

From: [John Klienedinst](#)
To: [Sandra R. Keeney](#)
Subject: [EXTERNAL] Fwd: Rezoning Request W-3444
Date: Friday, July 03, 2020 3:55:22 PM

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.

I am forwarding this on behalf of the Board of the 836 Oak Street Condominiums; as you can see it has been sent directly to Council members, exclusive of the Mayor.

Begin forwarded message:

From: michael feudale <sparkplugnc@gmail.com>
Subject: Rezoning Request W-3444
Date: June 18, 2020 at 11:01:03 AM EDT
To: denisea@cityofws.org, danb@cityofws.org, robertc@cityofws.org, John.Larson@cityofws.org, jeffm@cityofws.org, morticiap@cityofws.org, annettes@cityofws.org, jamestjr@cityofws.org
Cc: John Klienedinst <jsklinedinst@gmail.com>

I am told that you will be voting on Rezoning Request W-3444 at your Council Meeting [on July 6](#). The request is to rezone the Combs Produce property located along Eighth Street between Oak Street and Trade Street (across from Fiddlin Fish Brewery and the Ramkat). It is currently zoned Light Industrial and Drew Gerstmyer and Hank Perkins want to rezone it to Entertainment-Limited. The Planning Board has recommended denial of the request because the requesters insist on keeping a gas station and a drive-thru restaurant as possible uses.

The Board of the [836 Oak Street](#) Condominium oppose this request if it includes the gas station and drive-thru restaurant options as proposed. There are three key reasons:

1. These uses will result in traffic backups with dangerous turns and possible u-turns along that short stretch of Eighth Street. Traffic is already heavy there at rush hours.
2. These uses will be a danger to existing and increased pedestrian traffic resulting from the multi-family housing proposed for the adjoining lot in W-3441 (Vernon Packaging and Triad Produce).
3. The downtown area is clearly expanding into Industry Hill by reusing old buildings with an urban, albeit industrial flavor. Eighth Street is no longer the delimiter of urban life, and so car focused businesses do not belong. The Planning Staff has envisioned an urban, pedestrian focused expansion of Trade Street into Industrial Hill, and I have heard convincing arguments in the past that some of that area should be developed with affordable housing to replace what has been lost over the years.

Some on the Planning Board have noted that a gas station would be convenient. People need gas when they are going to or from downtown, not for driving around downtown, so the gas stations on Cherry Street, Broad Street and Martin Luther King Boulevard provide more than enough convenience for both downtown and suburban residents. Drive-thru restaurants may be appealing in these COVID times, but again do not belong in a

pedestrian urban setting.

Please vote to deny W-3444 as submitted; but we urge your support of the rezoning if the developers agree to remove the two undesirable uses.

Mike Feudale
President of the Board
[836 Oak Street](#) Condominiums
[\(336\) 328-7072](#)

Sent from my iPhone