September 11, 2013 9:09 AM
To: Chris Frye
Subject: Proposed Walmart Store on Country Club

I strongly object to the proposed zoning change that will allow Walmart to construct another store on Country Club Road next to Meadowlark drive. Country Club Road is not designed to allow the amount of traffic that this store will attract. At the moment during school hours in the morning and afternoon the intersection of Country Club and Meadowlark is very congested. Adding more traffic to that area will create absolute gridlock.
Thanks

Alan

Alan Norris
AlanNorris@BellSouth.net

Chris Frye

Subject: FW: Opp email to W-2300

-----Original Message-----

From: Kristin Melvin [mailto:kristineric@earthlink.net]

Sent: Tuesday, September 10, 2013 10:31 PM

To: Gary Roberts

Cc: robertc@cityofwinstonsalem.org; James Taylor Jr; Denise Adams; Derwin Montgomery; Molly Leight

Subject: Proposed Businesses on Country Club and Meadowlark

Dear Mr. Roberts and Planning Board of WS,

I am one of hundreds of concerned constituents over the proposed new business development on the corner of Country Club and Meadowlark Roads. I have seen Mr. Roberts' email response to several others regarding this, justifying this only with the statements that this area has been zoned for this type of development since 1998 and will provide walking access to the apartments of Brookberry Park. I am concerned with these responses for several reasons.

First, let me remind the Board that very large neighborhoods, such as Brookberry Farms and parts of Century Oaks, Meadowlark Glen, and other neighborhoods located directly off of Meadowlark Road (and also many, many new developments off of Country Club) were NOT there in 1998 when this original zoning was approved. These developments have added HUNDREDS of houses, and also HUNDREDS of daily commuters. In addition, we have seen Meadowlark Elementary and Meadowlark Middle Schools almost double in volume during this time. But yet the Board still sticks by the original resolution from 1998 without any consideration for the immense growth within a mile radius of this corner? We are then told to contact the NCDOT with our concerns over the increased traffic. It is my understanding that the Planning Board is to carefully consider ALL the impacts on the community, which certainly includes traffic issues.

Not only is the traffic of major concern, but I question the decision of allowing such large businesses so close to these schools, where large delivery trucks and the constant flow of shoppers will be literally right beside thousands of children's playgrounds. How do you propose to maintain the level of safety and security at the public schools, which is already difficult, as well as the safety of the users of the Greenway???? In my opinion, the Planning Board should also be considering this factor. I assure you that the state of North Carolina will not grant these schools or teachers the additional resources to patrol the grounds and maintain a secure environment. Will Winston-Salem or even Wal-Mart be willing to fund police officers to patrol the grounds and direct the traffic that will be caused by this? Will the city of Winston-Salem also be willing to take on the cost of the large expansion of this intersection that will be needed if this is allowed? These are all issues the Board needs to take into consideration.

The second line of defense is that it provides walking access for the Brookberry Park apartments. Really? Is the existence of this new business park going to be for the sole benefit of the apartments? How does this justify anything? I think the Board needs to only examine the apartments recently built on Meadowlark/Robinhood/Olivet Church Road to see that those apartments do not support any of the businesses, such as Harris Teeter, in that adjacent business complex. 99% of the business (what little there is) is vehicular traffic. In fact, we have sadly watched as most businesses have either opted NOT to come there (i.e. Starbucks) or have gone out of business.

I strongly urge you to re-examine a proposal that was approved 15 years ago and to seriously examine all of the negative impacts expansion of business on this corner will have on this community.

Thank you for your consideration,
Kristin Melvin

Chris Frye

From: Erin Sheldon <esheldon@triad.rr.com>
Sent: Tuesday, September 10, 2013 12:30 PM
To: Chris Frye
Subject: Country Club rezoning request

To allow a rezoning that permits busy large commercial development at the proposed Country Club Road location will be a traffic disaster and will impact the peaceful Muddy Creek greenway in a negative noisy ugly way. Too many children will be late for school and special events at school already make for huge traffic bottlenecks?

Please do not approve any changes that will destroy our busy little community. The city has made a great greenway... Don't make it busy noisy and smelly from business.

Be sure to review accident data at this already busy corner if Meadowlark and Country Club!

Thank you,
Erin Sheldon
336-946-0856

Sent from my iPhone

Chris Frye

From: Lori Starling <loristarling@bellsouth.net>
Sent: Tuesday, September 10, 2013 1:25 PM
To: Chris Frye
Subject: Do not support Wal*Mart on Country Club/Meadowlark

Add our names to the list of concerned citizens that oppose adding a Wal*Mart grocery store at the corner of Country Club and Meadowlark. The intersection is too congested as it is and cannot support the traffic generated by Meadowlark Elementary, Meadowlark Middle and all of the new neighborhoods on Meadowlark. We have a Wal*Mart 5 minutes away!! We do not want this!!

Lori & Drew Starling
5685 Stone Crossing Drive
27104

Chris Frye

From: amber.koll@wellsfargo.com
Sent: Tuesday, September 10, 2013 1:33 PM
To: Chris Frye
Subject: FW: SAY NO Wal-Mart Grocery on Country Club Road!!!

Planning Board Members -

PLEASE take a hard close look at this scenario RECONSIDER the addition of a Wal-Mart or any other grocery/department store on Country Club Road where the traffic is already a HUGE MESS during the 8am, 3pm (time when Meadowlark School day ends), and 5pm hours...

I am a resident of Brookberry Farm and am very concerned with the proposed Wal-Mart Grocery going in on CC & Meadowlark! I am also a parent of a child attending Meadowlark Elementary and I have real concerns of my child being on school property/playground, soccer fields, etc... with a Wal-Mart/parking lot located basically right next door to the school... Even though the proposal states it will be a smaller grocery - we do NOT currently have the infrastructure to support the traffic on Country Club and Meadowlark areas for getting our kids to and from school without major traffic issues - and you think a Wal-Mart won't create even more issues? This will impact hundreds and even thousands of families in very negative way, including school buses, which already struggle to be on time both to and from the Meadowlark Schools as it is... Not to mention the traffic congestion at the intersection of Country Club and Peace Haven roads, where Calvary Church also has heavy daily school traffic, which will only get worse with this proposed Wal-Mart addition... If you are not convinced by this argument alone, please go drive by the Country Club Road/Meadowlark and/or Country Club/Peace Haven Road intersections during those times noted above...

Additionally, we currently have a Harris Teeter at the other end of Meadowlark (off Robinhood road) to service grocery needs - which we understand may be struggling to stay afloat - not to mention all the vacant retail space within that shopping center! What is the benefit of adding another grocery store only a couple of miles down the road? How 'bout trying to fill the existing shopping center with new vendors instead of cluttering up an already cluttered location with retail competition that may also struggle to survive... It really seems RIDICULOUS!

I, along with countless friends and neighbors in surrounding neighborhoods, am HIGHLY DISPLEASED with OUR COUNCIL to think you are supporting this and appear to be recommending approval! The City Council should be much more cognizant of infrastructure issues before just throwing up any retail business to pad the pockets of few, while the community suffers. The outcome of this and how you vote will definitely impact MY VOTE (and those of all my friends and neighbors in Brookberry, Century Oaks, Meadowlark Glen, Meadowlark Downs, and other surrounding neighborhoods) when you are up for re-election very soon!

Amber Koll, CBCP

Wells Fargo Enterprise BCP Office
Operational Risk Manager

Operational Risk | MAC D4000-035
One West Fourth Street, 3rd Floor | Winston-Salem, NC 27101
Tel 336-747-8498 | Cell 336-402-7864 |

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From: [Name]
Date: [Date]
Time: [Time]
Subject: [Subject]

Planning Board Meeting

PLEASE take a hard look at this scenario RECONSTRUCT the addition of a Wal-Mart or any other grocery/retailer store on County Club Road where the traffic is already a HUGE ISSUE during the day time when Middlebrook School bus ends, and you know...

I am a resident of Middlebrook, Pennsylvania and am very concerned with the proposed Wal-Mart Grocery going in on US 222. I am also a parent of a child attending Middlebrook Elementary and I have real concerns of my child being on school property/neighborhood, soccer fields, etc... with a Wal-Mart parking lot located directly right next door to the school... Even though the proposed store it will be a smaller grocery - we do NOT currently have the infrastructure to support the traffic on County Club and Area 2 which ends for getting our kids to and from school without major traffic issues - and you think a Wal-Mart won't create even more issues? This will impact residents and even thousands of families in very negative way including school buses, which already struggle to be on time both to and from the Middlebrook School as it is... Not to mention the traffic congestion at the intersection of County Club and Race Haven roads where County Club has heavy duty school traffic which will only get worse with the proposed Wal-Mart addition... If you are not satisfied by this argument please go drive by the County Club Wal-Mart addition and/or County Club/222 intersection during their lunch break...

Additionally, we currently have a traffic light at the exit out of Middlebrook (off Race Haven road) to service grocery needs - which we understand may be changing to stop short - not to mention all the vacant retail space within that shopping center! What is the benefit of adding another grocery store only a couple of miles down the road? Just trying to fill the existing shopping center with new retailers instead of shutting up an already saturated location with retail competition that may also struggle to survive - it really seems RIDICULOUS!

I along with countless friends and neighbors in surrounding neighborhoods, am HIGHLY DISPLEASED with OUR COUNCIL for thinking you are supporting this and appear to be recommending approval. The City Council should be much more diligent of infrastructure issues before just throwing up any retail business to get the support of local, whose the community suffers. The outcome of this and how you will definitely impact MY VOTE (and those of all my friends and neighbors in Middlebrook, County Club, Middlebrook Glen, Middlebrook Lower, and other surrounding neighborhoods) when you are up for re-election very soon!

Director, DECO
With Copy: Executive EOP Office
Department for Management
[Address]
[Phone]
[Fax]

Chris Frye

To: Aaron King
Subject: RE: WalMart- Country Club and Meadowlark rezoning

-----Original Message-----

From: Patsy Dwigins [mailto:patsydwiggins@gmail.com]
Sent: Tuesday, September 10, 2013 1:59 PM
To: Aaron King
Subject: WalMart- Country Club and Meadowlark rezoning

Not sure if you are the right person, but this rezoning is a really bad idea. This development is not needed at this location. Lots of available grocery options within a couple miles. The roads here will not support the increase in traffic. The traffic is incredibly busy in the morning (6:45-8:30 am) and in the afternoon (1:45-3:15). As well as any time there is a school function at either school.

There is a beautiful greenway along the creek and there is peace and quiet. Why would you want to mess that up? I am not anti-Walmart or anti-development. But this is not needed here.

Thank you for your consideration,
Patsy Dwigins

Chris Frye

From: Jennifer Gerhardt <jen7gerhardt@yahoo.com>
Sent: Tuesday, September 10, 2013 2:05 PM
To: Chris Frye
Subject: Proposed WalMart on Country Club
Attachments: MeadowlarkGroceryStores.jpg

Good afternoon,

I am a resident of Brookberry Park Apartments and I am very opposed to the possible WalMart Grocery being considered for the Country Club/Meadowlark Dr area. This area is residential, the woods and farm beyond provide a wonderful peaceful atmosphere to an area on the fringe of a city. The proposed WalMart is unnecessary, unwanted and a terrible idea. We have over 6 grocery stores within 3 miles of the proposed site that range from the affordable Food Lion to the more pricey Harris Teeter. There is simply no reason to destroy what is a nice area with another grocery store. This store is not going to bring the types of jobs we need, and I am concerned about the safety and security of my community if this type of development moves forward not to mention the environmental impacts. My husband and I are considering purchasing a home in a development on Meadowlark but we will likely look to Lewisville or Clemmons if this building moves forward. There are so many half empty or abandoned strip malls and shopping centers that could be revitalized without destroying an important green space. More importantly there are areas of the city that need better access to grocery stores with fresh meats and produce. I hope the planning board will realize this is a terrible idea that the residents who live in the area do not want or need.

Sincerely,

Jennifer Gerhardt

Chris Frye

From: Jessica Potts <runnerpotts@yahoo.com>
Sent: Tuesday, September 10, 2013 2:21 PM
To: Chris Frye; Robert Clark
Subject: Zoning @ Country Club and Meadowlark

To whom it may concern,

The zoning request at Country Club and Meadowlark set for 4:30 this afternoon needs to be denied. If you have ever seen traffic around school times and after work you would understand the reason it should be denied. Those roads aren't designed to handle the potential increased traffic. Furthermore, there are many other shopping options in that area within a 5 mile radius. I believe it would be a huge disservice to the community if the zoning were approved for the commercial properties outlined in the Journal today.

A Concerned Citizen,
Jessica Potts

Sent from my iPad

APPROVED

Chris Frye

From: Julie Morris <jamorris212@gmail.com>
Sent: Tuesday, September 10, 2013 3:40 PM
To: Chris Frye
Subject: Proposed Walmart at Country Club and Meadowlark

To Whom it May Concern;

Please do whatever it takes to stop the proposed Walmart from being built at the corner of Country Club and Meadowlark. This area is already a traffic NIGHTMARE and there is no need to build a store that already exist less than 5 minutes away. Please, please do not let this Walmart be built!!!!

Sincerely,
Julie Morris

Chris Frye

From: Sarah Kaplan <sarahekaplan@yahoo.com>
Sent: Tuesday, September 10, 2013 5:32 PM
To: Chris Frye
Subject: NO WALMART!

Good Afternoon,

As a parent of 3 children at nearby schools and a resident of the proposed area, I beg you NOT to build a Walmart grocery store near Meadowlark. There are PLENTY of grocery stores to choose from in this area, one of which is almost out of business due to not enough usage. So WHY build another?

Walmart is already well represented in Winston Salem with several locations for people to visit, should they choose to. There is one 5 minutes from the proposed location that already HAS a grocery store (Kester Mill Rd). Huge businesses like Walmart make it very hard for small, local businesses to survive. We need high quality businesses to thrive in Winston Salem. Walmart, on the other hand, will be just fine with or without a new location.

My children attend 2 schools in this area that have huge traffic and safety issues due to large traffic volume. Adding a huge business would be disasterous for this area. Already multiple traffic guards need to work each day to ensure kids can get safely to/from Meadowlark Elementary and Meadowlark Middle. The lines and waits are awful! More traffic to this area is the last thing that we need.

Thank you for listening to your residents, parents, and concerned voters on this issue. There is absolutely NO need for a Walmart in this area.

Sarah Kaplan