From:	Nick Smith
To:	Tarra Jolly
Subject:	FW: [EXTERNAL] W-3586: Misrepresentation of Zoning Request by Property Owner
Date:	Friday, July 14, 2023 12:11:48 PM

Nick Smith, MPA

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From: Sarah Smith <sarahrsmith1@gmail.com>
Sent: Friday, July 14, 2023 10:55 AM
To: Nick Smith <nicks@cityofws.org>; Kevin Mundy <kmundy@cityofws.org>
Cc: Jesse Richert <jmrichert@gmail.com>; John Larson <John.Larson@cityofws.org>
Subject: [EXTERNAL] W-3586: Misrepresentation of Zoning Request by Property Owner

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Good morning, Nick and Kevin,

I was disappointed to read the details of the W-3586 rezoning proposal presented to the planning board last night by Spendra LLC. The proposal differs from what Sandra Bowles told us in person a few weeks ago during her required neighborhood notifications.

I typically support a 'live and let live' approach. However, when I feel that someone has intentionally misled me to my face, it leads me to act to ensure my interests are protected.

During her visit to our house a few weeks ago, Sandra downplayed their plans by telling us they intended to simply "put up a wall" to create two apartments within the existing architecture. This is not what is in the actual proposal — to create a quadruplex with options to expand. Sandra also misrepresented herself as the new owner, telling us that the purchase of this house was "a nest

egg" for her and her husband — conveniently NOT sharing that they own a real estate investment company with multiple properties. The difference is in the potential care and attention that will be given to the upkeep and maintenance of the property.

In reviewing the planning board information, I noticed that there is no representation from 27103 and, further, the rezoning request is inconsistent with the area plan for single family zoning.

I trust that the City Council members will take this information into consideration when reviewing and deciding on the W-3586 rezoning proposal at the upcoming City Council meeting.

Sincerely,
Sarah Smith
653 Brent Street

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Sarah R. Smith
@SarahinWSNC