

Kelly Bennett

From: John Klinedinst <jsklinedinst@gmail.com>
Sent: Friday, April 28, 2023 4:45 PM
To: kellyb@cityofws.org
Subject: [EXTERNAL] Fwd: W-3572

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I see that request W-3572 has been modified to PB-L, and it appears that the change is to eliminate a convenience store. I believe this was in response to a conversation I had with Drew Gerstmyer during which we reached a common view about the neighborhood. If I am correct that this was the change in W-3572, then please let the Planning Board know that I no longer am opposed to the rezoning.

Mr. Gerstmyer and I also agree that "Industry Hill" needs a comprehensive revised development and zoning plan. The 2013 Downtown Plan makes only passing mention of the area north of Martin Luther King Jr. Drive, yet most would agree that the development in the last ten years has made the neighborhood one of the most vibrant in the City. Extending Martin Luther King Jr. Drive to Reynolda Road, if still being considered, will lead to further development. A common vision for development along that corridor is critical; it can no longer be viewed as a boundary of Downtown. Consideration needs to be given to extending 9th or 10th from Oak to Cherry so that all traffic does not feed to Martin Luther King Jr Drive and so that the properties along Cherry become more attractive for development.

The 2015 North Central Plan is out of date. It encourages further industrial uses along North Trade Street, which now needs to be curtailed. In 2015 few imagined the breweries, Winston Junction and Earls. Future use of the few industrial sites remaining west of Ivy and South of Northwest Boulevard need to be pre-empted (even if only by planning vision and public option) from industrial redevelopment.

Now is the time to replan/rezone - when Messieurs Perkins/Gerstmyer are supportive, the City controls the Police lot and the Bus Terminal, and there are still many vacant lots which will spark the interest of developers. If you feel my personally conveying this to the Planning Board would be productive, I will briefly address this as a supporter of W-3572 in May. But I don't want to waste their time if I am uninformed or out of date.

Regards,
John

Begin forwarded message:

From: John Klinedinst <jsklinedinst@gmail.com>
Subject: W-3572
Date: March 20, 2023 at 10:34:06 AM EDT
To: kellyb@cityofws.org

Hey Kelly -

I am on the Board of the 836 Oak Street Condominiums. You recently added the referenced request to rezone a small parcel on Oak Street from LI to PB, and we have some concerns similar to the ones we

had when the same owners wanted to rezone their property along 8th Street between Oak and Trade.

Specifically, PB zoning would allow a convenience store (including gas pumps), which we find very inappropriate for the location because of the increased traffic on an already narrow street used to access our parking lot and the deck of the Artreux Apartments. It is also directly across from the new intersection of 9th and Oak, and it seems likely that no parking will be allowed along that section of Oak Street. So at the very least, a convenience store should be excluded from the zoning change, but it is hard to imagine any legitimate use which requires parking.

Moreover, it seems inappropriate to rezone the small lot without a comprehensive look at the surrounding properties, on three sides, all of which are zoned LI. Changing the zoning to PB, which would permit zero setbacks could threaten further development opportunities for the surrounding properties. So unless there are specific acceptable plans which can be shared, the zoning should be kept LI until such time as the change is required.

Please call at your convenience so I can better understand the rationale for this request and the possible consequences. Hopefully I am simply misunderstanding the situation.

John Klinedinst
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