

**From:** [Aaron King](#)  
**To:** [Mary Beth Tew](#)  
**Cc:** [Lee Garrity](#); [Angela Carmon](#)  
**Subject:** FW: [EXTERNAL] RE: Re-zoning on Brewer Road  
**Date:** Monday, April 5, 2021 1:12:22 PM

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Mary Beth-

The correspondence below is related to item Z-1 on tonight's agenda. You will see concerns about the rezoning noted by Colon Moore with WS/FC Schools. The response is from the applicant's agent and includes an added volunteered condition. Can you share this communication with Council in advance of tonight's meeting?

Thanks,  
AK

Aaron King  
City-County Planning and Development Services Director  
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Winston-Salem, NC 27101  
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**From:** Luke Dickey <LDickey@stimmelpa.com>  
**Sent:** Monday, April 5, 2021 1:09 PM  
**To:** wcmoore <wcmoore@wsfcs.k12.nc.us>; Aaron King <aaronk@cityofws.org>  
**Subject:** [EXTERNAL] RE: Re-zoning on Brewer Road

Thanks Colon,

Based on the discussion this morning, we understand the school system's concerns regarding traffic and the potential attraction to students.

1. As discussed, the immediate right-in/right-out access and median on Brewer Road will pull traffic off of Brewer Road quicker and provide access to the proposed Starbucks, reducing the potential for congestion. Additionally, a significant amount of stacking space (18 +/- vehicles) is provided and we do not foresee traffic backing into Brewer Road. Additional cross access provides alternate routes for traffic to access northbound Peters Creek Parkway from the commercial development to the south of the site. A u-turn movement to southbound Peters Creek Parkway is provided at the signalized intersection with Brewer Road. This connectivity and alternative routes can help further mitigate traffic congestion.
2. The developer is amenable to add a condition to the zoning to provide a decorative fence along the Brewer Road frontage starting east of the right-in/right-out access and extending to Cliff Street. This will direct potential pedestrian traffic along the proposed Brewer Road sidewalk to the main entrance and a marked pedestrian crossing the site; preventing pedestrians from crossing through the drive-through. Developer will be notified that once the Starbucks is developed, the Parkland Principal desires to establish a working relationship with the manager to collaborate on options to discourage students from using the facility during school hours.
  - a. Developer agrees to the following condition:  
***Developer shall install a decorative fence within the required streetyard along Brewer Road. Said fence shall extend from the westernmost access point over to Cliff Street.***

Thanks,

**Luke Dickey, PLA Vice President**

336.723.1067 x1119 | cell: 336.978.1396



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**From:** Moore, Colon <[wcmoore@wsfcs.k12.nc.us](mailto:wcmoore@wsfcs.k12.nc.us)>

**Sent:** Monday, April 5, 2021 1:03 PM

**To:** Aaron King <[aaronk@cityofws.org](mailto:aaronk@cityofws.org)>

**Cc:** Luke Dickey <[LDickey@stimmelpa.com](mailto:LDickey@stimmelpa.com)>

**Subject:** Re-zoning on Brewer Road

Aaron,

I am reaching out to you on behalf of Winston-Salem / Forsyth County Schools regarding the proposed re-zoning of the property south of Parkland High School for a new Starbucks café. WS/FCS would like to express their concern about this use of the property for two reasons:

1. Historically, Starbucks has a significant drive-thru customer base. Our concern is that this increased traffic will cause delays on Brewer Road and impede cars and buses from accessing Parkland HS, especially during the morning arrival time. We do appreciate the design that includes an immediate “right-in” from Peters Creek Parkway and that cars are restricted from turning left as they exit the parking lot directly onto Brewer Road. We are requesting that cars heading east on Brewer Road be restricted from making a U-turn along the widened location of Brewer Road.
2. Restaurants and convenience stores near schools that offer “fast food” type service have typically attracted students to their locations. Against the request of school administration, students will walk to these locations during school hours. With no designated crossing area on Brewer Road, our concern with this is the unsafe combination of pedestrians and vehicles in this area. In an attempt to discourage this, we are asking that a fence be installed between the proposed Brewer Road sidewalk and the Starbucks parking lot. Additionally, we ask that the manager of the café develop and maintain a relationship with the school Principal so they can collaborate on efforts to discourage this activity during school hours.

I appreciate the willingness of both you and Luke Dickey (Stimmel Associates) to hear my concerns and Luke’s willingness to accommodate our requests. Any additional accommodations that you recognize to address our concerns are appreciated.

Sincerely,  
Colon

**W. Colon Moore**

*Director – Facility Planning and Construction*

**Winston-Salem/Forsyth County Schools**

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*Have you registered in the newly created WS/FCS Business Assessment Questionnaire for construction project vendors?*

*If not, click this link to do so! <https://forms.gle/iJhMJyBf9n7FgzRa6>*

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