

From: Patrick Ranson <Patrick.Ranson@concentricusa.com>
Sent: Tuesday, January 10, 2023 2:37 PM
To: Amy McBride
Subject: [EXTERNAL] to Share with Planning Board: Please reject HB-S zoning for 299 Jonestown Road in Winston Salem

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Dear Planning Board members,
Please reject the HB-S zoning request for 299 Jonestown Road in Winston Salem.

Commercial zoning is ruining the adjacent neighborhoods.
At one time, there was a 1985 plan that was designed to mitigate commercial development in the area. However, that plan was not administered in good faith, and businesses never intended for LB-S have crept in.
A new “plan” was put in place in 2018, which appears to fully abandon residential neighborhoods in the area.

As I understand it, the original intent of the 1985 plan was to mitigate the commercial development of the area, and hold some regard for the residents of the adjoining neighborhoods.
That plan was obviously abandoned, as were the residents of these neighborhoods.
Had the planning board and the city council adhered to the original plan, the ugly business district could have been prevented.

I agree the area has seen increased commercial growth. This should never have happened, if the planning board had administered the 1985 area plan as intended.
I hold the planning board and city council responsible for the congested, dangerous eyesore that Jonestown Road has become.
To allow it to deteriorate into this commercial corridor, and then say “oh well” is irresponsible.
Under this philosophy, no commercial development, anywhere, would ever be slowed or stopped.
“Residents be damned” seems to be the policy now.

Once a property is zoned HB-S, what other types of businesses are permitted? It appears that anything goes once that designation is made.
Forgive me for asking, but if we are not going to try and direct growth in a controlled manner, what is the actual mission of the planning board?

Per below, the planning board has already failed at complying with regulations in zoning, because there is a strip center in the middle of a Limited Business zoning area on the North side of Frandale at 125 Jonestown Road.

From the City website:

The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. **However, the district is not**

intended to encourage or accommodate strip commercial development.

Developments in this district generally have substantial front setbacks.

This district is intended for application in GMAs 2, 3, and 4.

The whole point of LB-S is that it provides a buffer between residential and commercial zoning areas. If you take away the LB-S and designate HB-S, then you are removing all buffering protection for residents.

From the City website:

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

The back of the property in question shares borders with residential housing.

I wonder if any of the planning board members or city council members would want a drive-thru next door to their homes?

With the headlights of the cars beaming into their houses at night? And the speaker repeating orders back to the customers?

Take-out functions can be satisfied with curbside pickup, just as other restaurants in the area provide. No rezoning is needed.

Jonestown Road is a traffic nightmare between 4 and 6 pm, with gridlock at Southwin Drive.

Traffic traveling South on Jonestown can back up all the way to Country Club Road.

Why would we encourage even more commercialization, with less restrictions?

I urge the planning board and the city council to deny this zoning request.

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