

Chris Frye

Subject: FW: Walmart Hearing

From: Chris Good [mailto:chrisggood@gmail.com]
Sent: Tuesday, September 10, 2013 9:51 AM
To: Gary Roberts
Subject: Walmart Hearing

Good Morning Mr. Roberts!

We have a quick comment about the Walmart proposal on Country Club. I will preface my comments by letting you know that my wife and I own 2 SFR's in that area (Natalie Dr and Stone Crossing Dr) one we live in and one we rent. Our children attend Meadowlark (one has moved on to Reagan now)

We think this would be a good move and very convenient for the area. Our comment/concern is about side walks. We would like to be able to walk/bike around that area and possibly even to school. Currently there is no safe way to do this. I don't know the ins and outs of how things work in your area of expertise, but if there is a way to make that area more "walk able" as a part of this project, I think that would be a great benefit to everyone. Improved access to the Muddy Creek trail from CC road may help with this as well.

We would be in favor of the project assuming traffic and walk-ability are appropriately addressed by the city.

Thank you for your time and have a great day!

Chris and Julie Good

Chris Frye

Subject: FW: Support #2 for W-3200 n the corner of Country Club and Meadowlark!!!!

From: Mike Sears [<mailto:MSears@windsorinvestments.com>]
Sent: Tuesday, September 10, 2013 1:16 PM
To: Robert Clark
Cc: Aaron King
Subject: FW: [COHA] Proposed Walmart on the corner of Country Club and Meadowlark!!!!

Hey Robert

I don't envy you and your responsibilities as a Council person. I just wanted you to know that as a resident of Century Oaks neighborhood and a daily traveler of these roads that I am NOT opposed to this project. I would say that I am actually a proponent of smart and controlled development and I must agree with the planning staff's recommendation. We are very fortunate to have a planning staff as conscientious and diligent as we do here in WS.

Michael H. Sears
 Windsor Commercial
 Office # 336-282-3550, ext. 243
 Mobile # 336-362-5882

From: Mike and Jennifer Hurst [<mailto:mikeandjen3@yahoo.com>]
Sent: Tuesday, September 10, 2013 11:07 AM
To: Mike Sears; coha@googlegroups.com
Subject: RE: [COHA] Proposed Walmart on the corner of Country Club and Meadowlark!!!!

Michael,

You make good points! Thanks for sharing this information with us. I knew this had all been in the works for some time, and yes, from looking at this picture – it's not what you would assume would be an entire Walmart corner.

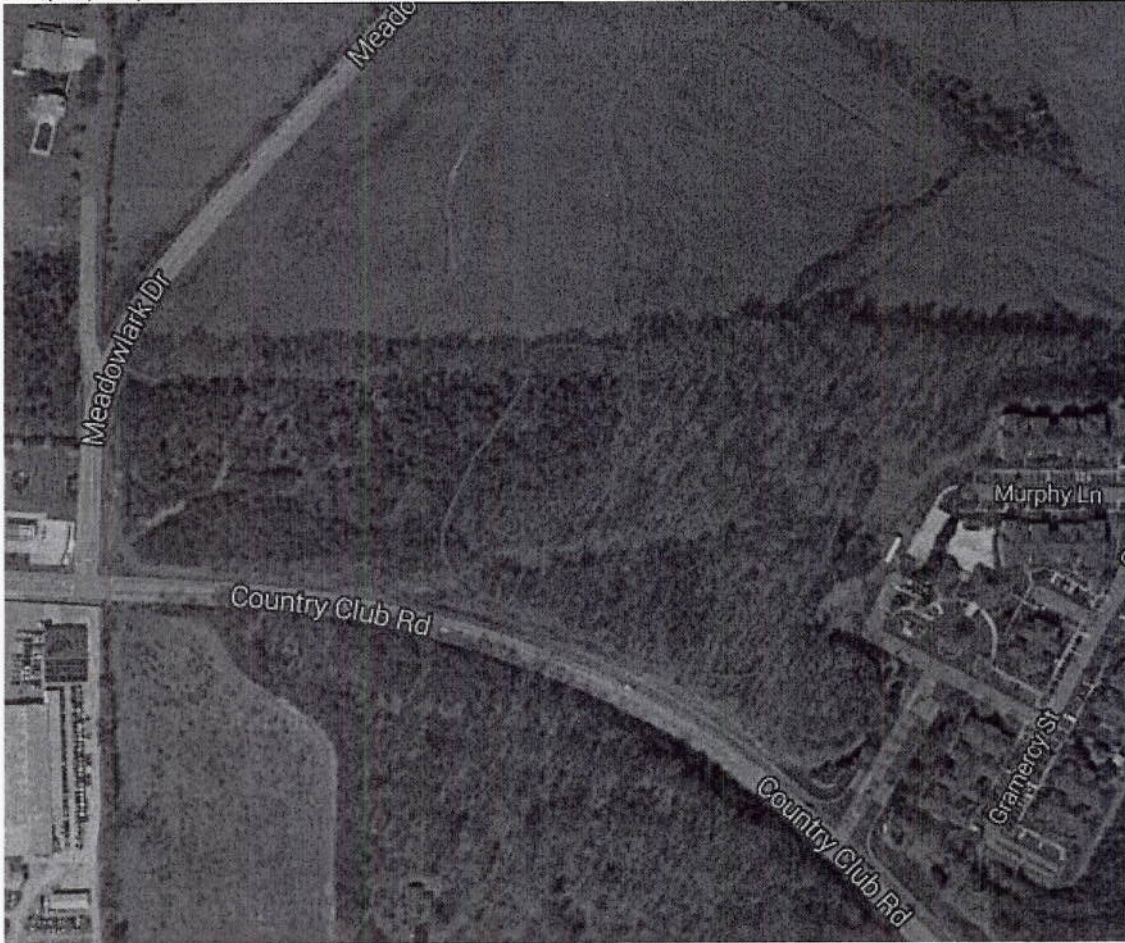
I just hope the planning (traffic, roads, ect) had a lot of attention.

Jennifer Hurst

From: coha@googlegroups.com [<mailto:coha@googlegroups.com>] **On Behalf Of** Mike Sears
Sent: Tuesday, September 10, 2013 11:01 AM
To: coha@googlegroups.com
Subject: RE: [COHA] Proposed Walmart on the corner of Country Club and Meadowlark!!!!

Folks... first of all the property was rezoned 5 years ago for a grocery store. This is simply the 2nd phase approval that this zoning requires. You're about 5 years too late to have an effective NIMBY campaign. The reality is, this is a very small Walmart. Less than half the size of the super center at Hanes Mall Blvd. This proposed center is much smaller than the Robinhood and Meadowlark center. The proposed building is actually smaller than Harris Teeter alone. Look at the site plan. Compared to the ratty buildings along Country Club between Meadowlark and Lewisville Clemmons Rd.? I will not oppose. I'm glad to see some development and would rather have a Walmart than the originally proposed Bi-Lo.

Also, some of the comments suggest that some folks think that the site is going to be located on the farmed portion of the property. This site is located in the wooded area just next to Brookberry Apartments on Country Club Rd.



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From: coha@googlegroups.com [mailto:coha@googlegroups.com] **On Behalf Of** Julia Robertson
Sent: Tuesday, September 10, 2013 10:34 AM
To: cclauset@mac.com; coha@googlegroups.com
Subject: RE: [COHA] Proposed Walmart on the corner of Country Club and Meadowlark!!!!

I wonder if there is any way to somehow get that parcel of land designated as a protect site via the Piedmont Land Conservancy <http://www.piedmontland.org/sites/success.php>

Developing that area near the Muddy Creek greenway is similar to developing land in close proximity to the Blue Ridge Parkway.

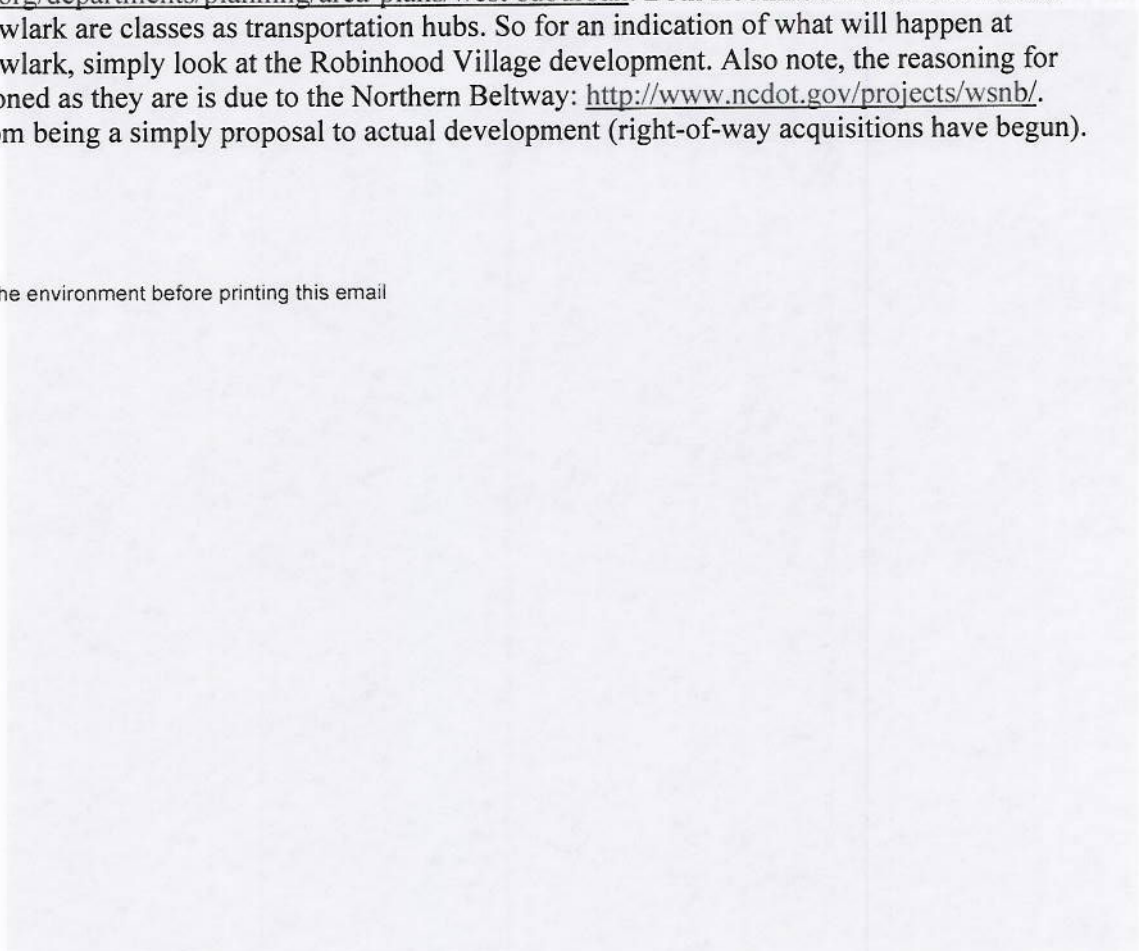
From: coha@googlegroups.com [mailto:coha@googlegroups.com] **On Behalf Of** Caleb Clauset
Sent: Tuesday, September 10, 2013 10:26 AM
To: coha@googlegroups.com
Subject: Re: [COHA] Proposed Walmart on the corner of Country Club and Meadowlark!!!!

For reference, look at page 47 in the West Suburban Area Plan:

<http://www.cityofws.org/departments/planning/area-plans/west-suburban>. Both Robinhood/Meadowlark and Country Club/Meadowlark are classes as transportation hubs. So for an indication of what will happen at Country Club/Meadowlark, simply look at the Robinhood Village development. Also note, the reasoning for these parcels being zoned as they are is due to the Northern Beltway: <http://www.ncdot.gov/projects/wsnb/>. Which has moved from being a simply proposal to actual development (right-of-way acquisitions have begun).

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ciao,
Caleb

Eco-Tip: Please consider the environment before printing this email



Michael H. Beard
Winter Commercial
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From: michaelbeard@cityofws.com [mailto:michaelbeard@cityofws.com] On Behalf Of: Mike Robinson
Sent: Tuesday, September 16, 2014 10:24 AM
For information only - michaelbeard@cityofws.com
Subject: RE: [CMA] Requested Waiver on the matter of Country Club and Meadowlark

I wonder if there is any way to combine the two parcels of land designed as a transit site via the Piedmont
Land Conservancy that was mentioned on the previous tip.
Developing that area near the newly Creek gateway is similar to developing land in close proximity to the
Blue Ridge Parkway.

From: michaelbeard@cityofws.com [mailto:michaelbeard@cityofws.com] On Behalf Of: Caleb Beard
Sent: Tuesday, September 16, 2014 10:25 AM
To: michaelbeard@cityofws.com
Subject: RE: [CMA] Requested Waiver on the matter of Country Club and Meadowlark