

Tarra Jolly

From: Gary Roberts
Sent: Tuesday, August 04, 2020 5:32 PM
To: Tarra Jolly
Cc: Desmond Corley
Subject: a 2nd email of opposition for W3449
Attachments: W-3248 (PDF).pdf

Thanks Tarra

From: Emily Bickle <ecbickle@earthlink.net>
Sent: Tuesday, August 4, 2020 5:22 PM
To: Gary Roberts <garyr@cityofws.org>
Cc: Robert Clark <robertc@cityofws.org>
Subject: RE: [EXTERNAL] Rezoning case W3449

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Roberts,

I'm afraid you may have misread my comments, no one from Stimmel contacted me, they sent a letter to my husband only (what is this 1950?), so they did not do their due diligence in contacting adjacent property owners. That aside, I do see the proposed stormwater management included in the plan, along with the notation that this is a preliminary site plan that may not reflect final site features and that no site research has been conducted.

Since receiving your email response, I have received the official notification of the Planning Board meeting in the mail, which includes the name of the LLC, White Oak Vista. Looking up this LLC, I see that they combined several parcels into the one currently being considered for rezoning as case W3449 back in 2015 and petitioned successfully to have the combined parcel rezoned from LB, LB-S, and RS9 to LB-L as case W3248 (see attached). They won approval for the previous rezoning by agreeing to voluntarily limit the use of the property, saying that was consistent with the area plan, and making much of their intent to transform the site "to a higher and better use". There was also an article in the Triad Business Journal after the rezoning indicating plans to build a mixed use retail and office complex. I'm not sure what happened to these good intentions, but I would like to know why the current rezoning request would be allowed to piggyback on the previous rezoning when it would actually break the promises made about land use during that first rezoning. So, my question now would be, in light of the promises made regarding land use in W3248, why is the Planning Department and the City Council allowing rezoning case W3449 to proceed?

Please include these additional comments and the attached PDF of W3248 in your meeting materials and anything provided to the City Council as well.

I would also like to note that way back in 2015 one of the questions raised about the proposed development at that time was concerning the possibility of loud outdoor music that would be similar to the problems neighbors were having with the shopping center next door. This would be the same issue we have been having for around a year with the business behind us violating their zoning.

Thank you,

Emily Bickle

3830 Cavalier Drive
Winston Salem, NC
27104

From: Gary Roberts <garyr@cityofws.org>
Sent: Tuesday, August 4, 2020 2:30 PM
To: Emily Bickle <ecbickle@earthlink.net>
Cc: Robert Clark <robertc@cityofws.org>
Subject: Re: [EXTERNAL] Rezoning case W3449

Hello Emily Bickle,

Thank you very much for sharing your concerns regarding this rezoning request. In regard to your opportunity to be heard on these matters, please know that first of all, your email will be included in the agenda packet which is sent to the members of the Planning Board this Friday. That is also when our Staff Report will be completed and posted on our website. Your email will also be sent to the City Council who will make the final decision after the Planning Board makes its recommendation on August 13. That meeting will be a virtual hearing where you are encouraged to join to share your concerns. The Council meeting will also be a public hearing.

In addition to this, the City Council recently started requiring that rezoning petitioners also conduct neighborhood outreach when such a request is within 500' of residentially zoned property. Hence your contact with Luke Dickey. In regard to your concerns pertaining to stormwater runoff, please be advised that the proposed site plan includes a stormwater management facility on the northern portion of the site, and they will be required to submit a Stormwater Management Study prior to the issuance of a grading permit. If you have any specific questions regarding stormwater, please feel free to contact Joe Fogarty at 336-747-6961.

I hope this helps and please let me know if you have any further questions.

Gary Roberts, Jr.

CCPB

From: Emily Bickle <ecbickle@earthlink.net>
Sent: Monday, August 3, 2020 10:37 PM
To: Gary Roberts <garyr@cityofws.org>
Cc: Robert Clark <robertc@cityofws.org>
Subject: [EXTERNAL] Rezoning case W3449

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I am writing concerning a letter my husband received from Stimmel Associates regarding rezoning case W3449. It seems no attempt will be made at any alternative form of a public question and answer session, only a private phone call with Mr. Dickey from Stimmel Associates is on offer, and apparently I don't even merit that invitation myself. It's just as well, since I don't have any questions for Mr. Dickey, as my mind is quite made up that the proposed rezoning would be detrimental, but I do have a few questions for the Planning Board and our West Ward Representative about your vision for the future of this area. Since normal procedures have been disrupted I am going on the assumption that an email will suffice to register my objections. Please let me know if I need to make a submission in a different format or venue for my opinion to be officially considered regarding case W3449.

According to the Stimmel Associates, the proposed storage facility is consistent with The West Suburban Area Plan, even though it would require rezoning to be built. So, first I would like to ask if a storage facility is what you envision as a desirable commercial property in our neighborhood? Honestly, to me, a storage facility doesn't seem to offer much utility to the surrounding community, likely will provide few jobs, and doesn't add much more than a rather unattractive vista, more impervious surface (leading to more potential water run-off into a neighborhood without city curbs or storm drainage), and an opportunity for an even less desirable business to occupy the rezoned land should the storage facility close.

Before you write this off as a NIMBY objection to business development of any kind, let me give you a bit of background about what *is* already in our backyard. Since buying a house here we have had stormwater run-off issues with the property behind us, and for the better part of a year the Planning and Development Services office has been trying to address one of the business tenants behind us violating their current zoning, but does not seem to have adequate tools or resources at their disposal. This has been an ongoing issue for our neighbors far longer than we have lived here. It's almost not worth mentioning how poorly maintained the buffer area is, and that multiple trees have come down and not been replaced. This is a bit frustrating considering our property taxes here are as high a rate as they were in Raleigh, and I seriously doubt anyone's zoning enforcement budget is likely to increase in the coming year. In addition to all of the above, in February we were contacted by a DEQ engineer working on the DSCA program, who wanted to test the air in our house and sample the soil because our house and yard are apparently part of DSCA site 340018, which was contaminated with solvents from a former dry-cleaner on Country Club Road. We did not knowingly purchase property contaminated with toxic chemicals, nor did the sellers knowingly omit this information, the DEQ did. In 2011 the DEQ performed testing with the permission of the original owner (the seller's elderly father), but didn't get back to him, or anyone else, about the results until 2020. The previous owner had died in 2014, and his children sold the property to us in 2018. There are actually three sites of dry-cleaning solvent contamination in the DSCA program nearby affecting multiple properties, but this information is not easily publicly accessible unless you already know exactly what you are looking for. The testing results we received in May indicate that the levels of dry-cleaning solvents present in the air *inside* of our house are "acceptable" for the time being, but further sampling may be warranted if site conditions change. I think you can see why we would be concerned about adding more impervious surface area, and more potential run-off nearby. I would ask you to please take all three DSCA sites into consideration when making any decisions about nearby development, from what the DEQ engineer told us the solvents will pretty much never go away, but are not immobile. Older documents had their geologists looking for water samples all the way down at the end of Placid Street. I would also like to know if the Planning Board or City Council had any involvement with or documentation related to the nearby sites being included in the DCSA program.

Given the impact of past and present businesses and the lack of teeth in both city and state regulations, I can certainly see how attractive the area might be for developers, but I am beginning to seriously question why anyone would consider owning residential property here. Based on our experience of a few short years living in Winston Salem, we are now at a point where we will be carefully considering every dime and drop of sweat we choose to invest here, all we ask is that you try to do better for this neighborhood than a disadvantageous rezoning for a storage facility that adds little benefit to the area.

Thank you,
Emily Bickle
3830 Cavalier Drive
Winston Salem, NC
27104



February 18, 2015

Robert E. Pike and
White Oak Vista, LLC
c/o Robert E. Pike
3831 Country Club Road
Winston-Salem, NC 27104

Re: Zoning Petition W-3248

Bryce A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3163
www.cityofws.org/planning

Dear Mr. Pike:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning and Development Services

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Jack Steelman, 2150 Country Club Road, Winston-Salem, NC 27104

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Molly Leight, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

Forsyth County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair; Ted Kaplan; Richard V. Linville; Walter Marshall; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

City-County Planning Board: Arnold G. King, Chair; Allan Younger, Vice-Chair; Melynda Dunigan; Tommy Hicks; Clarence R. Lambe, Jr.; Darryl Little; Barry A. Lyons; Paul W. Mullican; Brenda J. Smith

CityLink311

Call 311 or 336-727-8000
citylink@cityofws.org

ACTION REQUEST FORM

DATE: February 18, 2015
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning and Development Services

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning petition of Robert E. Pike and White Oak Vista, LLC

SUMMARY OF INFORMATION:

Zoning petition of Robert E. Pike and White Oak Vista, LLC from LB, LB-S (Offices & Retail Store), and RS9 to LB-L (Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Offices; Services A; Recreational Services, Indoor; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Limited Campus Uses; Museum or Art Gallery; and Access Easement, Private Off-Site); property is located on the north side of Country Club Road, east of Gordon Drive (Zoning Docket W-3248).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Robert E. Pike and White Oak Vista, LLC, Docket W-3248

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from LB, LB-S (Offices & Retail Store), and RS9 to LB-L (Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Offices; Services A; Recreational Services, Indoor; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Limited Campus Uses; Museum or Art Gallery; and Access Easement, Private Off-Site) the zoning classification of the following described property:

PIN#s 6815-14-1462 (formerly 6815-14-1405 & 6815-14-2404) and 6815-14-3306

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the _____ day of _____, 20___ to Robert E. Pike and White Oak Vista, LLC.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Robert E. Pike and White Oak Vista, LLC. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Robert E. Pike and White Oak Vista, LLC, (Zoning Docket W-3248). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Offices; Services A; Recreational Services, Indoor; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Limited Campus Uses; Museum or Art Gallery; and Access Easement, Private Off-Site, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LB-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. As volunteered by the petitioner, the large white oak tree located on the site shall be preserved.

- **OTHER REQUIREMENTS:**
 - a. As volunteered by the petitioner, a forty foot (40') wide undisturbed Type III bufferyard along the entire length of the northern property line shall be provided. Developer shall also provide a Type III bufferyard along the entire length of the eastern property line.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3248
Staff	Aaron King
Petitioner(s)	Robert E. Pike and White Oak Vista, LLC
Owner(s)	Same
Subject Property	PIN#s 6815-14-1462 (formerly 6815-14-1405 & 6815-14-2404) and 6815-14-3306
Address	3901 Country Club Road and 3831 Country Club Road
Type of Request	Special use limited rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LB (Limited Business), LB-S (Limited Business – Special use zoning: Offices & Retail Store) & RS9 (Residential Single Family; 9,000sf lot size) to LB-L (Limited Business – Special use limited zoning). The petitioner is requesting the following uses:</p> <p>Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Offices; Services A; Recreational Services, Indoor; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Limited Campus Uses; Museum or Art Gallery; and Access Easement, Private Off-Site</p> <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</p>
Neighborhood Contact/Meeting	See attached summary of neighborhood outreach.
Zoning District Purpose Statement	The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4, and 5.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The site is located within GMA 3 (Suburban Neighborhoods) along a major thoroughfare. The subject property does serve as a transitional use between Country Club Road and the Gordon Manor neighborhood to the north.</p>

GENERAL SITE INFORMATION				
Location	North side of Country Club Road, east of Gordon Drive			
Jurisdiction	City of Winston-Salem			
Ward(s)	West			
Site Acreage	± 2.02 acres			
Current Land Use	Existing office and retail uses			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS9	Gordon Manor neighborhood	
	East	RS9	Trinity United Methodist Church	
	South	RM5 & LB	Single family homes and various businesses	
	West	LB & RS9	Small shopping center	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the petitioner has limited the proposed uses in an effort to select uses which would be compatible with the surrounding land uses.			
Physical Characteristics	The site is developed with a 1,118sf office building and a 1,962sf retail building. The majority of the site located behind the two buildings is wooded. Additionally, the site contains a large white oak tree which was measured by the Treasured Tree of Forsyth County Committee and found to be one of the oldest and largest trees in Forsyth County (as per the petitioner).			
Proximity to Water and Sewer	The site has access to public water and sewer.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The subject property is slightly over two acres in size and contains two small structures used for office and retail purposes. The site contains a favorable topography and a significant amount of existing vegetation. Among the vegetation on-site is a large white oak tree, which the petitioner has volunteered to preserve. Staff commends the petitioner for retaining this tree and incorporating it into any future use of the site.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Country Club Road	Major Thoroughfare	284'	16,000	15,800
Proposed Access Point(s)	Since this is a special use limited request with no site plan, the exact location of access points is unknown. The site does have direct frontage onto Country Club Road.			

Planned Road Improvements	The recommended cross section for this portion of Country Club Road is a three lane section with wide outside lanes and sidewalks.
Trip Generation - Existing/Proposed	Since this is a special use limited request with no site plan, staff is unable to provide any trip generation estimates.
Sidewalks	Sidewalk exists along the frontage of 3831 Country Club Road.
Transit	Route 12 runs along this portion of Country Club Road.
Analysis of Site Access and Transportation Information	The subject property is located along Country Club Road and has access to transit and sidewalks along a portion of the site's frontage. Because this rezoning request does not include a site plan, staff is unable to provide detailed estimates of future trip generation.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 3 (Suburban Neighborhoods)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Encourage mixed-use development • Increase density at activity centers and growth corridors at planned locations
Relevant Area Plan(s)	<i>West Suburban Area Plan</i> (2011)
Area Plan Recommendations	<ul style="list-style-type: none"> • The site is located in the Gordon Manor Neighborhood Activity Center (NAC) • Concentrate commercial developments at Activity Centers and in other areas defined in the land use plan. Discourage strip commercial development. • Promote compact, mixed-use development at appropriate locations. • Re-use existing nonresidential spaces, where possible. • Redevelopment of sites in this NAC should include the installation of buffer yards and interior motor vehicle surface area plantings, where possible to improve the appearance of the area as well as the screening of commercial uses abutting residential development (pg. 43) • The <i>West Suburban Area Plan</i> recommends commercial for the sites proposed.
Site Located Along Growth Corridor?	No
Site Located within Activity Center?	Yes, the site is located within the Gordon Manor Neighborhood Activity Center.
Addressing	No addressing issues noted.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with Legacy?
	Yes

Analysis of Conformity to Plans and Planning Issues	<p>The subject property contains a mixture of commercial and residential zoning. This request would consolidate the three existing zoning districts (RS9, LB, & LB-S) into a singular LB-L zoning designation. Staff believes the proposed LB-L request is reasonable and is consistent with the recommendations of <i>Legacy</i> and the <i>West Suburban Area Plan (WSAP)</i>. The request is consistent with the <i>WSAP</i>'s recommendations for commercial land use and it promotes the re-use/redevelopment of existing nonresidential spaces.</p> <p>Although the subject property is located in a small commercial node along Country Club Road, it does directly abut the Gordon Manor neighborhood. The petitioner has volunteered to provide a forty foot (40') wide Type III bufferyard adjacent to the neighborhood. Staff believes this additional buffering treatment (beyond what is required by the UDO) will help to further mitigate any potential negative impacts to the neighborhood. The petitioner has also limited the proposed uses for the property in order to remove any uses that might be incompatible with the neighborhood. Staff believes that the proposed LB-L request will serve as a suitable transition between Country Club Road and the adjacent neighborhood.</p>
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RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3099	RS9 to NO-L	Approved 8/15/2011	East	0.61	Denial	Approval
W-1897	R4 to B3-S	Approved 5/2/1994	Included a portion of subject property	1.22	Approval	Approval

UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3(G) Limited Business District
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Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:	Yes
	(B) <i>Environmental Ord.</i>	NA
	(C) Subdivision Regulations	NA

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of <i>Legacy</i> and the <i>West Suburban Area Plan</i> .	The request would place additional commercial zoning along the common property line with the Gordon Manor neighborhood.
The site serves as a good transitional use between Country Club Road and the Gordon Manor neighborhood.	

The petitioner has limited the list of proposed uses and offered volunteered conditions in an effort to increase the compatibility with surrounding land uses.	
The petitioner has volunteered to retain the large existing white oak tree located on the eastern portion of the site.	
The subject request may lead to other redevelopment in the area.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> • <u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u> <ul style="list-style-type: none"> a. As volunteered by the petitioner, the large white oak tree located on the site shall be preserved. • <u>OTHER REQUIREMENTS:</u> <ul style="list-style-type: none"> a. As volunteered by the petitioner, a forty foot (40') wide undisturbed Type III bufferyard along the entire length of the northern property line shall be provided. Developer shall also provide a Type III bufferyard along the entire length of the eastern property line. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3248
FEBRUARY 12, 2015**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Paul Mullican

VOTE:

FOR: Melynda Dunigan, Arnold King, Clarence Lambe, Darryl Little, Paul Mullican,
Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services

DOCKET #: W3248

PROPOSED ZONING:
LB-L

EXISTING ZONING:
LB, LB-S, and RS9

PETITIONER:
Robert E. Pike and
White Oak Vista LLC
for property owned by Same

Property included
in zoning request

500' mail notification
radius. Property not
in zoning request

SCALE: 1" represents 400'

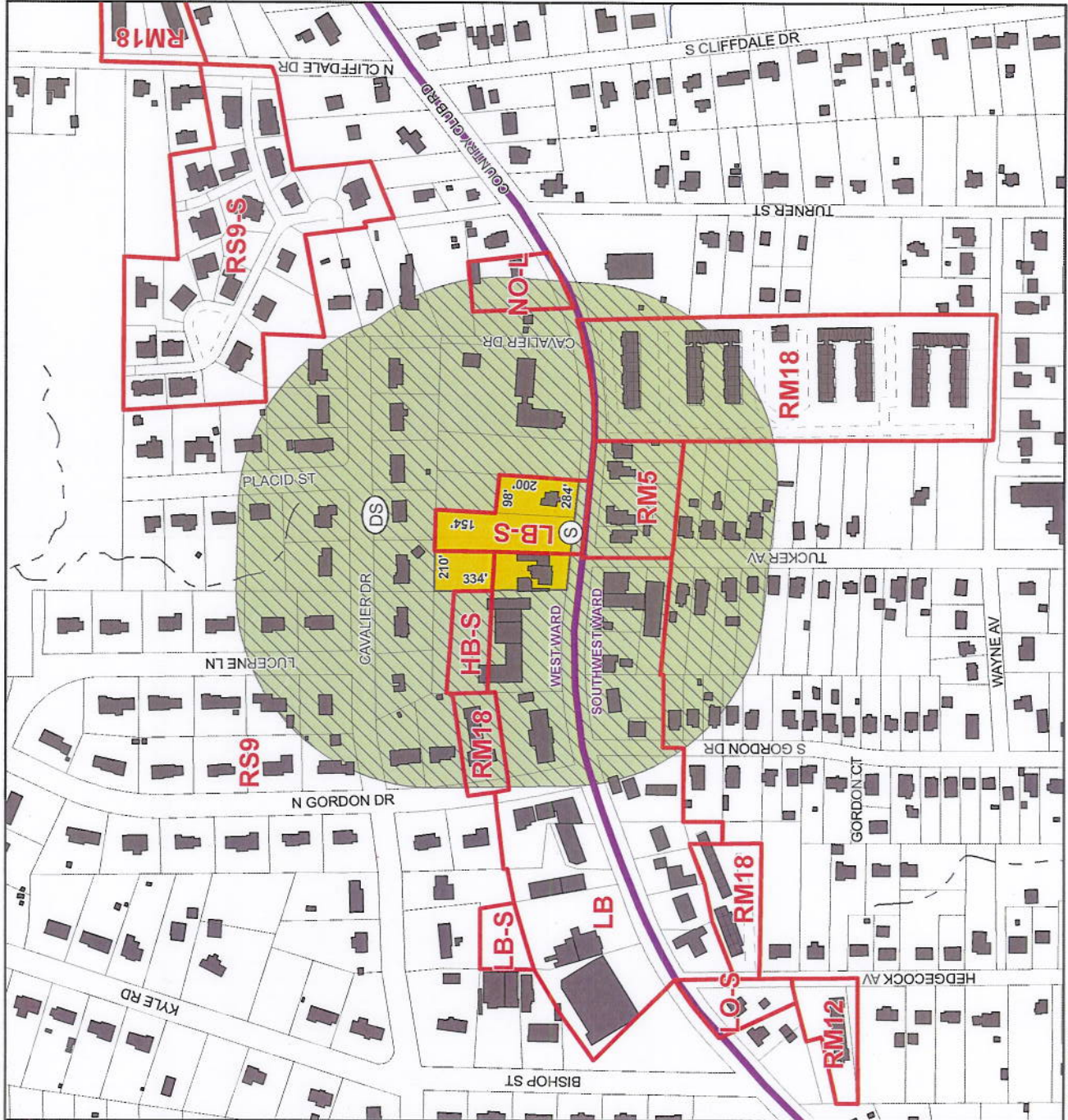
STAFF: King

GMA: 3

ACRES: 2.02

**NEAREST
BLDG:** 18' west

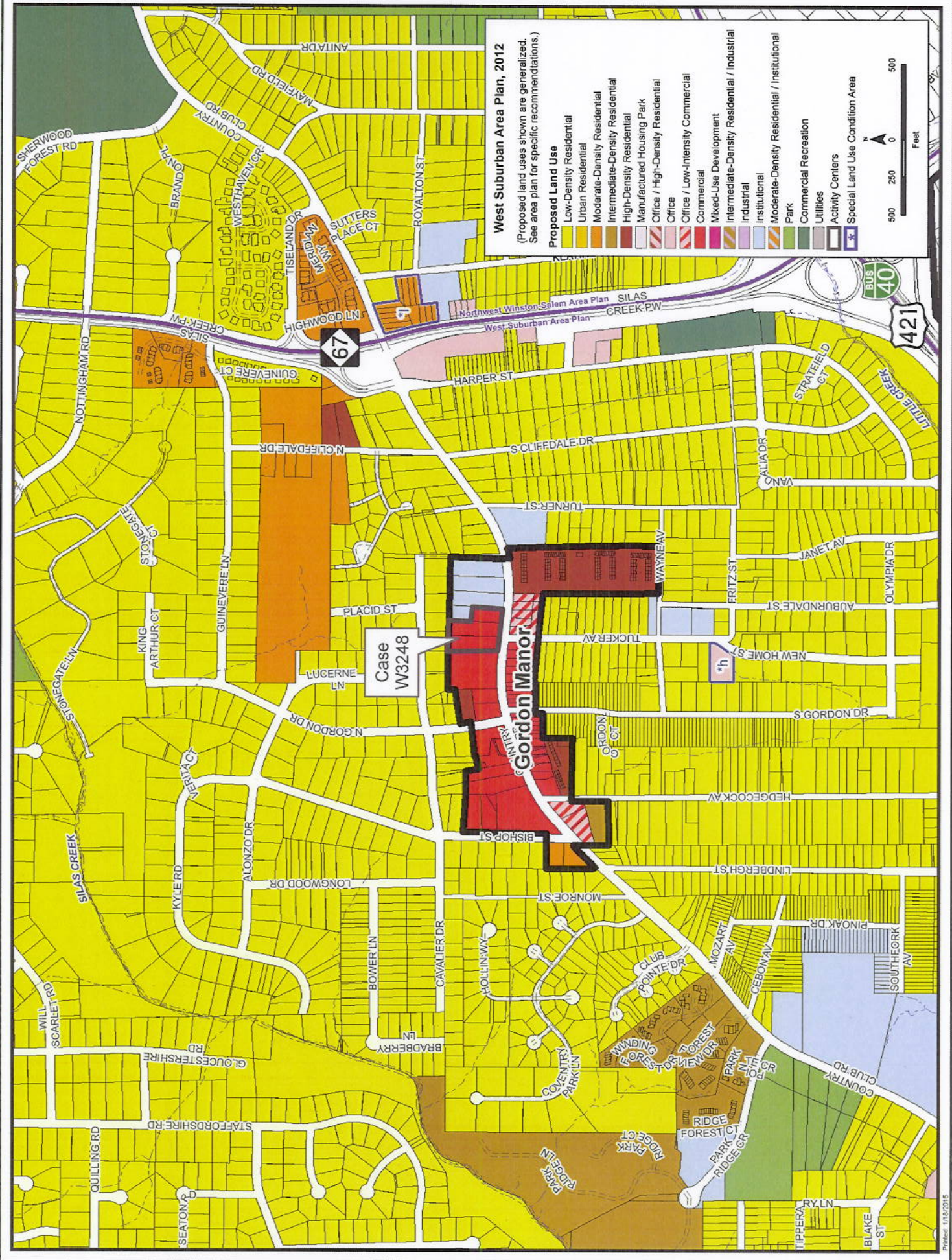
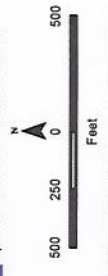
MAP(S): 6815.03



West Suburban Area Plan, 2012

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

- Proposed Land Use**
- Low-Density Residential
 - Urban Residential
 - Moderate-Density Residential
 - Intermediate-Density Residential
 - High-Density Residential
 - Manufactured Housing Park
 - Office / High-Density Residential
 - Office
 - Office / Low-Intensity Commercial
 - Commercial
 - Mixed-Use Development
 - Intermediate-Density Residential / Industrial
 - Industrial
 - Institutional
 - Moderate-Density Residential / Institutional
 - Park
 - Commercial Recreation
 - Utilities
 - Activity Centers
 - Special Land Use Condition Area





NOTICE OF PUBLIC INFORMATIONAL MEETING

January 21, 2015

Dear Neighbor:

Forsyth County property records indicate that you are a property owner in the vicinity of properties owned by myself and White Oak Vista, LLC ("WOV") at 3831, 3835, and 3901 Country Club Road. I am the Managing Member of WOV, and have recently submitted a Rezoning Application for these properties.

I have owned and operated my own investment advisory business at 3831 Country Club Road for the last seven and a half years. During this time, the properties next door (numbered above), formerly known as the Wright Bird Shop, have fallen into significant disrepair and have been vacant for a number of those years.

Recently, an opportunity arose to purchase these properties, which I did, with the intent of transforming this site to a higher and better use. Thus, the application is to change the current zoning from LB-S and RS-9 to LB-L. This means that the "Limited Business-Special" use current zoning will be changed to "Limited Business-Limited" use, whereby WOV volunteers to limit the future uses of the properties to a narrower sub-set of "permitted uses" than those allowed by current unified development ordinances.

I will be holding a public information session on Thursday, January 29th in the Fellowship Hall of Trinity United Methodist Church at 3819 Country Club Road if you'd like to visit and learn more. The session will begin promptly at 6 p.m., and should conclude by 7 p.m. There is no need to make a reservation.

I look forward to meeting you, and I'm excited about the possibilities for improving our neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Robert E. Pike".

Robert E. Pike, CFA, AIF
President & Chief Investment Officer

**GORDON MANOR NEIGHBORHOOD MEETING
TRINITY UNITED METHODIST CHURCH
WEDNESDAY, JANUARY 29, 2015, 6:00 P.M.**

w-3248

The meeting was called to order by the Petitioner, Emery Pike, at 6:00 p.m. Thirty one people were in attendance.

Emery introduced Jack Steelman with Miller Hatcher Commercial Real Estate who explained the rezoning process, including information regarding the current zoning, the proposed zoning, and the designation of the Gordon Manner area along Country Club Road as a Neighborhood Activity Center in the West Suburban Area Plan. He also described the list of permitted uses in an LB zoning district, and the uses the Petitioner was volunteering to give up as a condition of the LB-L rezoning application, as well as the commitment to install at Type III Buffer in lieu of the required Type II Buffer.

Emery presented a history of the area, followed by illustrations of conceptual site plans, illustrating the ultimate development of up to 30,000 square feet of office and perhaps retail space, in what could be either one, two, or three buildings not to exceed a height of 40 feet. He explained that a final site plan was yet to be determined, and asked those in attendance to provide input, comments, and suggestions about what they would want, and not want, to see in such a site plan and buildings.

Comments specific to the proposed development included:

- What drives the future development? Answer: New Tenants.
- Can a nursing home be included: Answer: Nursing homes are not permitted in the proposed zoning.
- Will Country Club Road be widened? Answer: There are no known plans to widen Country Club Road.
- Can the new project provide some kind of pedestrian connection to the Prayer Garden at Trinity United Methodist Church? Answer: Yes, a pedestrian connection can be provided.
- Can the new project refrain from having tenants that play hip hop music out back in the morning, next to residences along Cavalier Drive, which is a current problem coming from the shopping center next door? Answer: There is no intention to have any such kind of outdoor recreational business in the new development.
- Can the new project provide a fence to prevent people from walking through their yard, and will it install lighting that does not shine into people's houses? Answer: That request will be noted. A Type III landscape buffer may be more effective.
- Comment: Thank you for providing a larger buffer.
- Will the storm water retention system result in a breeding ground for mosquitoes? Answer: The owner will be responsible for the maintenance of any required storm water retention system.
- How can support be expressed for the proposed project? Answer: Attendance at the Planning Board meeting in February was suggested and encouraged.

No additional comments or suggestions were provided relative to the proposed rezoning or to the development plan envisioned. There was no opposition expressed to the rezoning nor to the proposed development.

The meeting was adjourned at 7:20 p.m.

W-3248 ATTACHMENT C
USES ALLOWED UNDER PROPOSED “SERVICES, A”

SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

- 7212 Garment Pressing and Agents for Laundries and Drycleaners
- 7215 Coin-Operated Laundries and Cleaning
- 7216 Drycleaning Plants, Except Rug
- 7217 Carpet and Upholstery Cleaning
- 722 Photographic Studios, Portrait
- 723 Beauty Shops
- 724 Barber Shops
- 725 Shoe Repair and Shoeshine Parlors
- 729 Miscellaneous Personal Services
- 733 Mailing, Reproduction, Commercial Art and Photography
- 735 Equipment Rental and Leasing (only with inside storage of equipment)
- 737 Computer Programming, Data Processing and other Computer Related Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
- 738 Miscellaneous Business Services
- 762 Electrical Repair Shops
- 763 Watch, Clock, and Jewelry Repair
- 764 Reupholstery and Furniture Repair
- 7699 Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.