

Nick Smith

From: David M. Foster <david@fosterrealtync.com>
Sent: Friday, April 19, 2024 12:58 PM
To: Nick Smith
Cc: Marc Allred
Subject: Re: [EXTERNAL] Re: W-3618 Linda Gordon Wilhelm Rezoning (2572 S Stratford Road)

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Hi Nick,

You could probably remove all of them if recommended, but the one I was referring to was "Child Care Institution."

Thank you again!

DAVID M. FOSTER

FOSTER REALTY, LLC
Broker / Owner

(336) 407-8125
David@FosterRealtyNC.com

On Apr 19, 2024, at 12:41 PM, Nick Smith <nicks@cityofws.org> wrote:

Good afternoon David!

Quick question, when you say "any type of childcare service usage," are you talking about the "Child Care Institution" use I mentioned, or are you saying to remove "Child Care, Drop-In," "Child Care Institution," and "Child Day care Center?"

The petitioner can request either option, I just want to make sure I understand what you want to remove.

Thank you, and have a great day!

Nick Smith, MPA

Project Planner
Planning & Development Services
City-County Planning Board
P.O. Box 2511
Winston-Salem, NC 27102
336-747-7064 (direct)
nicks@cityofws.org

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From: David M. Foster <david@fosterrealtync.com>
Sent: Friday, April 19, 2024 11:21 AM
To: Nick Smith <nicks@cityofws.org>
Cc: Marc Allred <marca@cityofws.org>
Subject: [EXTERNAL] Re: W-3618 Linda Gordon Wilhelm Rezoning (2572 S Stratford Road)

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Hello Nick,

Thank you for the email and conversation yesterday as we continue to prepare.

As discussed on the phone yesterday, we would like to withdraw our request for any type of childcare service usage as a potential for this property.

If you have any questions in regards to this, please let me know.

Thank you,

DAVID M. FOSTER

FOSTER REALTY, LLC
Broker / Owner

(336) 407-8125
David@FosterRealtyNC.com

On Apr 19, 2024, at 8:28 AM, Nick Smith <nicks@cityofws.org> wrote:

Good afternoon David!

This email is a follow-up to the voicemail I left a few minutes ago, and summarizes the points I discussed.

1. Planning staff requests that the petition remove the "Child Care Institution" use from the list of requested uses, as this use is typically for large-scale orphanages that do not make sense for this parcel based on its size. Please reply to this email confirming if the removal of this use is acceptable.
2. I wanted to remind you about the Community Outreach Deadline (May 1st) and other important dates. I have attached the calendar of significant dates to this email. All that I need is a summary of your community outreach efforts.

3. Planning Staff requests that a bufferyard condition be attached to this property as part of the rezoning process. Certain quirks of our code will cause issues later on during permitting, so we wanted to go ahead and clear up any confusion by requesting a condition now. The conditions would read:
 1. **“Developer shall provide a Type III bufferyard along the western and southern property lines. Cross access drives, public sidewalks, and other exceptions may apply at the discretion of Planning & Development Services staff.”**
 2. Conditions can be adjusted after the fact based on a proposed site plan and any changed circumstances for the site located to the south and west.
 3. A type III bufferyard would normally be required between the GB-L parcel and the RS9 property to the south and west. However, the use “Dirt Storage” on the southern and western parcel upgrades the adjacent land to an Industrial use per the Bufferyard section of our ordinances. No bufferyard is required between GB-L and Industrial uses.
 4. The minimum width of a Type III Bufferyard is 20’. There will already be a 40’ setback of non-residential uses against residential zoning districts along the southern and western property lines anyway, as the southern and western property is zoned RS9 for Single Family Residential uses. This minimum 20’ Type III Bufferyard could be placed inside the 40’ non-residential-zoning-against-residential-zoning setback.
4. Staff will be recommend **Denial** of this rezoning petition due to concerns about commercial strip development and the area plan recommendation of Residential Multifamily uses. The Planning Board’s recommendation on May 9th replaces the staff recommendation, and City Council will hear the Planning Board’s recommendation, not the Staff recommendation.

If you have any further questions, please let me know.

Thank you, and have a great day!

Nick Smith, MPA

Project Planner
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<2024 Calendar of Significant Dates (External).pdf>