

Shelly Stewart

From: Christopher Woollard <cwoollard@gm.slc.edu>
Sent: Wednesday, February 15, 2017 11:47 AM
To: Gary Roberts
Subject: Re: Re-zoning case #W-3322

Thank you for your response.

Setting aside my legitimate concerns about CCC Gallery Loft's motivations (and I do understand why you cannot comment on this), let me address the bigger problem here which has nothing to do with permitted use.

Perhaps you can elaborate on why the city deems it an appropriate or even responsible plan to encourage zoning change to CI in a part of the city with such a dearth of street parking and such massive private corporate interest focused redevelopment, when the ultimate plan is to actually get people to live in this area.

The innovation quarter is in process of adding over 300 residential units. Where exactly are these people going to park when the only parking they are going to be offered are rental spaces in privately controlled parking lots and there is absolutely zero effort made by the city to even ensure that property owners will have to provide an adequate number of parking spaces? The fairly limited number of residential units presently in the area have already pushed available city parking to its limits. Every single day, all day and all night, there are cars parked illegally on the street and no effort is made to enforce any existing parking regulations. This issue will only worsen as development continues.

This is a recipe for pandemonium, not progress.

And this is not just coming from me. The existing residential community on the east side of downtown has grave concerns about the paces of development in this area, when even the most basic services are not in place. Every member of this community will own and need to park a car, and every visitor and patron will arrive by and need to park a car until comprehensive public transportation is in place and basic services like grocery stores and designated public parks are within reasonable walking distance. The only available public parking for this area is along a two-block stretch of Main and Chestnut and a single block of Patterson. It is simply not adequate to meet current demand, let alone anticipated future demand. Allowing and in fact encouraging property owners to empower themselves with the legal means to circumvent parking ordinances in anticipation of a density that doesn't currently exist is reckless policy that is not in the best interest of residents of this city. These are some of the issues we plan to bring up at the zoning meeting next month.

Regards,
Chris W

Christopher M. Woollard, M.Arch

JOSEPH K. OPPERMANN - ARCHITECT, P.A.
539 North Trade Street | Winston-Salem, NC | 27101

On Wed, Feb 15, 2017 at 9:44 AM, Gary Roberts <garyr@cityofws.org> wrote:

| Good Morning Chris,

Please see my answers below and let me know if you have any additional questions. Because this is a general use request with no conditions or site plan, I am attaching the list of uses which are allowed in the CI district.

Thank you,

Gary

From: Christopher Woollard [mailto:cwoollard@gm.slc.edu]

Sent: Tuesday, February 14, 2017 4:59 PM

To: Gary Roberts

Subject: Re-zoning case #W-3322

Mr. Roberts,

I have a few of questions for you regarding zoning case #W-3322 set to be heard at next month's meeting. To give you some background, I am an architect and I to live in an apartment on the property in question. Michelle McCullough suggested I reach out to zoning staff. Residents in the building have a number of concerns that are not being adequately addressed by the property management or the absent owner. Some of us will be attending next month's meeting, however I would appreciate getting some information ahead of that meeting.

1. This zoning request was recently updated to include the owner's third parcel of land at the southwest corner of Sixth St. and Chestnut. The land in question is presently used as a dog park for our building. Property ownership records indicate CCC Gallery Lofts to be the owner. Our management claims the park is owned by the city and leased to CCC Gallery Lofts - a claim which seems to be entirely fabricated. When asked why the zoning request was updated to include this parcel, the management said "The dog park is currently zoned PB (pedestrian business) while everything around it is zoned CI (central industrial.) The Planning and Zoning department asked that that small section of land be included in the re-zoning so that it can be labeled CI with everything else around it. No changes are planned for this area, not by us nor by the city of Winston-Salem." Can you confirm any of these claims? [Yes that is true. The City does not own the park but Planning staff did ask the owner to add the parcel to the rezoning request as you noted.](#)

The next questions have more to do with the other two parcels included in the zoning request.

2. Upon reading through Winston-Salem's UDO, the entire section on parking regulations and ordinances seems not to apply to land zoned CI. Is this the case? Are there any parking regulations or ordinances that actually apply to land zoned CI? [You are correct in that similar to the CB Central Business District zone, CI has no parking requirements as it is designed for the urban, central city setting.](#)

3. If it is indeed the case that city parking ordinances do not apply to land zoned CI, is it possible that requesting a zoning change to CI could be construed as an effort to circumnavigate being legally required to provide tenants of a proposed new multifamily residential building an adequate number of parking spaces determined by city code? [I cannot make a judgment on the motives of this general use rezoning request.](#)

4. Can you recall any other circumstances in which a private land owner that is not Wake Forest University has requested a zoning change to CI expressly for the purpose of building multifamily residential buildings? [I cannot recall any such rezonings.](#)

Thank you for your time,

Chris Woollard

Christopher M. Woollard, M.Arch

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Shelly Stewart

From: Nunley, Kevin <KNunley@firsttennessee.com>
Sent: Thursday, March 09, 2017 9:16 AM
To: Gary Roberts
Cc: Robin Hollis
Subject: Zoning Case W3322

Gary,

I am a current board member at The Arts Based School in downtown Winston Salem. I'm writing today with concerns about the above named zoning case, which will be on the agenda at today's planning board hearing.

The Board and Administration of the Arts Based School are very concerned about this zoning change. Although we welcome development in the downtown area, it is important that new development is constructed to fit within the current infrastructure. In this case, we are most concerned with the lack of required parking in CCC Gallery Lofts request to move this parcel from zone PB to CI. Seventh Street and Chestnut make up the main thoroughfare for drop-off and dismissal at our school. With no bus transportation and over 500 students coming and going each day, it is already congested on these routes. We fear that adding density to the area without associated parking and/or allowing on-street parking will only add to the congestion and ultimately reduce the safety of children being dropped off at the school.

I plan to attend today's hearing on this matter. Admittedly, I am not well-versed in planning board hearings. Will the school have time to voice its concerns at this meeting? My understanding is that there was an information session in January, however; no one at the school, including our principal, received a notification about this meeting. We were only recently informed about the nature of this proposal.

Thank you for your consideration in this matter.

Best Regards,
Kevin

Kevin Nunley
Senior Vice President
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