

Kelly Bennett

From: John Klinedinst <jsklinedinst@gmail.com>
Sent: Monday, March 20, 2023 10:34 AM
To: kellyb@cityofws.org
Subject: [EXTERNAL] W-3572

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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 Artreaux 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.

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