

From: [Gary Roberts](#)
To: [Tarra Jolly](#)
Cc: [Desmond Corley](#); [Aaron King](#); [Chris Murphy](#)
Subject: Opposition email re W-3425
Date: Wednesday, December 04, 2019 2:51:42 PM

Gary H. Roberts, Jr. AICP
Project Planner
Winston-Salem/Forsyth County
City-County Planning Board
100 E. First Street, Suite 225
Winston-Salem, NC 27102
336. 747.7069
www.cityofws.org/planning

From: Daniel Castro [mailto:danieldavidcastro@gmail.com]
Sent: Wednesday, December 04, 2019 2:17 PM
To: Gary Roberts <garyr@cityofws.org>
Subject: Re: site plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for providing a copy of the site plan. I would like to submit the following statement to the Planning Board.

My name is Daniel Castro. I live at 2218 Maplewood Ave. My home is within the 500 feet of proposed rezoning.

From what I have seen, Redeemer Presbyterian Church has been a welcome presence and partner in our community. For example, when I was formerly president of the Ardmore Neighborhood Association, the church offered free use of their meeting space when alternatives at Miller Park were unavailable.

That said, the question for the Planning Board is not whether they are a good neighbor, but whether existing residential properties should be rezoned to allow expansion of the church. I believe the answer to that question should be no.

The proposal is to rezone two homes currently zoned as RS-9 to IP-S, as well as two adjacent pieces of land from RS-9 to IP-S. In total, this would remove 1.12 acres of residential land from Ardmore. Residential property in historic Ardmore is at a premium, and it has been the general policy of the neighborhood to encourage the preservation of the primarily residential nature of the neighborhood.

The site plan also calls for demolishing an existing two garages and a shed, and adding additional pavement for additional car parking. The plan will further add screening around the expanded church footprint, isolating this property from the rest of the neighborhood. These features would further erode the residential nature of these properties.

The plan also calls for connecting the parking lot on Melrose St to the driveway on Miller St. I am concerned that some people will use this as a "shortcut"--for those traveling on Hawthorne to Miller Street, they can cut across down Melrose and turn on Miller to avoid the intersection and light (and vice versa for those traveling north on Miller who want to avoid a left turn on Hawthorne.).

I understand that there may be some compelling reasons for the church to make this request, such as its need to provide additional parking spots for those driving from other parts of the city to attend its services. However, when churches choose to locate in residential neighborhoods such as Ardmore, they must recognize that there are both benefits and drawbacks. Some of the benefits are the opportunity to connect with potential congregants in the neighborhood, who may welcome the opportunity to walk to services. But some of the drawbacks are limitations on space, and the need to conform to the residential nature of the neighborhood.

Other churches in the neighborhood face similar constraints. They park on the streets, car pool, and provide shuttle services. All of these options are reasonable and available to Redeemer Presbyterian Church as well. The solution should not be to rezone residential properties to convert them to institutional uses.

I do not believe this rezoning request meets the needs of the neighborhood, and I respectfully ask the Planning Board to recommend against this request. However, if the Board accepts the request, then I ask that they impose restrictions on the use of the property. It is my understanding that the church has offered verbal commitment to some neighbors that it will always maintain residential uses of the properties zoned as RS-9 and that it is only asking to rezone these two properties because of the screening requirements. I would suggest that the board either A) deny the rezoning of the two properties fronting Miller Street, but approve the other portions, and waive the screening requirements; or B) approve the request conditional on the houses remaining as residential uses (i.e. striking all of the institutional public uses which the church maintains it has no plans to use these homes for).

I am sorry I am unable to be there in person to share with you my concerns, but I hope you will accept my written comments instead.

I have attempted to reach out to Redeemer Presbyterian Church to learn more about the project and voice my concerns. I left a voicemail on their phone system on December 3, but I have not heard back yet (and I grant that it has only been a day--hopefully they will have time to get back to me in the coming week).

Thank you for your consideration.

Daniel Castro

On Tue, Dec 3, 2019 at 12:31 PM Gary Roberts <garyr@cityofws.org> wrote:

Gary H. Roberts, Jr. AICP
Project Planner
Winston-Salem/Forsyth County
City-County Planning Board
100 E. First Street, Suite 225
Winston-Salem, NC 27102
336. 747.7069
336-748-3163 fax
www.cityofws.org/planning



City of Winston-Salem
ONE TEAM
Committed to Excellence

All e-mails including attachments sent to and from this address are subject to being released to the media and the public in accordance with the North Carolina Public Records Law.