

**From:** Christopher Woollard [mailto:cwoollard@gm.slc.edu]

**Sent:** Thursday, June 08, 2017 2:01 PM

**To:** Gary Roberts; Paul Norby; Tarra Jolly

**Subject:** Re: Zoning Case W-3322

**To:** Mr. Gary Roberts, Mr. Paul Norby, Mr. Tommy Hicks, Mr. Arnold King, Mr. Clarence Lambe, Mr. Paul Mullican, Ms. Brenda Smith, Mr. George Bryan, Ms. Melynda Dunigan, Mr. Darryl Little, Mr. Allan Younger

**From:**

Chris Woollard

181 E. 6<sup>th</sup> St., Apt. 414 Winston Salem, NC 27101

*On behalf of the following resident of the same building:*

Julie and Dan Knight, Janet Claxton, Santi and Julia La Parra, Ron and Susan Smith, Sarah Smith, John and Gidget Roberts, Chris Presby, Jeffrey Weir, Sandy Ferraro, Taylor Fenstermacher, Kaitlyn McCune, Kelly Collins-Uloko and Manny Uloko, Presley Griffies, Chris and Meredith Batters, Kathy Batt, Jackie Flynn, Byron Williams.

**RE: Zoning Request W-3322**

Planning Board Members and City Zoning Staff,

I wanted take a moment to alert you I will be speaking at today's Planning Board Meeting. While I do not plan to speak against the **W-3322** zoning request, I want to ensure that the agreed upon stipulations for Limited Use are made concrete. These are:

1. Agreement to follow Pedestrian Business parking regulations
2. Agreement to only the allowable uses listed in the zoning request
3. Agreement that any new development will not exceed the Pedestrian Business stipulated height maximum of 60'

I would also implore the Planning Board to address our concerns regarding the period of construction and add additional stipulations as follows:

65 of our 105 parking spaces are in the proposed construction site. That is over 60% of our parking. The property owner has verbally agreed to find offsite parking to replace these 65 spots at their own cost for the duration of construction. We would like to make this binding as it will have a very real impact on livability for residents. I would also point out that there is no obvious solution to where to locate these 65 offsite parking spaces.

The block of Chestnut between 5th and 6th has been closed in perpetuity for the duration of construction of the parking garage and Link residential complex. We have been told by the construction site superintendent that the expected length of construction is 36 months or three years. Given this and The Arts Based School's very real concerns for traffic flow along 7th street, we ask that you stipulate that neither 7th, nor the block of Chestnut between 6th and 7th street be allowed to close during construction.

Thank you, as always for your service to this community. I look forward to speaking with you in person later today.

Regards,  
Chris Woollard

On May 11, 2017, at 2:04 PM, Christopher Woollard <[cwoollard@gm.slc.edu](mailto:cwoollard@gm.slc.edu)> wrote:

**To:**

**Mr. Gary Roberts, Mr. Paul Norby, Mr. Tommy Hicks, Mr. Arnold King, Mr. Clarence Lambe, Mr. Paul Mullican, Ms. Brenda Smith, Mr. George Bryan, Ms. Melynda Dunigan, Mr. Darryl Little, Mr. Allan Younger**

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**RE: Zoning Request W-3322**

Planning Board Members and City Zoning Staff,

Unfortunately I am unable to attend today's zoning meeting in person. The following letter offers a statement against approval of Zoning Case W-3322.

While we very much appreciate the petitioner's show of good-faith, after reviewing the staff report for the petitioner's new zoning application it is clear that our concerns both as residents of the community and the specific site in question have not been adequately addressed.

Without a site plan for the proposed development of the site in question, the Pedestrian Business parking conditions associated with this Special Use Limited request do little to assuage our concerns for increased vehicular congestion along Seventh St. or our concerns about the introduction of development that will negatively impact either the quality of life of our residential community or the remaining historic fabric of this important historic site and neighborhood.

Again, we must question the actual need and the real motivations behind this re-zoning request. The initial proposed change from PB and PB-S to CI has now been limited in terms of allowed use and parking regulation by the new CI-L proposal. At this point, one must really ask what there is to be gained from this change in zoning.

After some research in the Unified Development Ordinances, it is clear that the desire to change to CI zoning must be because of the lack of dimensional restrictions placed on new development. The undeveloped portion of the site in question is small and such a small footprint may require a

building taller than the allowed 60-foot height restriction placed on development within PB-zoned land. A change to CI zoning would eliminate this height restriction. We have serious concerns about this developer being allowed to build a mid- or high-rise building taller than the surrounding buildings on this site and in this neighborhood. To add one would substantially alter the fabric of the neighborhood and have a negative impact on the historic integrity of both the site and the neighborhood.

Without a site plan it is entirely possible that the developer may place new access to the site along Seventh St. further exacerbating the traffic flow and safety concerns of The Arts Based School. As residents, we too are concerned about having impeded access to our own building should this be the case. Everyday at both drop off and pick up times for the school, Seventh St. becomes nearly impassible. Nearly every run/walk/bike event that takes places downtown goes down this section of Seventh St. and would have the very real possibility of trapping residents within the property even more than these events already do disrupt our ability to freely come and go.

Once again, we must make the argument that this proposed zoning change accompanied by no formal plans for development leaves far too many unanswered questions. *We ask you to deny this request and ask that the petitioner re-apply with concrete plans that fully address our concerns.*

Further, we would like to state for the record that while a community meeting may have been held, no residents of Gallery Lofts were notified of it. The single resident attendee, Sarah Smith (for whom I am speaking), only happened upon the meeting because it was held in the facility where she works. Many of our concerns as residents could easily be addressed by our inclusion in a formal community meeting that involves residents of the community and not just property owners. We are not saying no to new development, but we are certainly asking not to be alienated during the planning process.

Finally, we would like to take this opportunity to address some comments made by members of the Planning Board during the work session at the March 9<sup>th</sup>, 2017. We, as residents of downtown Winston-Salem found it incredibly disheartening that some members of the Planning Board seem to be out of touch when it comes to the realities of living downtown. Many comments made during the work session seemed to rely on the assumption that upon moving downtown, one could not possibly have need or want for a personal vehicle. There is simply no truth, viability, or relevance to this fallacious line of thinking. Every time we as residents require *basic goods and services*, we must travel to areas of town where these basic goods and services are located, and this means getting into our cars and driving. We don't even have something as simple as a full-service grocery store within walking distance.

We as resident of downtown, pay increased property taxes on our vehicles both for our city address and our location within the city's Arts District. If no one downtown has cars, surely Forsyth County would not have such a system in place for making extra revenue off of city residents.

Perhaps as many as 10% of residents in this area live within walking distance of where they work. The vast majority of residents commute by car to and from work every day. If surface lots

around Reynolds American and the Innovation Quarter are any indication, the vast majority of people who work downtown commute by car to and from downtown every day. To think, plan, zone, and act otherwise is to purposefully ignore what is actually happening to the extreme detriment of current residents, future residents, and future development downtown.

In closing, we make a simple plea to members of the Planning Council in all their current and future planning efforts for the City of Winston-Salem:

*With all due respect*, please try to understand the realities of living in the environments for which you plan and the realities of life for the constituents you represent.

Regards,

Chris Woollard, Et Al.