

6/3/2018 Members of the Winston-Salem City Council,

Respectfully, I oppose the rezoning of the Ebert property (called 'the goat farm' from its most recent use), and ask you to consider the following:

**Ardmore Needs More Housing, City Needs Infill** - This part of Ardmore is perfect for quality multi-family and townhome residences with attractive landscape buffers. Like condos and apartments on University Parkway near the Wake Forest campus, apartments here will be in demand.

**Traffic.** This intersection is busy, but it doesn't "belong" just to people living in the nearest 3-4 blocks in any direction. Drivers from all over the neighborhood go through that light on their way to and from Hanes Mall, Forsyth Hospital, the two Forsyth Tech sites, the Medical Park complex. It is the route to I-40, Peters Creek Parkway, 311 and Business-40. As it is, people devise alternate routs to avoid back-ups at some intersections, and this is one of the big ones. Every "trip" will be keenly felt by people who go through there.

**Encroachment into Residential Zoning** – Ardmore faces great pressure from two distinguished medical centers. Unopposed, commercial and institutional encroachment would reach well into the heart of the neighborhood, and Ardmore would lose much of its residential appeal. Property values rise steadily precisely because commercial has been limited. Ardmore is one of Winston-Salem's great neighborhoods and, like the others, it relies on thoughtful planning to place commercial development in areas already zoned for that.

**Neighbors' Wishes Matter.** It is true. Neighbors should have a say. And in Ardmore, we did. Hundreds of people attended town hall meetings convened by the Planning Department. The staff and board members said that Ardmore's turnout was impressive. Attendance was high, participation was spirited, respectful and constructive, and the resulting Southwest Area Plan was passed, unanimously, by the City Council. That was less than 2 years ago. It is still a good plan, and it had massive neighborhood input.

Tempers are high. But residents who say that only their input should matter right now are forgetting the work that we've already done as a neighborhood. As neighbors. We agreed that this property should remain residential, and the council backed us up on that. Please deny the rezoning of this land.

With thanks,

Bonnie Blue Crouse

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