

From: [Sandra R. Keeney](#)
To: [Lee Garrity](#)
Cc: [Angela Carmon](#); [Meridith J. Martin](#); [Aaron King](#); [Mary Beth Tew](#)
Bcc: [Allen Joines](#); [Annette Scippio](#); [Dan Besse \(danbesse.org@outlook.com\)](#); [Denise Adams](#); [James Taylor Jr](#); [Jeff MacIntosh](#); [John Larson](#); [Morticia "Tee-Tee" Parmon](#); [Robert Clark](#)
Subject: FYI Citizen Email FW: [EXTERNAL] Re: Zoning Question
Date: Monday, July 06, 2020 12:59:00 PM
Attachments: [image001.png](#)

Good afternoon Mayor, Mayor Pro-Tem Adams and Members of the City Council:

Please see the email below from Mr. Richard Weinberg regarding Z-3 Public Hearing on Zoning Petition of William Luther Dixon (W-3437) from RS9 to RM12-S (Residential Building, Multifamily; and Life Care Community): property is located on the east side of Old Salisbury Road and south side of Jay Avenue; – Containing approximately 8.77 acres located in the SOUTH WARD (Council Member Larson). [Planning Board recommends approval of petition]

I have highlighted the section for your convenience.

Sandra Keeney, CMC, NCCMC
City Clerk
(336) 747-7394



From: Aaron King <aaronk@cityofws.org>
Sent: Monday, July 06, 2020 9:44 AM
To: RICHARD WEINBERG <rickw@prodigy.net>
Cc: Sandra R. Keeney <SANDRARK@cityofws.org>
Subject: RE: [EXTERNAL] Re: Zoning Question

Rick-

On this first item, you received a second letter which is making you aware that the case will be heard by the City Council this evening at 7:00pm (the 1st letter was for the Planning Board). On the second item, I have copied our City Clerk Sandra Keeney so that she can share your concerns about case W-3437 with Council. Last, on the third item- thanks for the kind words. Planning staff is a strong supporter of ADUs. If there is a larger community discussion on ADUs in the near future, I would encourage you to join in and make your thoughts known. If you need anything else, please let me know.

Thanks!
AK

Aaron King
City-County Planning and Development Services Director

100 E. 1st Street, Suite 201
Winston-Salem, NC 27101
Phone: (336)-747-7068
Fax: (336)-748-3163

From: RICHARD WEINBERG [<mailto:rickw@prodigy.net>]

Sent: Thursday, July 2, 2020 5:33 PM

To: Aaron King <aaronk@cityofws.org>

Subject: [EXTERNAL] Re: Zoning Question

Thank you for replying.

I received a memo on W3442 which is the development on Ebert near Truelove Road. I knew about this project a few months ago and was glad to see it. I watch a good amount of WSTV and did see the meeting where you and the planning board discussed and approved this to go to city counsel. So I am not sure why I got another letter this week on a meeting to discuss W3442? I thought this was resolved. Am I missing something?

Separately, in the same meeting, and sorry I don't recall the zoning docket #, you discussed the Senior Citizen building proposed on Old Salisbury tucked into the open land north of the Turtle Creek Subdivision, (above the Tortoise Lane cul-de-sac). I recall staff recommended against that project and it was approved anyway. I used to live in that Tortoise Lane cul-de-sac and built the house at 100 Tortoise Lane. For years the neighbors and I heard about development options for that piece of land. When they tear out the trees between the cul-de-sac and the new Senior Citizen home, they will completely change the view and value of the homes in Turtle Creek. That 3 story building will tower over the other homes. If I recall properly, that is a high point of land and Turtle Creek Roads grade declines over next block or two and I believe all will see that building everytime they drive that street.

Over the last few years my wife and I acquired 3 other homes in the neighborhood, one on Meghan Elizabeth and two farther down on Tortoise Lane so if the values decline, we will probably not be spared.

One of the reasons you got so little objection or comment to the Senior Citizian development off Jay Road is because there is no HOA in Turtle Creek and there is a high percentage of uninterested renters and working class home owners that would not be home or readily available to address the zoning matter.

Lastly, I watched your recent presentations on Accessory Unit Dwellings. THANKS FOR TAKING UP THE CAUSE! Last year we acquired a property on Sides Road by Dario and I think it has enough room for 4 to 6 ADU units and your efforts to lower the costs and barriers are appreciated and noticed.

Thank you, stay safe and have a great 4th of July,

Richard Weinberg Personal Email Address
Cell 336 671 2184
www.betterhomerental.com

On Thursday, July 2, 2020, 04:36:34 PM EDT, Aaron King <aaronk@cityofws.org> wrote:

Hi Rick-

I received your voicemail and was just sending you a follow up email in the event you had zoning questions you needed assistance with. Just let me know.

Thanks,

AK

Aaron King

City-County Planning and Development Services Director

100 E. 1st Street, Suite 201

Winston-Salem, NC 27101

Phone: (336)-747-7068

Fax: (336)-748-3163

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