

## Tarra Jolly

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**From:** uubonnienc@aol.com  
**Sent:** Thursday, August 10, 2017 10:45 AM  
**To:** Tarra Jolly  
**Subject:** Case #W3340 - Concerns, objections of the Ardmore Neighborhood Association

I am a current board member and immediate past president of the Ardmore Neighborhood Association (ANA). The association has grave concerns about the impact of the Case #W3340 property development matter before you today. These concerns include but are not limited to:

Destruction of existing residential property. Many of these residences are Craftsman style homes, While they have issues of deferred maintenance visible from the street, the interiors of many of these properties are in much better condition, almost like a step back in time, with original fixtures, red oak floors, tile fireplaces and other desirable features. As with many properties in Ardmore, they were constructed at a time when the floor joists were considerably more substantial than what is required today. These are homes that are in keeping with properties in the historic districts of the adjacent neighborhoods and with an overlay they would be suitable for historic designation, qualifying them for the benefits that are designed to function as incentives for renovation and preservation. Once the character of the neighborhood is lost, there will be fewer people stepping forward to argue that the remaining homes are worth preserving. It is to be hoped that Winston-Salem would not reward landlords who neglect property in order to add weight to the argument that they are not worth saving.

While the elevations presented with this proposal are to scale, the illustrations in Attachment C most assuredly are not. In fact, they are grossly misleading. The proportions of the single family residences are depicted as having nearly the same height and mass as the 4-5 story structure that would be directly across the street. The pedestrian "strolling" this street is way out of scale, tending to render a misleading representation of what is actually proposed. This is not a small matter. Anyone viewing these sketches would be led to believe that there would be hardly any negative impact from the new development. It is hard to believe that this is unintentional.

Additionally we would assert that negative impact on traffic would be close to indefensible from the standpoint of the people who already live with the existing flow and volume of traffic. There is little likelihood that you'd find support from people who live along the narrow existing streets going through the upper end of 4th Street, and from the standpoint of entering and leaving Ardmore, there's already strain on the intersection of Peters Creek Parkway and Academy. It leaves one to wonder whether the traffic issue alone would be a deal breaker were this proposed for a different neighborhood.

Looking forward to hearing your comments later today,

Bonnie b. Crouse, Board Member, liaison with W-S Neighborhood Alliance  
2001 Boone Avenue  
Winston-Salem, NC 27103  
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**Tarra Jolly**

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**From:** Gary Roberts  
**Sent:** Thursday, August 10, 2017 12:01 PM  
**To:** Tarra Jolly  
**Cc:** Paul Norby; Aaron King  
**Subject:** Opposition to W-3340  
**Attachments:** 8-10-2017 Preservation Forsyth RE apt opposition.pdf

**From:** JOYCE POPE [mailto:jjoseypope@gmail.com]  
**Sent:** Thursday, August 10, 2017 11:54 AM  
**To:** Gary Roberts  
**Subject:** Planning Board Meeting Rezoning Request

Dear Mr. Roberts,

The Board of Directors of Preservation Forsyth is opposed to the rezoning of a portion of 4th Street for a high-density apartment complex.

Please find attached a formal letter of opposition for the rezoning request to be presented to the Planning Board today August 10, 2017. Please note that this opposition will stand should there be a continuance of the same proposal.

Thank you for your consideration,  
Joyce Pope  
Secretary, Preservation Forsyth



Dear Planning Board Members,

My name is Charlie Watkins and I am writing you on behalf of Preservation Forsyth, the county's only independent non-profit which focuses specifically on historic preservation. In response to the Zoning Case Docket W-3340 request to rezone an area on 4th Street to Special Use Unlimited Designation, our board **unanimously opposes** this proposition and development. One of the major problems that we see with this development is the impact that it will have on the historic community of both the West End Historic District, as well as the historic neighborhood of Ardmore.

There can be no question that people are once again preferring to live in the urban context, within walking distance to the city center. The single-family neighborhoods surrounding the center have experienced a significant renaissance. These two trends show the need for providing high-quality urban dwelling, both high density and single-family housing units. But what should that look like?

Looking to Raleigh as an example, as one of the fastest growing cities in the country, their City Planning office uses "Density in Place" as a design philosophy to correct previous poor planning. With this understanding designers and planners look at spatial distribution of density with the goal of mending the urban fabric. The goal of new development is to meld in scale, size and massing so that there's a complement in the neighborhood without harming the historical character, movement, feel and future use.

As one of the main gateways into the city, and along a street which has seen extensive revitalization, how can a 144 unit, cookie cutter apartment building meet the challenge of melding in scale, size, massing? What is the transition space from two story homes to high density living? What are the long-term implications for the surrounding neighborhood? I think prior to giving an unlimited special use permit for the area in question, these questions must be answered.

Charlie Watkins,  
President, Preservation Forsyth

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713 South Marshall Street • Winston-Salem, NC 27101 • [www.preservationforsyth.org](http://www.preservationforsyth.org)