

Melanie Johnson

From: Paul Norby
Sent: Monday, June 04, 2018 10:36 AM
To: Melanie Johnson
Subject: FW: FYI FW: The New South Community Coalition OPPOSES the W3363 Zoning Case of the Ebert Goat Farm Land

Melanie—

We received this from the petitioner with a request to forward it to Council members.

Thanks-

-Paul

From: Aaron King
Sent: Monday, June 04, 2018 9:17 AM
To: Paul Norby
Subject: FW: FYI FW: The New South Community Coalition OPPOSES the W3363 Zoning Case of the Ebert Goat Farm Land

FYI

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From: Barret Hagen [<mailto:BHagen@hagen-eng.com>]
Sent: Monday, June 04, 2018 9:16 AM
To: Gary Roberts; Aaron King; Chris Murphy
Cc: Donald M. Nielsen
Subject: RE: FYI FW: The New South Community Coalition OPPOSES the W3363 Zoning Case of the Ebert Goat Farm Land

Gary,

Item number 2 is factually incorrect. Ebert Street has 5000 VPD now. We are adding 1,270 VPD. The capacity of Ebert is 13,800VPD. After our project, Ebert would still only be at 45% capacity.

This idea of “triple traffic” comes from a Julie Magness online petition. We have been battling misinformation like this since the May 7th hearing. This is proof that the misinformation is coming not only from individuals, but leaders of organizations.

Will you alert Council Members to this?

Thanks

Barret A. Hagen, P.E.



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From: Gary Roberts [<mailto:garyr@cityofws.org>]
Sent: Monday, June 04, 2018 8:47 AM
To: Barret Hagen; Aaron King; Chris Murphy
Subject: FYI FW: The New South Community Coalition OPPOSES the W3363 Zoning Case of the Ebert Goat Farm Land

From: Carolyn A. Highsmith [<mailto:newsouthcommunitycoalition@outlook.com>]
Sent: Monday, June 04, 2018 1:03 AM
To: Dan Besse; Vivian Burke; Robert Clark; Derwin Montgomery; Denise Adams; James Taylor Jr; Allen Joines; John Larson; John Larson; Jeff MacIntosh
Cc: Paul Norby; Gary Roberts
Subject: The New South Community Coalition OPPOSES the W3363 Zoning Case of the Ebert Goat Farm Land

Dear Mayor Joines and Members of the City Council:

The **New South Community Coalition**, an organization that supports maintaining the integrity of all neighborhoods throughout Winston-Salem, **strongly opposes the re-zoning of the Eberlee Farms from RS9 to RM8-S and especially to LO-S** (Limited Office-Special Use). With the provision of LO-S and two office buildings to this zoning petition, the **developer is violating recommendations of the "Southwest Suburban Area Plan" that advocated for only residential and/or multi-family residential development on this property.**

FYI: The **Southwest Suburban Area Plan** was a citizen planning process that engaged many, many Ardmore neighbors who spent considerable discussion time on the Ebert Goat Farm perimeter property and all other Ardmore perimeter properties. The integrity of the Ardmore neighborhood must be maintained by stopping the creep of commercial development into the perimeters of the Ardmore neighborhood areas with this proposed W3363 Zoning Case and its proposed LO-S zoning for office buildings.

Two other important points with regards to stopping the creep of commercial development into the Ardmore neighborhood perimeters:

(1) This proposed W3363 zoning would be a significant intrusion of commercial building into the middle of a strictly residential stretch of Silas Creek Parkway and would actually divide the residential areas of Miller Street and Ebert Street.

(2) This proposed W3363 zoning will more than triple the amount of traffic trips per day on the residential Ebert Street with 1,088 trips generated by the addition of two office buildings through just one driveway (186 trips per day generated by the town homes using a second driveway), while causing traffic delays at Hawthorne Rd and Ebert St (where there is no stop light) and at Ebert St and Silas Creek Parkway.

In conclusion, the **New South Community Coalition** strongly urges the members of the City Council to not approve the W3363 Zoning petition in order to protect the integrity of the Ardmore neighborhood from the unwarranted and unwanted intrusion of commercial office development.

Sincerely yours,

Robert Leak III, President, New South Community Coalition, newsouthcommunitycoalition@gmail.com
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