Comments received prior to the 4.14.20 City Council Meeting via voicemail and email included in the following document pages 3 – 23.

4.21.2020 City Council Meeting
Public Hearing Items – Virtual Comments Received via Email

Lawndale/Lake Jeanette – Items #1 and #2

Opposed - 20

Aaron Terranova
Vincenzo Ritorto
Carol Quinn
Wanda Kinzer
Barbara Hayes
Rita Jennings
Mary Espinola
(Joy) Mary Greco
G. Bernard Yevin
Michael Fulcher
Kenneth Brown
Paula Brown
Jim Jennings
Susan Bowman Roberts
Michael Robinson
Jeannie Law
Jean McBee
Roseanna Yancey
Teresa Hersh
Barry Hersh

In Favor - 2

Marsh Prause
Jeff Nimmer

Ruffin Road and Freedom Lane – Items #3, #4 and #5

No emails received

Kallamdale Road – Items #6 and #7

Opposed – 0

In Favor - 1

Tom Terrell

Ranhurst Road – Items #8 and #9

No emails received

Groometown Road – Items #10, #11 and #12

Opposed - 1

David Pokela

In Favor - 24

David Boger
Raymond Trapp
Ricky Byrd
Kimberly Stone
Charlotte Stone
Donald Overman
Chester Brown III
Gary Shelala
Beth McKee-Huger
Brett Higgins
Cameron Cooke
John Stone
Alec Wrenn
Wendy Levy
Martha Miller
Dorinda Edwards
Joseph Allen Jr.
Davy Levy
Sherry Beeson
Josie Williams
Trip Brown
Megan Cohan
Ashley James
Stephanie Aughenbaugh

East Wendover Road – Item #13 (Request to Postpone)

Opposed – 1

Cynthia Scott

In Favor - 1

Krispen Culbertson

Updated 4.20.20 and emailed revision to City Council.

Speaker for 4-21-20 City Council meeting	In Favor or Opposed?	Agenda Item #s	Subject Properties for Zoning Request	Legistar Item(s)	Email
Marsh Prause	Favor (Applicant)	1 and 2	Lawndale Drive and Lake Jeanette Road	20-0224 and 20-0311	mprause@allmanspry.com
Jeff Nimmer	Favor (Applicant)	1 and 2	Lawndale Drive and Lake Jeanette Road	20-0224 and 20-0312	Jeff.Nimmer@tscg.com
Aaron Terranova	Opposed	1 and 2	Lawndale Drive and Lake Jeanette Road	20-0224 and 20-0311	abterran@uncg.edu
Barbara Hayes	Opposed	1 and 2	Lawndale Drive and Lake Jeanette Road	20-0224 and 20-0312	babagsetc@aol.com
Michael Robinson	Opposed	1 and 2	Lawndale Drive and Lake Jeanette Road	20-0224 and 20-0313	mrobinson18@triad.rr.com
Judy Stalder	Favor (Applicant)	3, 4 and 5	Ruffin Road and Freedom Lane	20-0271, 20-0279 and 20-0309	jstalder@trebic.org
Tom Terrell	Favor (Applicant)	6 and 7	506 and portion of 511 Kallamdale Rd	20-0272 and 20-0280	TTerrell@foxrothschild.com
Traci Dusenbury	Favor (Applicant)	6 and 7	507 and portion of 511 Kallamdale Rd	20-0272 and 20-0281	tdusenbury@halconcompanies.com
Josne Cisneros	Favor (Applicant)	8 and 9	1308-1310 Ranhurst Road	20-0211 and 20-0217	josuecons@gmail.com
David Levy	Favor (Applicant)	10, 11 and 12	3701 and 3709ZZ Groometown Road	20, 0210, 20-0218 and 20-0310	dlevy@ahmi.org
Steven Lasota	Favor (Applicant)	10, 11 and 12	3702 and 3709ZZ Groometown Road	20, 0210, 20-0218 and 20-0311	SLaSota@BrooksPierce.com
Rev. Ellis Carson	Favor (Applicant)	10, 11 and 12	3703 and 3709ZZ Groometown Road	20, 0210, 20-0218 and 20-0312	ecarson@wnccumc.net
David Pokela	Opposed	10, 11 and 12	3702 and 3709ZZ Groometown Road	20, 0210, 20-0218 and 20-0311	DPokela@nexsenpruet.com
Krispen Culbertson	Favor (Applicant)	13	2806 East Wendover Road	20-0280	partner@culbertsonatlaw.com
Cynthia Scott	Opposed	13	2806 East Wendover Road	20-0280	bubbe4scott@gmail.com

Voice Mail Comments for City Council Meeting April 14, 2020

Date	Time	First Name	Last Name	Phone Number	Email	Concerns/Comments
4/9/20	6:49am	Dolly	Olson	207-0979	No email address	Zoning – Sedgefield – Groometown Rd – opposed – traffic bad enough now – busy stores
4/9/20	10:10am	Paul	Brown	547-9946	Pbrown860@att.net	Zoning – Groometown- opposed – overcrowded schools/ traffic/ disrupt community history
4/11/20	12:05 p.m.	Jada	Tullis-Anderson	936-443-5322	No email	Zoning – Lawndale/Lake Jeanette – opposed – no commercial rezoning
4/13/20	11:09 a.m.	Rita & Jim	Jennings	336-707-1694	Left e/m in Virtual Comment	Zoning – Lawndale/Lake Jeanette – opposed – preserve park/lost tree canopy/climate change; redo traffic study (DUPLICATE TO V/M)
4/13/20	12:48 p.m.	Sterling	VanDerwerker	336-681-3483	sterlingv@royaldiadem.com (Owner of Diadem Jewelers)	COVID-19 – request permission to open business under Governor's order /return employees to work (DUPLICATE TO Email)

Lord, Angela

From: Beth Bromund <bbromund@olgsch.org>
Sent: Wednesday, April 8, 2020 5:17 PM
To: Virtual Comment
Subject: Lawndale triangle rezoning

Dear Council,

I want to be on the record as being opposed to rezoning the 3 acre Lawndale-Lake Jeanette land from residential to commercial. I urge the council to deny this rezoning.

Sincerely,
Elizabeth Bromund
Greensboro resident

Lord, Angela

From: Lorrie Winkler <lorriewinkler@icloud.com>
Sent: Thursday, April 9, 2020 8:34 AM
To: Virtual Comment
Subject: Rezoning of 17 acres on Groometown - Sedgefield Showgrounds

Question: In 1991 the Showgrounds property was deemed to be of historical value so that the bypass would not be constructed through that area (which it wasn't), so what has changed from 1991 to now in regards to the properties historical value?

Lorrie Winkler | 336.908.6821 | lorriewinkler@gmail.com

Sent from my iPad

Lord, Angela

From: Nicholas Oberlies <nicholasoberlies@gmail.com>
Sent: Thursday, April 9, 2020 8:36 AM
To: Virtual Comment
Subject: Comment regarding development on Lawndale

Dear City Council Members:
I'm a resident of Greensboro, living in the Westerwood neighborhood. I oppose the proposed development by Kotis Properties. It seems that Kotis Properties is interested in building new buildings. However, they do a poor job of keeping the ones they already own rented. Look at the corner of Friendly and Josephine Boyd. There are numerous properties in this area, owned by Kotis, that sit vacant. The claims he is making to the neighbors on Lawndale are the same ones he made to the Westerwood neighborhood about a decade ago. These were empty promises.

Furthermore, giving the current economic crisis, do you really think this town will need more office or retail space? There will be plenty after too many businesses fold. I'm sorry about this, but we can all see it coming.

In short, I see no need to encroach on this neighborhood with new development.
Sincerely,
Nick Oberlies
903 Courtland Street
27401

Sent from my iPad

Lord, Angela

From: Tom Anderson <tlanderson08@hotmail.com>
Sent: Thursday, April 9, 2020 10:37 AM
To: Virtual Comment
Subject: rezoning at Lake Jennette and Lawndale

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

I live at 30 Dutchmans Pipe Cove, Greensboro. I drive by the corner of Lake Jennette and Lawndale daily. There is no way anyone will build a single family home on those lots. There is already too much traffic and the traffic goes on two sides of the lots. With the new freeway opening, the amount of traffic will only increase on Lawndale. The City needs to either grant the zoning change or buy the lots. To deny commercial use of the lots means its basically useless and the City will be required to buy the lots anyway.

Thomas Anderson

Sent from Mail for Windows 10

Lord, Angela

From: Teresa Sullivan <tsullivan2hands@att.net>
Sent: Thursday, April 9, 2020 11:55 AM
To: Virtual Comment
Subject: upcoming council meeting April 14th

I wish to submit comments pertaining to the rezoning issues, to be discussed at the upcoming April 14th City Council meeting.

I am writing in opposition to the rezoning of the 17 acres of the Sedgefield Show Grounds for apartment buildings. This land is a central and historic part of the Sedgefield community ; actually, the only land remaining that was part of the historic annual Sedgefield Hunt. Another section of this historic land currently is the home of All Saints Episcopal Church, and the land is blessed each year on Rogation Sunday, when the blessing of our land resources and animals is remembered. This Sedgefield historic property is a strong link for the community life, and vital to the residents who live around it.

A multiple building site of apartments would overcrowd the school systems in the area, plus increase the traffic on the streets. Currently, interstate 73 has greatly increased commercial traffic on Groometown Road, along with additional issues with speed. The Circle K already has intense traffic at various times of the day, a regular stopping place for workman in the area.

I appreciate your consideration of my comments,
Teresa Sullivan
Greensboro, NC
tsullivan2hands@att.net

Lord, Angela

From: Lynda Dixon <ldixon@tgic.com>
Sent: Thursday, April 9, 2020 12:17 PM
To: Virtual Comment
Subject: Rezoning Sedfefield Show Ground Property

Importance: High

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

The City Council will be voting on the rezoning of the Sedgefield Show grounds property, 17 acres of historic land, on next Tuesday April 14. I concur with the opposition to this rezoning as I feel that this move would overcrowd the schools, increase the traffic (and speed) on Groometown Rd (which has already seen greater speeds and increased commercial traffic due to interstate 73), plus most importantly, destroy a very vital part of the Sedgefield history. The show grounds have been there for a century, and was home to the Sedgefield Hunt.

Thank you,

Lynda L. Dixon
5107 Autumncrest Drive
Greensboro, NC 27407

Lord, Angela

From: John Woolsey <johnwoolsey@me.com>
Sent: Thursday, April 9, 2020 12:26 PM
To: Virtual Comment
Subject: ReZoning of Property at the corner of Lawndale and Lake Jeanette Road

Thank you for this opportunity to comment on this issue. It should be clear that the residents surrounding this property on all sides are strongly opposed to allowing commercial development on this tract of land. I believe the Zoning Board has already voiced their opining against it but it would appear that "Money May Talk... and Residents Be Damned!" Please say this isn't so by voting against this travesty financed by Marty Kotus!. All you have to do is drive up Lake Jeanette Road and see house after house almost up to the circle with "No Zoning Sign on their front Lawns... and this has gone on for months!. Please put yourself in their shoes and ask yourself how you would vote if the issue was next door to your property or your surrounding neighborhood.

Thank You for your consideration... and Vote **"NO!"** to Rezoning.

John Woolsey
2303 Glen Meadow Drive
Greensboro, NC 27455

Lord, Angela

From: James Bennett <jimbennett915@gmail.com>
Sent: Thursday, April 9, 2020 2:41 PM
To: Virtual Comment
Subject: Rezoning Lawndale/Lake Jeanette

My name is James Bennett. I reside at 2607 Mackinaw Drive, Greensboro, 27455. I drive Lawndale regularly from my home to most places in the city. I am very familiar with Lawndale Drive, as I have lived nearby for most of the 22 years I have lived in Greensboro.

Lawndale Drive, between I-840 and Lake Jeanette Road is a unique roadway. One side is almost entirely taken up by Country Park, Battleground Park, and the Science Center. These three together form a scenic, green, and peaceful setting that is attractive to all. Together these three draw over 1,000,000 visitors each year, people who are in part attracted by the beauty of the area.

The other side of the street is a mis-match for the beauty of the south-west side. Piecemeal zoning over the years has allowed some of that side to be developed as commercial,though much of that side is still residential, either single family homes and condos or apartment complexes. It is long past time to allow this piece-meal approach to continue. Rather than allow more commercial development on the corner of Lake Jeanette and Lawndale, the city must look at the total picture and develop a plan for the entire street that meets the needs of the Science Center, the parks, and the current residents and businesses.

Given the interstate intersection at the north end, it seems apparent that the traffic load on the street will steadily increase. I am not aware of any traffic study that forecasts the volume, but one should be done if one does not exist. In addition to a traffic study, the plan should address the streetscape,signage,sidewalks,bike accommodations,etc. The plan should be developed as transparently as possible with input from all the stakeholders, especially current residents of the area.

I do not want Lawndale Drive to become another Battleground Avenue. There is still time to pause and develop a plan for that beautiful area that will make it attractive to all, residents and visitors alike. Until such a plan is developed, I am opposed to the rezoning request for the property at the corner of Lake Jeanette and Lawndale. Rezoning piece by piece is exactly the wrong thing to do.

Thank you for the opportunity to express my opinion.

Lord, Angela

From: Michael Frierson <m_friers@uncg.edu>
Sent: Friday, April 10, 2020 9:12 AM
To: Virtual Comment
Subject: save the historic Sedgefield Showgrounds

Dear Members of the City Council,
I am writing in hopes that you will vote to save the historic Sedgefield Showgrounds. This property is unique to this area, in much the same way that the Cascade Saloon is unique here.

There is so little remaining of the buildings that define and illustrate the culture of the central Piedmont that it is senseless and shortsighted to tear down this facility. Just like the Cascade, there are uses for this space that we have not yet imagined. Please take the long view and preserve this historic place.
Sincerely,
Dr. Michael Frierson

Lord, Angela

From: Marianne Melvin <marianne.frierson.melvin@gmail.com>
Sent: Friday, April 10, 2020 10:34 AM
To: Virtual Comment
Subject: Please don't destroy the Sedgefieldbarn

Sent from my iPhone

Lord, Angela

From: gadunham@aol.com
Sent: Saturday, April 11, 2020 10:52 AM
To: Virtual Comment
Subject: Fwd: please cancel rezoning public hearing

From: gadunham@aol.com
To
Sent: 4/11/2020 10:50:39 AM Eastern Standard Time
Subject: Fwd: please cancel rezoning public hearing

Please keep government business ESSENTIAL.
Please cancel the rezoning public hearing now scheduled for April 21, 2020.
In the future the city will have the opportunity for a TRUE Public Hearing.

Thank you for the good work you are doing.

Gail Dunham
5805 Snow Hill Drive, Summerfield NC 27358
336.643.1321
GADunham@aol.com

Lord, Angela

From: Laura Allred <ljallred@att.net>
Sent: Saturday, April 11, 2020 3:12 PM
To: Virtual Comment
Cc: Hugh Black
Subject: Rezoning request for Sedgefield Showgrounds

Hello, my husband and I live at 3103 Sedgefield Gate Road and pass by the intersection of Groometown Road and Vandalia Road several times per week.

While it will be sad to lose the historical nature of the present Sedgefield Showgrounds, the property is not being maintained as it should be by the owners.

And Greensboro DOES desperately need more affordable housing. We'd much prefer for this property to become residential, rather than commercial development.

Our concern is that 220 units on 17 acres is too dense for the area! Sedgefield Elementary is already one of the lower performing schools.

If this rezoning application is approved, we would like to request certain restrictions to become part of the approval:

1. Limit the number of apartments to medium density: 12 units per acre = 204 units on this 17 acre property.
2. Require that buildings be no more than 3 stories tall.
3. Require that landscaping include mature trees and shrubs to enhance the view from the street and hide features such as dumpsters, parking lots, and mechanical structures.
4. Require that fencing (wooden, wrought iron, brick, and/or stone) be constructed to separate the apartment complex from surrounding homes/businesses, and to protect children living in the apartments. NO chain link fencing to be allowed.

We are optimistic that a reasonable compromise can be met which will even serve to raise the aesthetic standard for other homes and businesses along Groometown Road, since so many people utilize this road as access into our city from I-85.

Thank you,
Laura Allred
William H. "Hugh" Black, Jr.
336-856-1196

Lord, Angela

From: Mike Booher <gowake@gmail.com>
Sent: Sunday, April 12, 2020 7:34 PM
To: Virtual Comment
Subject: No rezoning for Lawndale & Lake Jeanette

City Council Members,

We have lived at 6 Pineburr Court since building a home there in 1990. Love the neighborhood, all the trees, proximity to Country Park and the Greensboro Science Center and plenty of convenient stores. However, as our neighborhood has grown, the amount of vehicle traffic has exploded. So many vehicles are exiting existing stores, the gas station, apartment complexes, etc. by zipping out into the middle turn lane (alias, suicide lane) on Lawndale Avenue and Lake Jeanette. Hardly a day goes by where we find ourselves shaking our heads at the risks being taken by drivers on both Lawndale Avenue and Lake Jeanette Road. Rezoning the property located at the "Devil's Triangle" would only increase the traffic, which would increase the number of vehicles turning off or on to Lawndale and Lake Jeanette. Besides, the rezoning of the corner, triangle lot would make Lawndale Avenue into another crazy Battleground Ave. Enough is enough . . . For the sake of the safety and sanity of our neighborhood, we urge you to deny this rezoning request.

Mike and Patty Booher
6 Pineburr Ct, Greensboro, NC 27455
336-210-4987

Lord, Angela

From: jeannielaw <jeannielaw@bellsouth.net>
Sent: Monday, April 13, 2020 10:27 AM
To: Virtual Comment
Subject: Lawndale/Lake Jeanette rezoning request

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Please vote against this request.

Sent from my Verizon, Samsung Galaxy Tablet

Lord, Angela

From: jeannielaw <jeannielaw@bellsouth.net>
Sent: Monday, April 13, 2020 10:29 AM
To: Virtual Comment
Subject: Lawndale/Lake Jeanette Rezoning Request

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

Please vote against this request.

Sent from my Verizon, Samsung Galaxy Tablet

Lord, Angela

From: Rita Jennings <rbjenni2@gmail.com>
Sent: Monday, April 13, 2020 10:54 AM
To: Virtual Comment
Subject: Lake Jeanette/Lawndale Rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

Dear City Council Members,
As you consider the rezoning request for the Lake Jeanette/Lawndale site, please hear the neighbors and homeowners from this area. The delay from the initial scheduled meeting and the weather have wreaked havoc with the display of "No Rezoning" signs, and the stay at home orders and Covid-19 have distracted many, but rest assured that the homeowners of this area are very much opposed to the rezoning request for the property at the corner of Lake Jeanette and Lawndale.

First, the rezoning commission did not recommend rezoning for this piece of property. Their professional and thoughtful decision should be recognized and honored.

Second, in listening to the vague plans from the Kotis company, there have been no suggestions of businesses that would add to or enhance the living experience of area residents. As Aaron Terranova pointed out at the Rezoning Commission meeting, there are more than enough businesses to serve the area's needs within a 2 mile radius of the property. None of the possible businesses suggested by Mr. Kotis' representatives would benefit this neighborhood. No one is going to switch banks because one is built at that corner. No one is going to change physicians or dentists because a new office is built at that corner. This is an established area that has attracted families and homeowners because of the natural appearance and green spaces, and close proximity to needed businesses. No one wants additional commercial businesses to encroach on our area.

Third, the property in question is the gateway to the park district – The Greensboro Natural Science Center, Country Park, and easy access to the Battleground Military Park. The area needs to be preserved and to represent the natural beauty and history found in these parks.

Fourth, the one thing that can help with climate change is trees and tree canopy. With the Greensboro Science Center's recent expansions, the establishment of the new Devonshire community, and the construction of the 840 Loop, this area has lost an enormous amount of tree canopy. We need to protect our environment with our efforts, not continue to disrupt it. This is a small piece of property compared to the mentioned ones, but setting an example that preserving our green spaces, no matter how large or small is vital to establishing practices to protect our communities.

Fifth, a traffic study was supposedly conducted on the impact on the Lawndale and Lake Jeanette corridor. We have lived on Lawndale Drive for 34 ½ years. We have witnessed first hand traffic changes over the decades as new developments, businesses, and schools have opened the south and to the north of us, and as the Greensboro Science Center has grown. Based on the information I have received about the traffic study, it was not done at a time that truly represented traffic on Lawndale. Since being home with Covid-19 orders, I have been able to more closely monitor traffic. First, we aren't doing a very good job at staying home. But with regard to the issue of rezoning, there is an increase in the amount of commercial truck traffic. With the 840 by-pass opening, trucks are now using that to access their businesses south of the highway. This has added heavy traffic to Lawndale Drive. The aforementioned traffic study was conducted prior to the opening of the 840 Loop. The study is no longer relevant since there have been recent changes in traffic usage and patterns on Lawndale.

Please consider these arguments and thoughts for denying the rezoning request of the Lake Jeanette/Lawndale property. We are residents, neighbors, taxpayers, and citizens who want a healthy, safe, personal neighborhood. Commercial development is contrary to all that we want. Consider if this was your property where you lived, not property that you used for income such as rent. If you were actually living here, or if a family member of yours was living here, what would you want for the area? Would more commercial development improve the neighborhood? The residents of this area say "no". Please hear us.

Thank you for deliberately considering these remarks and concerns,
Jim and Rita Jennings
4300 Lawndale Drive
Greensboro, NC

Sent from Mail for Windows 10

Lord, Angela

From: Betty Byron <bettybyron@att.net>
Sent: Monday, April 13, 2020 11:02 AM
To: Virtual Comment
Subject: Rezoning of Lawndale Dr and Lake Jeanette Rd

Please leave this property zoned residential. That area is a park oriented area that is, unfortunately, leaning towards commercial. It is being stripped of the village feeling with billboards and a large storage facility. Please help prevent Lawndale from becoming a Battleground!

Respectfully,
Betty Byron

Sent from my iPhone

Lord, Angela

From: Vincenzo Ritorto <ritorto9@gmail.com>
Sent: Monday, April 13, 2020 11:37 AM
To: Virtual Comment
Subject: Lake Jeanette and Lawndale Rezoning

I oppose the the rezoning for the Devils Triangle at Lake Jeanette and Lawndale Dr because I believe the rezoning would take away from the area and add more traffic along the corridor. I also believe that we have enough commercial buildings that are empty and should be filled in before we decide to add more.
Vince Ritorto
Sent from my iPhone

Lord, Angela

From: MARY ESPINOLA <espinolam@bellsouth.net>
Sent: Monday, April 13, 2020 12:03 PM
To: Virtual Comment
Subject: Lawndale/lake Jeannette rezoning.

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We are writing to express our strong opposition to rezoning the Lawndale/Lake Jeannette corner from residential to commercial.

1. Honor the recommendation or your own rezoning board!!

2. Commercial is out of character to the area. There are no businesses on Lake Jeanette Rd. currently between Lawndale and the Library and Fire Station

3. The argument that the property has been "passed over" for residential is misleading. There is a new housing development under construction just a few houses away selling in the
$300,000-$400,000 range. New single family homes have been built on Lake Jeanette Rd just a few lots away.
The suggestion that people don't want to buy adjacent to Lawndale or Lake Jeanette has therefore proven to be false.

4. The developer has refused to present a plan. How can you consider overruling the planning board to permit development it you yourself do not know if it would be a benefit the the nearby
or greater community?

5. The threat of the "Domino Effect" is real. Do you want to open the Battleground Parks District to random commercial redevelopment to whoever comes along with the most money?
Is zoning only a pretense? What about the city's vision for the future?

6. Do we need another Battleground or High Point Road on Lawndale? We already have at least one of everything you can imagine within 1 mile.

7. The suggestion that a potential medical office will be in line with making Greensboro a more walkable community is absurd. Who is going to change doctors so that they can walk to a new provider. (Also the east side of Lawndale currently doesn't even have sidewalks in that stretch from Lake Jeanette Rd. going north.)

We will concede that single family homes are less likely to be developed on that corner. However other residential options need to be explored.
Please consider the following: Multi-family, tiny homes, senior living or innovative accessible housing for seniors or the disabled.
A last resort would be multi-use with retail on 1st floor and residential on upper story. That might actually be walkable if sidewalks are extended.

Respectfully submitted by Mary and Thom Espinola

Lord, Angela

From: Carol Simpson <usercas2999@aol.com>
Sent: Monday, April 13, 2020 1:46 PM
To: Virtual Comment
Subject: Rezoning

To the City Council:

Greensboro is becoming a less desirable place to live as the City allows highways and commercial developments to cut through residential neighborhoods. Marty Kotis could surely find another property to develop in an area already zoned commercial or he could find a way to build a residential community at the corner of Lawndale and Lake Jeannette Road. Kotis gives money to city council campaigns and pays property taxes, but ordinary citizens pay taxes also and have a right to quality of life. The trend of allowing three story buildings next to residential sections such as Deuterman Law Firm and Bee Safe needs to stop. Lawndale should not become another Battleground Avenue.

With respect to Sedgefield Stables, Greensboro has a sad record of demolishing historic structures. The group that wants to preserve the stable should be allowed time to raise the money to buy the property.

Sincerely,

Carol Simpson
3000 W. Cornwallis Drive
Greensboro, NC 27408
336-632-4457

Lord, Angela

From: Marianne Woody <hbicmarianne@hotmail.com>
Sent: Monday, April 13, 2020 3:16 PM
To: Virtual Comment
Subject: Lawndale Drive and Lake Jeannette Rezoning

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Greetings:

We have lived in this area for nearly 33 years, just about 3 miles from the intersection in question. I have very strong reservations about rezoning the Lawndale Drive and Lake Jeannette intersection for several reasons.

Traffic in this area is already heavy, and even more so during regular commuter hours. With the just completed section of the bypass at Lawndale and the work being done on Lake Jeannette Road in preparation for the next stage on North Elm, it is only going to increase. And with the ongoing road and construction work going on the area, more of that is very unwelcome. I think I can say for many of us in nearby neighborhoods that we are really tired of it all.

The area in question is not huge, and being so close to the intersection of the roads, I do not see how entering or exiting the property can be accomplished without creating additional traffic hazards. Quite honestly, there is a lot of speeding and tailgating that occurs, especially on Lawndale. Changing this intersection in any significant way is asking for trouble.

The most serious issue, in my opinion, has to do with the fact that 2 facilities, located within a half mile or less of the intersection are assisted living facilities (Brookdale and Richland Place) . In addition, there is a Senior Living Community, The Carillon, located just under a mile away. There are frequent medical emergencies at all 3, and Lawndale Drive is the main route that the emergency vehicles use to respond. I think before even considering rezoning this intersection, that the number of emergency calls to these facilities should be taken into account. Before her passing, my mother resided at both Carillon and Richland Place and I lost count of the number of times I was contacted over the years regarding my mother being transported to the hospital.

Also of concern are the proximity of the intersection to Greensboro Day School, the Natural Science Center and daycare and preschool facilities within a half mile, Sunshine House and Cathedral of His Glory. And let's not forget the already existing commercial establishments located almost a half mile away on the OTHER SIDE of a purely residential area.

All of the factors noted above would make living near a rezoned intersection most unpleasant. What will this do to the property values for the nearby residents? Has that been considered?

I urge you to reject the proposed rezoning request for the reasons noted above.

Thank you for your consideration.

Marianne Woody

Lord, Angela

From: Aaron Terranova <abterran@uncg.edu>
Sent: Tuesday, April 14, 2020 3:23 PM
To: Virtual Comment
Subject: Public Comment

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_Rezoning.pptx

I am sorry for the late reply. Please include this in the comment section for rezoning of Lawndale/Lake Jeanette.
Please and thank you!

I apologize for using my UNCG account, but my yahoo account is not working and I needed to send this. This powerpoint is not reflective of UNCG.

Aaron Terranova

Opposed - Emailed PPP to CC 4/20/20

--

Aaron Terranova, EdD, LAT, ATC
Chair, General Education Council
AP Associate Professor
Clinical Education Coordinator-MSAT
Director of Undergraduate Studies-KINE

Department of Kinesiology
237-B Coleman Building
1408 walker Avenue, Greensboro, NC 27412
abterran@uncg.edu

Pronouns: Him, He, His

To schedule an appointment, please use my Google Calendar link
Simply click on an "office hours" time slot to book an appointment.
Please note that due recent events, all advising appointments will conducted via Zoom.
A Zoom link will be provided in the Calendar Invite

If you have questions about KIN Undergraduate Advising, please visit our advising page: http://www.uncg.edu/kin/ugcurrent.html

If you have questions about the MSAT Program, please visit the Athletic Training page: https://kin.uncg.edu/academic-programs/graduate/areas-of-study/athletic-training/

Lord, Angela

From: Vincenzo Ritorto <ritorto9@gmail.com>
Sent: Wednesday, April 15, 2020 9:20 AM
To: Virtual Comment
Subject: Lake Jeanette Lawndale

Follow Up Flag: Follow up
Flag Status: Flagged

I writing to you because I oppose the rezoning of the Lake Jeanette Lawndale corridor. I feel that it should remain residential. I also feel that we have enough commercial buildings that are still vacant, I feel that we should fill in the vacant buildings before we decide to build more Vince Ritorto

Sent from my iPhone

Lord, Angela

From: Kirkman, Mike
Sent: Wednesday, April 15, 2020 2:15 PM
To: Lord, Angela; Sowell, Kimberly
Cc: Schwartz, Sue; Lord, Angela; Watts, Chuck; Jones, Terri
Subject: FW: Rezoning of Sedgefield Stable Property

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Angie and Kim. Please find below comments related to the original zoning case at Groometown Road and West Vandalia Road that is scheduled to be heard at the April 21 City Council. I have inquired if Mr. Boger also wishes to directly participate in the meeting next Tuesday but believe he just wanted to share comments. Who is ultimately sharing any public comments prior to the meeting with City Council so I can make sure to send these to the right people?

Thanks,
Mike Kirkman
Planning

From: David Boger <bogerd72@gmail.com>
Sent: Wednesday, April 15, 2020 10:52 AM
To: Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>
Subject: Rezoning of Sedgefield Stable Property

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

Dear Michael Kirkman,
I am supporting the zone change for the Sedgefield Stables area. There is an extreme need for affordable housing in Greensboro. I understand the arguments that some in this affluent neighborhood might have. Those who claim that it will increase burdens on schools and increase traffic are typical arguments used in these kinds of situations. To these two points, the school district is constantly changing school enrollments, and thus will be able to accommodate the increase. Groometown road, which I travel almost daily, is able to handle more traffic. The hidden truth is that the affluent neighbors don't want people around them who are at lower economic levels. These people who need affordable housing value the same things that the affluent value- a comfortable place to live, access to good school and food stores. Therefore I support the rezoning of this area.

David Boger

4001 S Fremont Dr.

Greensboro, NC 27407

336-707-7077

Virus-free. www.avg.com

Lord, Angela

From: Terrell, Tom <TTerrell@foxrothschild.com>
Sent: Wednesday, April 15, 2020 1:37 PM
To: Virtual Comment
Subject: Kallamdale

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

Dear Virtual Comment,

I will represent the applicant at the virtual hearing on April 21st and will have a power point to present in some manner.

Tom Terrell
Partner
Fox Rothschild LLP
300 N Greene Street
Suite 1400
Greensboro, NC 27401
(336) 378-5412 - direct
(336) 378-5400 - fax
TTerrell@foxrothschild.com
www.foxrothschild.com

This email contains information that may be confidential and/or privileged. If you are not the intended recipient, or the employee or agent authorized to receive for the intended recipient, you may not copy, disclose or use any contents in this email. If you have received this email in error, please immediately notify the sender at Fox Rothschild LLP by replying to this email and delete the original and reply emails. Thank you.

Lord, Angela

From: Lord, Angela
Sent: Thursday, April 16, 2020 8:33 AM
To: Virtual Comment
Cc: Kirkman, Mike
Subject: FW: Support for housing development in Sedgefield

From: Beth McKee-Huger <bethmckeehuger@outlook.com>
Sent: Wednesday, April 15, 2020 7:45 PM
To: Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>
Subject: Support for housing development in Sedgefield

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

Mike,
I just sent the Mayor and city council the following message through the council email system and wanted you to have a copy.

I fully support the proposal to build high quality apartments on Groometown Rd. Greensboro has a severe shortage of housing units, especially homes affordable to essential workers earning low wages and person with disabilities. This is a great residential location, where employees can live close to their jobs. Please approve the zoning, annexation, and Comprehensive Plan amendment for this development to proceed.
Thank you, Rev. Beth McKee-Huger

Sent from Mail for Windows 10

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Please note that email sent to and from this address is subject
to the North Carolina Public Records Law and may be disclosed to third parties.

From: Lord, Angela
Sent: Thursday, April 16, 2020 8:34 AM
To: Virtual Comment
Cc: Kirkman, Mike
Subject: FW: Rezoning of Sedgefield Stable Property

From: David Boger <bogerd72@gmail.com>
Sent: Wednesday, April 15, 2020 10:52 AM
To: Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>
Subject: Rezoning of Sedgefield Stable Property

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

Dear Michael Kirkman,
I am supporting the zone change for the Sedgefield Stables area. There is an extreme need for affordable housing in Greensboro. I understand the arguments that some in this affluent neighborhood might have. Those who claim that it will increase burdens on schools and increase traffic are typical arguments used in these kinds of situations. To these two points, the school district is constantly changing school enrollments, and thus will be able to accommodate the increase. Groometown road, which I travel almost daily, is able to handle more traffic. The hidden truth is that the affluent neighbors don't want people around them who are at lower economic levels. These people who need affordable housing value the same things that the affluent value- a comfortable place to live, access to good school and food stores. Therefore I support the rezoning of this area.

David Boger

4001 S Fremont Dr.

Greensboro, NC 27407

336-707-7077

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Lord, Angela

From: Raymond Trapp <raymondtrapp@gmail.com>
Sent: Thursday, April 16, 2020 9:42 AM
To: Virtual Comment; Thurm, Tammi; Vaughan, Nancy (Mayor); David Levy
Subject: Groometown Road Rezoning

Good morning Mayor Vaughan and Councilwoman Thurm,

I want to reach out to you both to express my support of the Affordable Housing Management rezoning on Groometown Road. I am a board member of AHM and fully support our organization's commitment to developing affordable, quality housing throughout the City of Greensboro. The location for this rezoning is perfect for the intended purpose. Below are some reasons I think the site is favorable:

1. The site is a great location for affordable apartments being across the street from a shopping center and a City park.
2. The site has great access to major roads.
3. AHM develops quality attractive affordable housing
4. The City has an affordable housing crisis and as per the City's plan, needs to get a significant number of quality affordable housing in the development pipeline.

I urge you to fully support this rezoning and bring additional quality housing to a growing area of our city.

If you should have any questions, I can be reached at 336-317-6003.

Thank you,

--
Ray Trapp

Lord, Angela

From: Brett Higgins <brett@pyramidenvironmental.com>
Sent: Thursday, April 16, 2020 10:03 AM
To: Virtual Comment
Subject: 3701 Groometown Road Rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

The intent of this email is to inform the Greensboro City Council that I support the rezoning of the referenced property to CD-RM-18 not to exceed 220 dwelling units. The site is a great location for affordable apartments because of its proximity to a shopping center and a city park. The site has great access to major roads and employment opportunities. I am very familiar with affordable housing that has been developed by Affordable Housing Management and they are all high quality, attractive properties that are well maintained. The City of Greensboro has an affordable housing crisis and as per the City's plan and needs to get a significant number of quality affordable housing projects in the development pipeline.

Best regards,

Brett Higgins
Project Manager
Pyramid Environmental & Engineering, P.C.
503 Industrial Avenue, Greensboro, NC 27406
Ph: (336) 335-3174 Fax: (336) 691-0648 Mobile: (336) 689-2705
brett@pyramidenvironmental.com

PYRAMID
ENVIRONMENTAL & ENGINEERING, P.C.

Lord, Angela

From: Ricky Byrd <byrdsbbq2012@yahoo.com>
Sent: Thursday, April 16, 2020 10:20 AM
To: Virtual Comment
Subject: 3701 Groometown Road Rezoning Project

Greensboro City Council Members,

Hello and hope all are doing well today and being safe. I am writing today to support the project that is proposed at 3701 Groometown Road. It is a great location for the project and a better use of the property. The showgrounds are not very appealing to the area. There is a lot of fresh businesses in the shopping center across the street and a beautiful park too.

Given the real need for affordable housing in Greensboro and the State. It is a property that is greatly needed for Greensboro and the area.

Thank you for your time
Richard Byrd III
3803 Hunt Chase Drive
Greensboro NC 27407

Lord, Angela

From: Cameron Cooke <cameroncooke539@gmail.com>
Sent: Thursday, April 16, 2020 11:20 AM
To: Virtual Comment
Subject: 3701 Groometown Road Rezoning

I favor this rezoning. There are many good reasons for it.

Unique to this property is the watershed requirement that fifty percent of the property must remain without structures or impervious surfaces. This will, right up front, provide open space and the benefits of lack of crowding.

The location has a well-developed road adjacent to it and traffic is relatively light. I visit this area from time to time and have been impressed with the amenities available such as the shopping center and the park.

The repurposing of this property for affordable housing is an important opportunity for Greensboro. It is no secret housing is in short supply and especially housing that is affordable. If we are serious about creating jobs and opportunity here, then those who fill those jobs must have decent places to live. We must provide the housing industry opportunities like this to help solve our problem of housing needs. Affordable Housing Management has a terrific track record in our community and it seems to me that this will be another outstanding success.

With my experience over the years as a background, this appears to be a good clear case of shifting the use of this property to its highest and best good-affordable housing.

Cameron Cooke

Lord, Angela

From: Kimberly Stone <mskimberlystone11@gmail.com>
Sent: Thursday, April 16, 2020 1:18 PM
To: Virtual Comment
Subject: 3701 Groometown Road Rezoning

Good afternoon,

To whom it may concern,

As a resident of Guilford County, I fully support the rezoning.
This is a prime location for residents, through parks, shopping opportunities, and access to infrastructure.

Thank you. Kind regards.

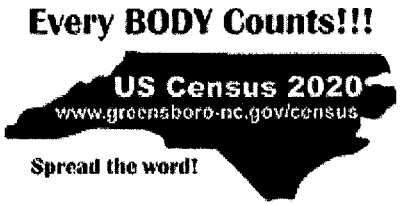
Regards,
Kimberly Stone

From: Lord, Angela
Sent: Thursday, April 16, 2020 6:10 PM
To: Kirkman, Mike; Watts, Chuck; Virtual Comment
Cc: Schwartz, Sue; Sowell, Kimberly; Jones, Terri
Subject: RE: Rezoning the Sedgefield horseshow property

Mike – could you please send these to virtualcomment@greensboro-nc.gov ?

Thank you,

Angela Lord, CMC, NCCMC
City Clerk
City Clerk's Office
300 W Washington Street
P O Box 3136
Greensboro, NC 27402-3136
Office: 336-373-2396
Fax: 336-574-4003
angela.lord@greensboro-nc.gov



From: Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>
Sent: Thursday, April 16, 2020 5:10 PM
To: Watts, Chuck <Chuck.Watts@greensboro-nc.gov>; Lord, Angela <Angela.Lord@greensboro-nc.gov>
Cc: Schwartz, Sue <Sue.Schwartz@greensboro-nc.gov>; Sowell, Kimberly <Kimberly.Sowell@greensboro-nc.gov>; Jones, Terri <Terri.Jones@greensboro-nc.gov>
Subject: FW: Rezoning the Sedgefield horseshow property

Good afternoon Chuck and Angie. The comments below related to the Groometown Road original zoning case were emailed to me directly and do not appear to be match any of the other folks who have emailed via virtualcomment so please pass these along to City Council for their reference.

Thanks,

Mike Kirkman

From: John Stone <jstone6@triad.rr.com>
Sent: Thursday, April 16, 2020 1:29 PM
To: Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>

Cc: 'Beth McKee-Huger' <bethmckeehuger@outlook.com>
Subject: Rezoning the Sedgefield horseshow property

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

We are writing in support of rezoning the Sedgefield horseshow property to allow for affordable housing.

We are long-time members of Sedgefield Presbyterian Church and we work in the outreach areas of our church. We have partnered for many years in a number of ways with Sedgefield Elementary School, a Title I school. As an example, our church has provided backpacks of food every week during the school year for 12 years to 75 to 100 students who otherwise might not have food on the weekend. We also have provided a summer lunch/enrichment program three days a week, five weeks each summer for 7 years for approximately 100 children at Colt's Run apartments within a mile of Sedgefield School. This program takes place on grounds of the Colt's Run apartments.

We have seen a number of the apartments where the Sedgefield Elementary School children live and we believe high quality affordable housing is desperately needed in this community.

John and Charlotte Stone

Lord, Angela

From: Alec Wrenn <carolinawrenna@gmail.com>
Sent: Thursday, April 16, 2020 3:04 PM
To: Virtual Comment
Subject: Groomtown Rezoning

I am sending this email in support of the "Groomtown Housing Development" proposed by Affordable Housing Management. A cursory review of the housing units developed by and managed by Affordable Housing Management Inc. displays the high quality of the housing, and the elevated "quality of life" enjoyed by the residents. Additionally, a look at the site of this proposed development shows adjacent shopping and also a network of good roads. There is also open green space (a park) very close by.

As of this day, April 16, 2020, the news carries reports of job losses exceeding 22 million in the past 30 days or so, which makes "affordable housing" even more critical. In addition, the news also reports that we are suffering a hard hit to the overall "owner- occupied housing" sector of our economy. This will translate into more "demand" pressure for existing rental housing which typically leads to rent increases. Relief, in the way of increased supply such as AHM's 84 proposed apartments is quite important. Some might believe that the job losses will decrease the demand on rental housing, however given the reality of a significant lack of adequate housing in Greensboro, this decrease in demand is unlikely. And it is likely that as the economy does improve during the next year or so, there will be more hiring, which will dovetail nicely into the opening of the Groomtown Development.

Certainly the federal government is providing financial support, however that support is temporary in nature.

It is important to understand that this Groomtown development will provide housing to those who earn only a fraction of the "median" income in our community. Remembering that *median is not "average,"* rather median is the very mid-point of the income scale. This housing development is in direct support of those with only 30%, 50% and 60% of that *median income,"* which makes it vital to our local workforce.

We are indeed in difficult times, and providing affordable and well maintained housing to our households is a front burner priority.

Respectfully submitted,

Alec Wrenn
Cell # 336-324-3706

Lord, Angela

From: deoverman@triad.rr.com
Sent: Thursday, April 16, 2020 4:55 PM
To: Virtual Comment
Subject: Groometown Road Rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

To the City Council:

I encourage you to vote in favor of the Groometown Road rezoning as requested by Affordable Housing Management, Inc. The City of Greensboro needs much more affordable housing and AHM builds and manages high quality housing as evidenced by the Muirs Landing project under construction now.

Donald E. Overman, Jr., CPA
3402-B Northline Avenue
Greensboro, NC 27410
Tel: (336) 292-6852
Cell: (336) 402-1700

Lord, Angela

From: WENDY LEVY <wendyolevy@gmail.com>
Sent: Thursday, April 16, 2020 5:17 PM
To: Virtual Comment
Subject: 3701 Groometown Rd

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

Please approve the rezoning of the Groometown Road property. The site is a great location for affordable apartments being across the street from a shopping center and a City park. The site has great access to major roads and employment centers. AHM develops and maintains quality attractive affordable housing. The City has an affordable housing crisis and as per the City's plan, needs to get a significant number of quality affordable housing in the development pipeline.

Lord, Angela

From: Chester Brown III <chetbrown@bipinc.com>
Sent: Thursday, April 16, 2020 5:51 PM
To: Virtual Comment
Subject: 3701 Groometown Road Rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

My name is Chester Brown and I reside at 1211 Hill Street, Greensboro. I currently serve as the volunteer Board Chair of Affordable Housing Management, Inc. which is applying for the rezoning of 3701 and 3709 ZZ Groometown Road. I ask that the City Council approve this request. The proposed rezoning would allow development of the subject property for up to 220 much needed affordable residential units. The new housing units would be available for households earning 30% to 60% of the area median income. This is a unique opportunity to provide new, affordable housing within walking distance of retail services such as a grocery store and drug store. The dearth of affordable housing is a national concern and the proposed rezoning will help alleviate this issue in our community.

It should be noted that the staff reports indicates the proposed rezoning is compatible with the general area.

It should be noted that the Planning Board commented that the request is reasonable and compatible with the general area.

It should be noted that with the adoption of a Greensboro Future Land Use Map amendment for a 3 acre portion of the property, the proposed rezoning of the 17 acre site will be in keeping with the Greensboro Future Land Use Map.

I thank you for your consideration and ask for your support.

Chester H. Brown, III CCIM
1211 Hill Street
Greensboro, N.C. 27408
President
336-541-5504 direct
336-210-2946 cell

BROWN INVESTMENT
PROPERTIES
ESTABLISHED • 1960

Lord, Angela

From: Carol Quinn <quinnc03@gmail.com>
Sent: Friday, April 17, 2020 9:51 AM
To: Virtual Comment
Cc: Outling, Justin; Vaughan, Nancy (Mayor); Wells, Goldie; cerrquinn62@gmail.com
Subject: Fwd: Petition- Lake Jeanette Rd. Lawndale Rezoning
Attachments: Scan0002.pdf; Scan0003.pdf; Scan0004.pdf; Scan0007.pdf; Scan0005.pdf; Scan0006.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

First, I hope all you and your families are well during this difficult time.

Our neighborhood group (Lake Jeanette & Lawndale) has attended both the Zoning and City Council meetings to support our
community on the proposed rezoning of 4100,4108, 4110 Lawndale & 4201 Lake Jeanette. We oppose commercial development of this area.

I have attached the Petition of over 130 neighbors who also oppose the rezoning. Many of us attended the City Council Meeting.

Mr. Terranova, our spokesman, speaks for all of us. Here are some of his comments from the Zoning Board meeting.

Mr. Terranova indicated a photograph depicting the subject land and referred to a <u>two mile</u> radius
where there are restaurants, bars, coffee shops, gas stations, major grocery stores, medical clinics, banks, pharmacy drugstores, health fitness centers, pet stores, variety of specialty shops, the science center, a national park, neighborhood parks, public library, fire houses, ambulances, Walmart, Home Depot, Lowes and major shopping centers.

Mr. Terranova asked, **within that two mile radius, what are they <u>not getting</u> that would warrant a rezoning**
that does not fit the character of the neighborhood? The neighborhood has their amenities and their needs are met within 5 minutes and 2 miles. The request is not consistent with the Comprehensive Plan, not consistent with their neighborhood, and he asked the Commission to take both points into consideration when looking at how this application fits into their neighborhood.
Carol Quinn

1

Petition

A commercial developer is looking to develop properties on the corner of Lawndale Drive and Lake Jeannette Road. He wants to build a 20,000 sq.ft. building of no more than 3 stories. The developer has not informed the neighborhood what commercial business is going to be built there.

Lawndale Drive already has traffic issues and this or any commercial development on Lawndale Drive and Lake Jeannette Road will exacerbate the problem even more. Commercial development will also destroy the character of the neighborhood and the park district area will be turned into another retail/strip mall blight if development is permitted to proceed.

We the undersigned, respectfully, ask that the mayor and the city council stop this development and maintain the integrity of this neighborhood.

Name	Address	City	Email
Carol Quinn	50 Mansfield Cr.	Greensboro NC	quinnc03@gmail.com
Susan McCain	26 Mansfield Cr	GSO NC 27455	sue_mccain@yahoo.com
Sharon Jones	11 Rutherglen LN	Greensboro NC 27455	shar11817@yahoo.com
Tom Bowling	48 Mansfield	Greensboro, NC. 27455	n/a
Ray [illegible]	32 Mansfield	GSO, NC 27455	
[illegible]	34 "	" "	
[illegible]	28 "	" "	
Virginia Emerson (24)	"	"	ginnyjohn.emerson
Kathleen Taylor	"	#22 "	Kktaylor [illegible]@AOL.com
Nancy C. Whale	42 Mansfield Cr.	Greensboro	
William Blyskal	54 Mansfield Cr.	Greensboro	
Rebecca Gray	46 Mansfield Circle	GSO	rkgray100@gmail
Claudia Thomas	44 Mansfield Cir	GSO	befarm@mac.com
Madeline Swaney	3102 Peebles Dr.	GSO	
Dan Collier	23 Barrymore Ct.	Greensboro, NC	
Jeff Gardiner	15 Mansfield Cir	GSO NC	jeff@gmail.net
Mary C. Rogers	73 Mansfield Circle	Greensboro, NC 27455	
Glenn Moore	75 Mansfield Circle	Greensboro NC 27455	
Carolyn McCoy	6 Mansfield Circle	Greensboro, NC 27455	
Paula Nance	8 Haverford Pte	Greensboro NC 27455	
Paige Hawkins	8 Haverford Pte	Greensboro NC 27455	
Elizabeth Steele	20 Mansfield Circle	Greensboro NC 27455	
Allen Hammonds	18 Mansfield Cr.	Greensboro NC 27455	
Dennis Ovey	17 "	" GSO	
Mary [illegible]	11 Mansfield Cir	Greensboro NC 27455	

25

2

Petition

A commercial developer is looking to develop properties on the corner of Lawndale Drive and Lake Jeannette Road. He wants to build a 20,000 sq.ft. building of no more than 3 stories. The developer has not informed the neighborhood what commercial business is going to be built there.

Lawndale Drive already has traffic issues and this or any commercial development on Lawndale Drive and Lake Jeannette Road will exacerbate the problem even more. Commercial development will also destroy the character of the neighborhood and the park district area will be turned into another retail/strip mall blight if development is permitted to proceed.

We the undersigned, respectfully, ask that the mayor and the city council stop this development and maintain the integrity of this neighborhood.

Name	Address	City	~~Email~~
Mary Schiavone	14 Mansfield Circle	Greensboro	27455
KATHY JOHNSON	7 MANSFIELD CIR	GREENSBORO	27455
Jerry & Clara Newnam	104 Mansfield Circle	Greensboro	27455
Michael Fulcher	5 Scotridge Pte	Greensboro	27455
Velma Fulcher	"	"	"
[illegible]	82 Mansfield Cir	GSO	27455
Paul Brown	80A Mansfield Cir	GSO	27455
Ken Brown	80A Mansfield Cir	GSO	27455
Helen Cecil	53 MANSFIELD CIR	GSO	27455
Denyse Coker	10 Bellinghaus LN	GSO	27455
Liz Cook	6 Bellinghaus Ln.	GSO	27455
Myrna & Cliff Greene	37 Mansfield Cir	GSO	27455
Joanne Bailey	2 Quakeridge Dr.	GSO	27410
Kendy Rottstein	14 Bellinghaus Lane	GSO	27455
Sharon A Barnes	29 Mansfield Circle	GSO	27455
Bonnie Schmidt	27 Mansfield Circle	GSO	27455
Charles V Schmidt	27 Mansfield Cir	GSO	27455
Celia C. Maness	25 Mansfield Cir.	G'boro	27455
Bill H. Jimmy	12 Mansfield Cir.	G'boro	27455
Irene Matthews	8 Mansfield Cir	G'boro	27455
Amy Giller	4 Bellingham Lane	GSO	27455
Cameron Current	2 Bellinghaus	GSO	27455
Kelly Parker	1402 Regents Park Ln	GSO	27455
Mary Lee Johnson	23 Mansfield Cir	G'boro	27455
Janet Laws	33 Mansfield Ave.	G'boro	27455

3

Petition

A commercial developer is looking to develop properties on the corner of Lawndale Drive and Lake Jeannette Road. He wants to build a 20,000 sq.ft. building of no more than 3 stories. The developer has not informed the neighborhood what commercial business is going to be built there.

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We the undersigned, respectfully, ask that the mayor and the city council stop this development and maintain the integrity of this neighborhood.

Name	Address	City	Email/Phone
Connie Smithey	8 Bellinghaus	G.Boro N.C.	336-286-6577
JEANE BATTEN	3 BELLINGHAUS	GSO NC	336-337-3865
Lynn O'Ferrell	5 Bellinghaus	GSO NC	336 907-2825
Ann Cunningham	5508 Oak Gate Dr	GSO, NC	336.295.8047
Jane Patterson	71 Mansfield		336-285-7787
Brian Hawley	218 Pinebun	Greensboro	336-856-2727
Linda Branch	74 Mansfield		336-282-4883
Lula J. Costa	69 Mansfield		336-286-7832
Rebecca Gray	46 Mansfield		336-580-0075
Pat Hilliard	5 Shelburne Ct	GSO	336 880-1406
Elizabeth Hudson	5 HAVERFORD PT		336-420-2898
Tamara Pandolfo	38 Mansfield Cir	GSO 27455	828-301-6632
Charlotte Costner	49 Mansfield Cir	27455	charlotte.d@Bellsouth.net
William A. Johnson	1 Mansfield Cir	"	828-964-0236
Linda Wolfe	1 Whitside Pt		336 288 2289
MARGARET UNDERWOOD	" " "		" " "
Arlene Goldberg	66 Mansfield Circle		
Mark Goldberg	" " "		
Janice Fleck	55 Mansfield Cir, GSO		336-254-5758
Rob Smith	76 Mansfield Cir, G'boro		336-763-4703

4

Petition

A commercial developer is looking to develop properties on the corner of Lawndale Drive and Lake Jeannette Road. He wants to build a 20,000 sq.ft. building of no more than 3 stories. The developer has not informed the neighborhood what commercial business is going to be built there.

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We the undersigned, respectfully, ask that the mayor and the city council stop this development and maintain the integrity of this neighborhood.

Name	Address	City	Email
Karen Filipski	1717 Trosper Rd	Greensboro 27455	Klfilipski@hotmail.com
Eric Reiss	505 Apple St, Gib., 27249		
Barbara Dyer	3 Fountain Manor Drive	G'boro 27405	
WALTER EDWARDS	4701 ANDORRA CT 27410		
Mary & Eric Vann	86 Mannsfield Ct		
Louise O. Hill	56 Mansfield Cr. GSO 27455		
Geraldine Judy Horan	110 Mansfield Circle		
Doris Hudson	4 Shelburne Ct. Brandon N.C. 27455		
Helen Blyshal	54 Mansfield Cir 27455		
Johnnye Letterman	4 Haverford Pt. GSO		
Nancy Jenkin's	6 " " "		
Pegas M Morris	4910 Towne Ridge Dr. 27455		
Dave Lee	2714 Asbury Ter GSO 27408		
Barbara Egts	3701 Cotswold Ter. 9H		
Angela McElhone	15 Windrock Way		
Catherine L Bergstrom	4804 Waldorf Dr 27455		
Camille C Lancaster	4 Ashton Court 27410		
Pat Wagner	3622 Redfield Dr. 27410		
Dave Bell	1022 Jefferson Rd		
Vance Arnold	707 N. Church ST GSO		
Fred & Judy Brauns	1902 Gate Post Dr. 27455		
Liz Pendergrass	4 Wild Lark Ct GSO 27455		
Wendy Barber	6377 Clubside Dr. Whitsett 27377		
Lindsay Kohl	1608 Foxhollow Rd. GSO 27410		
Julia M. Berish	4912 Northbend Rd. McLeansville, NC 27301		

6

Petition

A commercial developer is looking to develop properties on the corner of Lawndale Drive and Lake Jeannette Road. He wants to build a 20,000 sq.ft. building of no more than 3 stories. The developer has not informed the neighborhood what commercial business is going to be built there.

Lawndale Drive already has traffic issues and this or any commercial development on Lawndale Drive and Lake Jeannette Road will exacerbate the problem even more. Commercial development will also destroy the character of the neighborhood and the park district area will be turned into another retail/strip mall blight if development is permitted to proceed.

We the undersigned, respectfully, ask that the mayor and the city council stop this development and maintain the integrity of this neighborhood.

Name	Address	City	Email
_Clifton C & Myrna A Greene	37 Mansfield Circle	Greensboro	myrnaautry@aol.com
Wanda Kinzer	58 Mansfield Circle	Gboro NC	wnkinz@att.net
Sandra Kelly	60 Mansfield Circle	Greensboro NC	SANDYSHELLSSC@aol.com
Jeannette Teague	39 Mansfield Cir	Greensboro NC	Jeannette.Teague@att.net
CHARLES BUTLER	2 Scotridge Pt	Greensboro	
Bill Harper	8 Scotridge Pt	GSO	
James Weaver	3 Scotridge Pt	Greensboro NC	27455
Betty Weaver	3 Scotridge Pt	Greensboro NC.	27455
[illegible]	2000 Gate Post Dr.	" "	"
Christina [illegible]	7 Whitdale Pt.	Greensboro NC	27455
Genevieve Fleischman	123 E Shore Lake Dr.	genevieve.fleischman@gmail.com	
Wm Harvey Veach	4807 LAKE LAUREL CT	27410	
Kathrine Carruthers	4900 Laurel Ct	27455	WVeach@triad.rr.com kdc4858@gmail.com
Joan M Baartz	1 Water Gap Court	Joan M. Baartz	
Mary Ann Karl	14 Wheelwright Ct.	maryannkarl@triad.rr.com	
Glenda H. William	2417 Old Towne St.	glendavillo triad.rr.com	
Emogene S Pearman	3 Haverford Pt	Greensboro	
Elizabeth Hudson	5 Haverfpoint	G'Boro	27455
Karen Fairman	6 Shelburne Ct.	G'boro	
Sharon Dalton	3 Shelburne Ct		
Raymond S Collins	12 Bellingham Lane		
Gerald V. Leahy	16 "	"	
Leona Leahy	16	Bellinghaus Lane	
John Pearman	3	HAVERFORD Pt	27455

5

Petition

A commercial developer is looking to develop properties on the corner of Lawndale Drive and Lake Jeannette Road. He wants to build a 20,000 sq.ft. building of no more than 3 stories. The developer has not informed the neighborhood what commercial business is going to be built there.

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We the undersigned, respectfully, ask that the mayor and the city council stop this development and maintain the integrity of this neighborhood.

Name	Address	City	Email
Betty Byrum	20 Wheelwright Ct.	Greensboro	bettybyrum@att.net
Joanne Hawks	16 Wheelwright Ct.	27550	JOHAWKS21@gmail.com
Bette Hofer	10 Wheelwright Ct	27550	betthof@aol.com
Judy Corotchett	15 Wheelwright Ct	Greensboro	jcorotchett@me.com
Aimee Smith	"	"	"
Carolyn Mitchell	"	"	cmitchell67@bellsouth.net
Mary Mandelstamm	3		MANDELSTAMM3@hotmail.com
Brenda K H Mandelstamm			
Virginia Atcheson	1 Wheelwright Ct	27455	
[illegible] Alton	8 WHEEL WRIGHT CT	27455	
Cynthia Kapica	12 Wheelwright Ct	27455	
Tom Schumacher	"	"	"

Lord, Angela

From: mfulcher3@triad.rr.com
Sent: Friday, April 17, 2020 11:31 AM
To: Virtual Comment
Cc: Outling, Justin
Subject: Rezoning of Lake Jeanette

As a resident of Lake Jeanette for over 20 years and seeing a increase of traffic where the speed of vehicles are highway speed from Lawndale to Elm. A strip mall will add to this problem. Further more there is NO need for another when there is a food store, retail, drug store, restaurants within 2 miles or less from the location in question.
DO THE RIGHT THING FOR THE CITIZENS OF THIS COMMUNITY AND VOTE NO TO THIS REZONING.
Thank you
Michael Fulcher

Sent from my Verizon LG Smartphone

Lord, Angela

From: maryart4@gmail.com
Sent: Friday, April 17, 2020 12:46 PM
To: Virtual Comment
Subject: Rezoning

Noooooo

Sent from my iPhone

Lord, Angela

From: mjwmiller@aol.com
Sent: Friday, April 17, 2020 1:39 PM
To: Virtual Comment
Subject: Groometown Road Rezoning

A resident of Guilford County my entire adult life and retired now....I am in full support of rezoning the Groometown Road site.
Having convenient access to major roads and being across the street from a shopping center and a City park make this a really great location.
Affordable Housing Management develops and maintains attractive affordable housing, evident from their other sites around the City.
We, as citizens of Greensboro, are aware of an affordable housing crisis in our City. This development would definitely help to reduce that crisis.
Thank you for your consideration of this worthwhile development.
Martha Miller
336-339-2303

Lord, Angela

From: Wanda Kinzer <wnkinz@att.net>
Sent: Friday, April 17, 2020 5:07 PM
To: Virtual Comment
Subject: Rezoning of lake Jeanette

I have lived in the Whitehall community for 22 years and have seen a lot of growth in this area and feel like a rezoning of that area would make too much traffic and we already have all we need already for our area so please vote against this rezoning Sent from my iPhone

Lord, Angela

From: babagsetc@aol.com
Sent: Friday, April 17, 2020 6:56 PM
To: Virtual Comment
Subject: Speking at the April 21 meeting

Hello
My name is Barbara Hayes and I live at 106 Beckham Dr, here in Greensboro. I would like to speak at he City Council meeting April 21. I am against changing the zoning of the property R-2 tp CD-CL-2.32 at Lawndale Dr. and Lake Jeanette. I think it should remain residential.
Thank you.

Barbara Hayes
106 Beckham Dr
Greensboro, NC 27455

babagsetc@aol.com
202-285-4205 cell
202-285-4141 cell

Lord, Angela

From: Stephanie Aughenbaugh <aughengower@hotmail.com>
Sent: Saturday, April 18, 2020 10:59 AM
To: Virtual Comment
Subject: 3701 Groometown Road

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

This is about the Road Rezoning of the above property at 3701 Groometown Road.

I am in favor of the rezoning, because it is a great location for affordable apartments. There is a shopping center directly across the street and a park. It has easy access to major roads and many employment opportunities.
This company develops & maintains their high quality while overseeing it as well, with their people involved. It is always attractive as well, which is a big plus for the tenants and the community.
There is obviously a great need for affordable housing in the area and with the City's assistance and blessing, I believe this is a perfect fit to keep up with the needs and assist our neighbors.

Thank you,
Stephanie Aughenbaugh

Sent from Mail for Windows 10

Lord, Angela

From: Joy Greco <joy.greco@gmail.com>
Sent: Saturday, April 18, 2020 11:00 AM
To: Virtual Comment; Outling, Justin
Subject: Rezoning of corner of Lawndale and Lake Jeanette Roads

Dear Elected Officials,

As a former (16 years) member of my Township Planning and Zoning Boards in Pennsylvania, and a County Commissioner there for another 15 years as well, I feel I bring some viable comments to your discussion for next week on the rezoning request referenced above.

If this plan is in conflict with the City's Comprehensive Plan, it should be rejected outright. You create such documents to make our community viable for all and the intrusion of more commercial space into what is a solid residential area very close to a number of satisfying commercial areas is a redundancy that is unnecessary. All the merchants with who we deal also came to this area of the City with the plan that their rights would be respected, too, and it seems that an overload, especially in this time of pandemic when so many of our current viable businesses will need to implement recovery, is uncalled for. Please do not rape the land to build even more storefronts.

We are all proud to call Greensboro our home, but no less so are the shopowners who have brought us their businesses with the expected return of normal give and take. Your vote in favor of this rezoning would essentially tell the current business people in the area that their hard work was for nothing. And it creates the additional problem for residents of the area who will suffer more problems with commercial traffic in and through the area..

Thank you for considering my points in your deliberations.

Respectifully,

Mary M. Greco
11 Mansfield Circle
Greensboro NC 27455
joy.greco@gmail.com (Everyone calls me Joy. Feel free to do so.)
336-763-6485
4/18/2020

Lord, Angela

From: Ashley James <ajamesdevil@gmail.com>
Sent: Saturday, April 18, 2020 11:26 AM
To: Virtual Comment
Subject: Groometown Road Rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

Dear Greensboro Mayor and City Council

I am writing you to urge you to rezone the property on Groometown Road that Affordable Housing Management (AHM)is asking for at the April 21st meeting.
The city is in great need of new affordable housing and this is a Great location for new apartments. The site is across the street from a shopping center, near a City park and close to major roads. All of which the people in low income housing need.
AHM has a long history (50 years) of helping the people of Greensboro obtain attractive, useful affordable housing. The city is desperate for addition affordable housing, please rezone this property so AMH can get started in providing this much needed housing.

Ashley James

Lord, Angela

From: Bernie Yevin <gbyevin@gmail.com>
Sent: Saturday, April 18, 2020 12:58 PM
To: Virtual Comment
Subject: Upcoming Lawndale Rezoning Vote

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

To the Greensboro City Council:

I live in District 3 and am requesting that you vote "No" on the upcoming rezoning on Landale Avenue.

I personally feel we do not need any new retail/business development in this area. I have all the services and retail stores I need within approximately a 2 mile radius of my home. I also have great concerns about what this rezoning, if approved, will do to our property values, taxes, increased traffic and the general quality of life I and my neighbors currently have. Please vote "No" on this matter! Thank you!

A concerned citizen,

G. Bernard Yevin
2105 Abbott Drive

Sent from Mail for Windows 10

Lord, Angela

From: gary shelala <gshelala54@hotmail.com>
Sent: Saturday, April 18, 2020 1:08 PM
To: Virtual Comment
Subject: 3701 Groometown Raod Rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

1. I am in favor of the rezoning.
2. The site is a great location for affordable apartments being across the street from a shopping center and a City park.
3. The site has great access to major roads and employment centers.
4. The City has an affordable housing crisis and as per the City's plan, needs to get a significant number of quality affordable housing in the development pipeline.

Best regards,
Gary Shelala

Lord, Angela

From: Carter, Lucas
Sent: Saturday, April 18, 2020 3:01 PM
To: Virtual Comment
Subject: FW: rezoning request on East Wendover Ave.

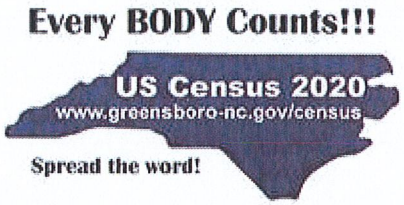
Please find the email below regarding the rezoning request for 2806 E. Wendover Ave., PL(Z) 20-07). Ms. Scott has stated that she would like to take part in the meeting.

Thank you,

Luke Carter, AICP
Senior Planner
City of Greensboro
336-373-4342
P.O. Box 3136 Greensboro, NC 27402-3136
www.greensboro-nc.gov

Please take the time to take our customer service survey. Your feedback is appreciated. Thank you!

CLICK HERE TO TAKE SURVEY



From: Cynthia Scott <bubbe4scott@gmail.com>
Sent: Saturday, April 18, 2020 12:47 PM
To: Carter, Lucas <Lucas.Carter@greensboro-nc.gov>
Subject: rezoning request on East Wendover Ave.

I am writing to thank the city staff on their recommendation to deny rezoning on this property, and to thank the Board for their original denial of the request. As you know, the people in this community are still struggling from the tornado that touched down there a few years ago. But progress is being made. Recovery efforts continue. However, rezoning this property will only hinder this progress. The people in this area do not want this business. It detracts from the residential stability and will end up being an eyesore (which it already is). The old house trailer and used cars look terrible. The residents do not want this in their community. It will be detrimental to the continued renewal efforts.

We trust you will again vote to deny this request.

Cynthia Scott

Lord, Angela

From: Megan Cohan <mcohan@triad.rr.com>
Sent: Saturday, April 18, 2020 3:12 PM
To: Virtual Comment
Subject: Groometown Road Rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

To the City Council:

I am writing to let you know that I am in favor of the Groometown Road Rezoning that is being requested by Affordable Housing Management (AHM). AHM has been building quality affordable housing in Greensboro for the past 50 years. Their properties are always well kept and managed. Like their other new developments this property would include a community building and play area. AHM is unique in offering scholarships to their residents to improve their education and to help send their children to summer camps.

It has become much more difficult in the past several years to find property that will meet the regulations required to build quality affordable housing. The city continues to have a severe shortage of affordable housing and the Groometown Road property is an excellent site for such a development. There is a shopping center across the street and Hester Park close by. In addition, it has easy access to highways and major roads for people to get to work.

I understand the neighbors would like to keep the property as a horse riding stable and showplace but the property had been for sale for some time and during that time no one showed interest in keeping it as it is. AHM is working with others to preserve the barn on the property which seems to be important to the neighborhood.

I encourage you to take advantage of this unique opportunity to add numerous quality affordable housing units on this property.

Sincerely,
Megan Cohan
3904 Hazel Lane
Greensboro, NC

Lord, Angela

From: ken brown <kpbrown78@gmail.com>
Sent: Saturday, April 18, 2020 6:45 PM
To: Virtual Comment
Subject: Rezoning Lake Jeanette/Lawndale

As home owners at 80-A Mansfield Circle in Whitehall and registered voters, We want to voice our opinion on the matter of Rezoning the area of Lake Jeanette Road and Lawndale Avenue.
We are not in favor of the rezoning.
This rezoning will cause major intersection issues with greater risks of accidents due to the introduction of businesses on the corners and adjacent properties.
It doesn't appear that the area is short of retail businesses that need to be closer to residents.
Please do not pass this rezoning.

Kenneth W. Brown
Paula D. Brown
336-430-5522

80-A Mansfield Circle
Greensboro, NC
27455

Lord, Angela

From: Dorinda Edwards <dmedwards567@outlook.com>
Sent: Saturday, April 18, 2020 7:36 PM
To: Virtual Comment
Subject: Rezoning

I would like to see this rezoning be approved. It is a great location for affordable housing with shopping and park nearby.
I hope you will approve the rezoning to accommodate additional housing in this particular area.
Thanking you in advance....
Dorinda Edwards

Sent from my iPhone

Lord, Angela

From: CHARLES CLAYTON <daddymax@hotmail.com>
Sent: Sunday, April 19, 2020 1:45 AM
To: Virtual Comment
Subject: Redone

Stop ● No Rezone
Sent from my iPhone

Lord, Angela

From: Rita Jennings <ritajennin@aol.com>
Sent: Sunday, April 19, 2020 9:45 AM
To: Virtual Comment
Subject: Comments on Lake Jeanette/Lawndale rezoning for 4/21/20

Dear City Council,
Due to incorrect information, I submitted the comments below on April 13 in anticipation of the April 14 meeting and possibility that the Lake Jeanette/Lawndale rezoning would be on the agenda. These comments were submitted from my gmail address (rbjenni2@gmail.com). I also called the number to leave public comments. Please accept these comments again as you prepare for the April 21 meeting. With the delays and stay at home orders some of the steam has likely been lost, but please remember and focus on the fact that this rezoning request is not acceptable to the neighborhood and the Rezoning Commission determined that the request was not in the best interest of the area. I thank you for taking the time to read and carefully consider the points made in my remarks below.
Thank you,
Rita and Jim Jennings
4300 Lawndale Drive
Greensboro, NC 27455
336-707-1694, 336-706-4882

Dear City Council Members,

As you consider the rezoning request for the Lake Jeanette/Lawndale site, please hear the neighbors and homeowners from this area. The delay from the initial scheduled meeting and the weather have wreaked havoc with the display of "No Rezoning" signs, and the stay at home orders and Covid-19 have distracted many, but rest assured that the homeowners of this area are very much opposed to the rezoning request for the property at the corner of Lake Jeanette and Lawndale.

First, the rezoning commission did not recommend rezoning for this piece of property. Their professional and thoughtful decision should be recognized and honored.

Second, in listening to the vague plans from the Kotis company, there have been no suggestions of businesses that would add to or enhance the living experience of area residents. As Aaron Terranova pointed out at the Rezoning Commission meeting, there are more than enough businesses to serve the area's needs within a 2 mile radius of the property. None of the possible businesses suggested by Mr. Kotis' representatives would benefit this neighborhood. No one is going to switch banks because one is built at that corner. No one is going to change physicians or dentists because a new office is built at that corner. This is an established area that has attracted families and homeowners because of the natural appearance and green spaces, and close proximity to needed businesses. No one wants additional commercial businesses to encroach on our area.

Third, the property in question is the gateway to the park district – The Greensboro Natural Science Center, Country Park, and easy access to the Battleground Military Park. The area needs to be preserved and to represent the natural beauty and history found in these parks.

Fourth, the one thing that can help with climate change is trees and tree canopy. With the Greensboro Science Center's recent expansions, the establishment of the new Devonshire community, and the construction of the 840 Loop, this area has lost an enormous amount of tree canopy. We need to protect our environment with our efforts, not continue to disrupt it. This is a small piece of property compared to the mentioned ones, but setting an example that preserving our green spaces, no matter how large or small is vital to establishing practices to protect our communities.

Fifth, a traffic study was supposedly conducted on the impact on the Lawndale and Lake Jeanette corridor. We have lived on Lawndale Drive for 34 ½ years. We have witnessed first hand traffic changes over the decades as new developments, businesses, and schools have opened the south and to the north of us, and as the Greensboro Science Center has grown. Based on the information I have received about the traffic study, it was not done at a time that truly represented traffic on Lawndale. Since being home with Covid-19 orders, I have been able to more closely monitor traffic. First, we aren't doing a very good job at staying home. But with regard to the issue of rezoning, there is an increase in the amount of commercial truck traffic. With the 840 by-pass opening, trucks are now using that to access their businesses south of the highway. This has added heavy traffic to Lawndale Drive. The aforementioned traffic study was conducted prior to the opening of the 840 Loop. The study is no longer relevant since there have been recent changes in traffic usage and patterns on Lawndale.

Please consider these arguments and thoughts for denying the rezoning request of the Lake Jeanette/Lawndale property. We are residents, neighbors, taxpayers, and citizens who want a healthy, safe, personal neighborhood. Commercial development is contrary to all that we want. Consider if this was your property where you lived, not property that you used for income such as rent. If you were actually living here, or if a family member of yours was living here, what would you want for the area? Would more commercial development improve the neighborhood? The residents of this area say "no". Please hear us.

Thank you for deliberately considering these remarks and concerns,

Jim and Rita Jennings

4300 Lawndale Drive

Greensboro, NC

Lord, Angela

From: Trip Brown <tripbrown@bipinc.com>
Sent: Sunday, April 19, 2020 11:55 AM
To: Virtual Comment
Subject: Rezoning of Sedgefield Showgrounds

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

My name is Chester Brown, Jr. My business address is 440 w. Market St., Greensboro, NC; my telephone number is 336 202-7297.

I am in favor of and recommend Council's approval of the rezoning of 3701 Groometown Road, known as the Sedgefield Showgrounds. First, in interest of full disclosure, the commercial real estate broker for the sale of this land works in the company of which I am Chairman of the Board. Also, my son, Chester Brown, III is on the board of directors of Affordable Housing Management (AHM), the proposed buyer and applicant for the rezoning. I have not discussed the rezoning with either Chester or Tim Knowles, the broker. It was just brought to my attention on Thursday, April 16 by Tim via an e-mail.

Irrespective of these connections, I am in favor of the rezoning for the reasons presented to the City by the Zoning Staff and City Zoning Commission, both of which have voted to recommend the rezoning. Some of these reasons are: the site is across the street from a shopping center and City park, the site has good access to major roads and employment centers, the purpose of AHM is to develop and maintain quality, attractive affordable housing, 50% of the site will be green space with no structures or other impervious surfaces and the development will be with a relatively low multi-family density. Additionally, prime consideration should be given to the fact that Greensboro has not been able to keep up with the growing need and demand for affordable housing. Furthermore, the goal of the City is to spread these low and moderate income properties throughout the City so as to not cluster them in just low-income areas.

Rezoning property is one of the hardest things that you have to do. It is important to listen to all citizens and make sure that each individual's interests and needs are considered. But, it is also very important to consider the interests and needs of the entire community. In this case, helping increase the City's affordable housing stock is very important. In my opinion the positives for rezoning greatly outweigh the negatives. I strongly recommend you approve this rezoning.

Thank you.

Chester Brown, Jr (Trip)

Lord, Angela

From: MARY ESPINOLA <espinolam@bellsouth.net>
Sent: Sunday, April 19, 2020 1:58 PM
To: Virtual Comment
Subject: Rezoning Lawndale/Lake Jeannette Rd

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

We are writing to express our strong opposition to rezoning the Lawndale/Lake Jeannette corner from residential to commercial.

1. Honor the recommendation or your own rezoning board!!

2. Commercial is out of character to the area. There are no businesses on Lake Jeanette Rd. currently between Lawndale and the Library and Fire Station

3. The argument that the property has been "passed over" for residential is misleading. There is a new housing development under construction just a few houses away selling in the
$300,000-$400,000 range. New single family homes have been built on Lake Jeanette Rd just a few lots away.
The suggestion that people don't want to buy adjacent to Lawndale or Lake Jeanette has therefore proven to be false.

4. The developer has refused to present a plan. How can you consider overruling the planning board to permit development it you yourself do not know if it would be a benefit the the nearby
or greater community?

5. The threat of the "Domino Effect" is real. Do you want to open the Battleground Parks District to random commercial redevelopment to whoever comes along with the most money?
Is zoning only a pretense? What about the city's vision for the future?

6. Do we need another Battleground or High Point Road on Lawndale? We already have at least one of everything you can imagine within 1 mile.

7. The suggestion that a potential medical office will be in line with making Greensboro a more walkable community is absurd. Who is going to change doctors so that they can walk to a new provider. (Also the east side of Lawndale currently doesn't even have sidewalks in that stretch from Lake Jeanette Rd. going north.)

We will concede that single family homes are less likely to be developed on that corner. However other residential options need to be explored.
Please consider the following: Multi-family, tiny homes, senior living or innovative accessible housing for seniors or the disabled.
A last resort would be multi-use with retail on 1st floor and residential on upper story. That might actually be walkable if sidewalks are extended.

Respectfully submitted by Mary and Thom Espinola

336-457-3883

4204 Lawndale Dr.

4/19/2020

Lord, Angela

From: Josie Williams <josie@gsohc.org>
Sent: Sunday, April 19, 2020 3:33 PM
To: Virtual Comment
Subject: Re: Public Hearing for Ordinance Annexing: 3701 Groometown Rd

To: Greensboro City Council

Re: Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 3701 Groometown Road and 3709-ZZ Groometown Road - 13.98-Acres (Sedgefield Show Grounds Inc.)

Dear Council Members,

As the Executive Director for the Greensboro Housing Coalition (GHC), I am writing to give full support for the approval of the annexation and rezoning request submitted by Affordable Housing Management Inc. (AHM).

Low- and moderate-income families do not differ from other families in their desire for decent, safe housing with access to basic amenities. Moreover, the benefits of this building project will extend far beyond the occupants of the community. Investments, like this one, in affordable housing can revitalize neighborhoods, stimulate reinvestment, increase the property tax base, and strengthen the housing market.

This type of development is a necessity for families in Greensboro and many more projects like this are needed.

Affordable Housing Management has chosen this site to maximize economic and social opportunities for its residents, as well as to allow for quality-of-life amenities. This property is ideal for affordable apartments as there is a shopping center and City park across the street and the location provides easy access to major roads and employment centers.

This project is purposeful, creates opportunity, helps to address the urgent needs of our community, and is in alignment with the City's development plans.

Affordable housing continues to be a critical need in Greensboro and beyond. The approval of this rezoning will create a wonderful opportunity to address that need. We cannot afford to not build. We cannot afford to not approve this rezoning; therefore, the Greensboro Housing Coalition fully supports the annexation and rezoning of the property currently known as the Sedgefield Showgrounds at 3701 Groometown Rd

Sincerely,

Josie Williams
Executive Director
Greensboro Housing Coalition
1031 Summit Ave, Street, Suite 1E-2
Greensboro, NC 27405

Mobile: 336-500-7049
Phone: 336-691-9521
Fax: 336-691-9046
Email: Josie@gsohc.org

Lord, Angela

From: Susan Roberts <susanroberts133993@gmail.com>
Sent: Sunday, April 19, 2020 5:58 PM
To: Virtual Comment
Subject: Rezoning the corner of Lake Jeanette Road & Lawndale Drive

Please do not rezone this area! I've been here for 61 years and absolutely dread even the thought of this happening here. We have already had more traffic pouring in here for decades now and can see more on the horizon from the new bypass roads being added and anything aside from residential traffic would only mean more unwanted traffic for everyone living here! This has always been a nice, quiet community and we All greatly prefer to remain as close as possible to this in the future. Additional zoning changes in our area would serve to diminish it as it has in all other areas of town this has happened in already as well. Please consider the people already living here and Do Not Do This To Us!!
Thank you for your attention to this matter and again, I hope you will take into consideration the feelings of those of us who will be left to live with your decision.

Sincerely yours,
Susan Bowman Roberts

Lord, Angela

From: mrobinson18@triad.rr.com
Sent: Sunday, April 19, 2020 6:42 PM
To: Virtual Comment
Subject: Rezoning Lawndale / lake Jeanette

To: Greensboro City Council

Re: Rezoning at 4100, 4108 and 4110 Lawndale Drive and 4201 Lake Jeanette Road

1) When first presented to the Rezoning Board, the Board **UNANIMOUSLY** did **NOT** approve the request.

2) There are more than enough businesses in a 2-mile radius according to Aaron Terranova's comments at the rezoning board meeting.

3) The neighborhood is already suffering from increased traffic from the opening of the 840 Loop.

4) The properties are bordered on all sides by residential properties.

5) The house on this property **IS** occupied. There is activity such as cars moving on a daily basis and solid waist and recycling cans are at the curb every Monday.

In closing, I am unable to understand how a "Public Hearing" can be held with no public present. A show of protest by actual bodies would have a MUCH greater impression on our elected officials than in a vacuum of a "Virtual Meeting".

Please consider, if not an outright denial, a postponement of this hearing that will affect the daily lives of many residents who have worked so hard and so long on building a safe and quiet environment for their families.

I would appreciate your consideration of my comments and opinions on this matter. Thank you for this opportunity to express them.

Michael Robinson

2306 Cannonball Road

Greensboro, NC 27455

Lord, Angela

From: webmaster@greensboro-nc.gov
Sent: Sunday, April 19, 2020 11:28 PM
To: Virtual Comment
Subject: City Council Virtual Meeting

Recipients: virtualcomment@greensboro-nc.gov
Sender subject: Rezoning request
Sender name: Jeannie D Law
Sender email: jeannielaw@bellsouth.net

Please vote against the Lawndale/Lake Jeanette rezoning request. No more commercial properties are needed in this area. Can the city turn these lots into a small park or walking trail?

Lord, Angela

From: webmaster@greensboro-nc.gov
Sent: Monday, April 20, 2020 12:25 AM
To: Virtual Comment
Subject: City Council Virtual Meeting

Recipients: virtualcomment@greensboro-nc.gov
Sender subject: Rezoning
Sender name: Aaron Terranova
Sender email: abt106@yahoo.com

As President of the Lawndale/Lake Jeanette Neighborhood Association, I represent the many residents who oppose this rezoning. We do so on 1. It is not in character with the R3 surrounding area. 2. Within a 2 mile radius are multiple amenities and services which serve the neighbors. 3. There is already 40,000 square feet of vacant office space 1/2 mile away off Pisgah Church 4. The developer still have not stated what exactly will be there. 5. Lake Jeanette is a purely residential street. Placing an ingress or egress onto a residential street is not safe or practical. 6. This area is designated a Park District and should remain so. 7. We have provided the developer multiple opportunities to develop residential. They have ignored our requests. 8. Residents have not asked for any "walking" distance services. 9. We have asked the developer for one and only one request. Keep it R. Instead of addressing that, he has skirted the issue with unnecessary restrictions. Than you.

Lord, Angela

From: webmaster@greensboro-nc.gov
Sent: Monday, April 20, 2020 12:28 AM
To: Virtual Comment
Subject: City Council Virtual Meeting

Recipients: virtualcomment@greensboro-nc.gov
Sender subject: Rezoning
Sender name: Aaron Terranova
Sender email: abt106@yahoo.com

I would like to speak against the Lawndale/Lake Jeanette Rezoning. Please and thank you.

Lord, Angela

From: Virtual Comment
Sent: Monday, April 20, 2020 8:43 AM
To: Virtual Comment
Subject: FW: rezoning request on East Wendover Ave.

From: Carter, Lucas <Lucas.Carter@greensboro-nc.gov>
Sent: Saturday, April 18, 2020 2:10 PM
To: Lord, Angela <Angela.Lord@greensboro-nc.gov>; Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>
Subject: FW: rezoning request on East Wendover Ave.

Angie,

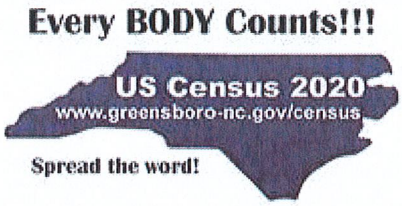
Please find the email below regarding the rezoning request for 2806 E. Wendover Ave., PL(Z) 20-07). Ms. Scott has not yet indicated that she would like to take part in the meeting. I will let you know when she decides.

Thank you,

Luke Carter, AICP
Senior Planner
City of Greensboro
336-373-4342
P.O. Box 3136 Greensboro, NC 27402-3136
www.greensboro-nc.gov

Please take the time to take our customer service survey. Your feedback is appreciated. Thank you!

CLICK HERE TO TAKE SURVEY



From: Cynthia Scott <bubbe4scott@gmail.com>
Sent: Saturday, April 18, 2020 12:47 PM
To: Carter, Lucas <Lucas.Carter@greensboro-nc.gov>
Subject: rezoning request on East Wendover Ave.

I am writing to thank the city staff on their recommendation to deny rezoning on this property, and to thank the Board for their original denial of the request. As you know, the people in this community are still struggling from the tornado that touched down there a few years ago. But progress is being made. Recovery efforts continue. However, rezoning this property will only hinder this progress. The people in this area do not want this business. It detracts from the residential stability and will end up being an eyesore (which it already

is). The old house trailer and used cars look terrible. The residents do not want this in their community. It will be detrimental to the continued renewal efforts.

We trust you will again vote to deny this request.

Cynthia Scott

emailed to CC
4/20/20

Lord, Angela

From: Kirkman, Mike
Sent: Monday, April 20, 2020 9:43 AM
To: Virtual Comment
Cc: Lord, Angela; Watts, Chuck; Schwartz, Sue; Sowell, Kimberly; Jones, Terri
Subject: amended Zoning Conditions for Lawndale Dr/Lake Jeanette Road rezoning
Attachments: Lake Jeanette and Lawndale request (4-20-20 Council) amended conditions.docx

Importance: High

Good morning. Marsh Prause, attorney for the applicant for the rezoning at Lawndale Drive and Lake Jeanette Road, would like Council to consider the following amendments to the zoning conditions associated with this case so please forward to them at your earliest opportunity. These amended conditions will need to be read into the record at the beginning of the hearing and Council approve them before we start public comments.

Thanks,
Mike Kirkman

Mike Kirkman, AICP, CZO, Zoning Administrator
Planning
City of Greensboro
Phone: 336-373-4649 Fax: 336-412-6315
P.O. Box 3136 Greensboro, NC 27402-3136
www.greensboro-nc.gov

Every BODY Counts!!!
US Census 2020
www.greensboro-nc.gov/census
Spread the word!

emailed to CC
4/20/20

Proposed Conditions for
4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road
(New conditions in Bold)

1. Uses limited to all office uses (including medical, dental and related offices) and associated accessory uses

~~1. All uses permitted in the C-L zoning district except: Cemeteries, Convenience Stores with Fuel Pumps, Junked Motor Vehicles (accessory use), and Satellite Dishes/TV and Radio Antennae Towers (accessory structures).~~

2. **No primary building entrances may be oriented to the eastern or northern property boundaries.**
3. **At least 90% of exterior building walls shall be constructed of masonry, glass, stone and/or cement with texture and architectural details**
4. Where permitted, an opaque fence no less than six feet in height shall be installed and maintained along property lines adjacent to single-family residential uses.
5. The minimum building setback from the northern boundary of the site shall not be less than 25 feet.
6. Maximum gross floor area per building shall be limited to 22,000 square feet
7. Maximum building height shall be limited to thirty (30) feet.

Lord, Angela

From: Sherry Beeson <sherry.beeson@yahoo.com>
Sent: Monday, April 20, 2020 9:54 AM
To: Virtual Comment
Subject: 3701 Groometown Road Zoning, Rezoning

To the City Council:

This letter is in support of the zoning and rezoning of the above referenced property, the matter which is being heard on April 21. Having grown up in the Sedgefield community (my childhood home was on High Point Road directly in front of what was then Pilot Life) I understand change is difficult; however, knowing that Affordable Housing Management, Inc., is the developer of the proposed project for the Sedgefield Show Grounds property and having in depth knowledge of AHM's commitment and integrity to to build, manage, and maintain its properties, the City of Greensboro and the community of Sedgefield is fortunate to this opportunity for more affordable housing for the City. I urge City Council to approve the requested zoning.

Sincerely,
Sherry Beeson

Lord, Angela

From: Jeff Nimmer <Jeff.Nimmer@tscg.com>
Sent: Monday, April 20, 2020 10:51 AM
To: Virtual Comment
Subject: Tuesday City Council Meeting

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

Would like to be able to speak via the Zoom City Council Meeting on Tuesday night.

Please let me know what you need from me.

JTN

Jeff Nimmer, CCIM
TSCG
4601 Six Forks Road, Suite 405
Raleigh, NC 27609
Cell: 336-430-0005

TSCG.com
License #

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NC Real Estate Commission requires all agents to provide its clients with a Working with Real Estate Agents brochure. Link provided below:
http://www.ncrec.gov/Brochures/WorkingwAgents.pdf

Lord, Angela

From: Kirkman, Mike
Sent: Monday, April 20, 2020 11:56 AM
To: Lord, Angela
Subject: RE: Tuesday City Council Meeting

Hey Angie. Mr. Nimmer is speaking in favor of Lawndale and Lake Jeanette rezoning.

Thanks,
Mike Kirkman

From: Virtual Comment <VirtualComment@greensboro-nc.gov>
Sent: Monday, April 20, 2020 11:25 AM
To: Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>
Subject: FW: Tuesday City Council Meeting

Mike,
When you contact Mr. Nimmer, I need to know what case he is wanting to speak to.

emailed to CC 4/20/20

Lord, Angela

From: Pokela, David <DPokela@nexsenpruet.com>
Sent: Monday, April 20, 2020 11:02 AM
To: Virtual Comment
Cc: Vaughan, Nancy (Mayor); Johnson, Yvonne; Abuzuaiter, Marikay; Kennedy, Michelle; Hightower, Sharon; Wells, Goldie; Outling, Justin; Hoffmann, Nancy; Thurm, Tammi
Subject: Sedgefield Showgrounds Annexation/Zoning/Rezoning
Attachments: Sedgefield Showgrounds Opposition Materials.PDF

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the **"Phishing Alert"** button.

Dear Mayor and Council Members:

Attached are opposition materials with respect to the hearing tomorrow night regarding the Sedgefield Showgrounds Annexation/Zoning/Rezoning.

Sincerely,
Dave Pokela

David S. Pokela
Nexsen Pruet, PLLC
701 Green Valley Road, Suite 100
Greensboro, NC 27408
PO Box 3463 (27402)
T: 336.387.5143, F: 336.387.8926
dpokela@nexsenpruet.com
www.nexsenpruet.com

NEXSEN | PRUET

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From: Virtual Comment
Sent: Monday, April 20, 2020 11:31 AM
To: Virtual Comment
Subject: FW: rezoning request on East Wendover Ave.

From: Carter, Lucas <Lucas.Carter@greensboro-nc.gov>
Sent: Saturday, April 18, 2020 2:10 PM
To: Lord, Angela <Angela.Lord@greensboro-nc.gov>; Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>
Subject: FW: rezoning request on East Wendover Ave.

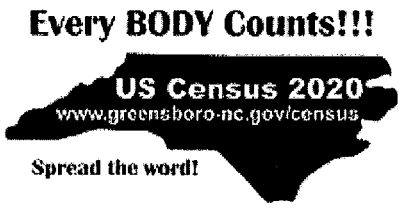
Angie,

Please find the email below regarding the rezoning request for 2806 E. Wendover Ave., PL(Z) 20-07). Ms. Scott has not yet indicated that she would like to take part in the meeting. I will let you know when she decides.

Thank you,

Luke Carter, AICP
Senior Planner
City of Greensboro
336-373-4342
P.O. Box 3136 Greensboro, NC 27402-3136
www.greensboro-nc.gov

Please take the time to take our customer service survey. Your feedback is appreciated. Thank you!



From: Cynthia Scott <bubbe4scott@gmail.com>
Sent: Saturday, April 18, 2020 12:47 PM
To: Carter, Lucas <Lucas.Carter@greensboro-nc.gov>
Subject: rezoning request on East Wendover Ave.

I am writing to thank the city staff on their recommendation to deny rezoning on this property, and to thank the Board for their original denial of the request. As you know, the people in this community are still struggling from the tornado that touched down there a few years ago. But progress is being made. Recovery efforts continue. However, rezoning this property will only hinder this progress. The people in this area do not want this business. It detracts from the residential stability and will end up being an eyesore (which it already is). The old house trailer and used cars look terrible. The residents do not want this in their community. It will be detrimental to the continued renewal efforts.

We trust you will again vote to deny this request.

Cynthia Scott

Lord, Angela

From: summerbreeze336@yahoo.com
Sent: Monday, April 20, 2020 11:48 AM
To: Virtual Comment
Subject: Rezoning hearing Lawndale and Lake Jeanette

We're writing to oppose the rezoning of the property at the corner of Lawndale and Lake Jeanette.

There are no specifics of the proposed building, only generalities. The very size of the maximum building to be allowed will be detrimental to the neighboring residential community. This development is not sympathetic to the surrounding neighborhood and could possibly devalue property in the area.

It's my understanding also that the traffic report was not conducted at peak drive times, therefor does not give an appropriate representation of the impact of changes that will be made to the neighborhood. Also, since the developer has not given any indication of the type of business that could possibly go in the proposed location, we have no idea of the increased amount of traffic. More importantly, we don't know what type of traffic or vehicles will be driving through. There's nothing to say if this will be a 9-5 business, or if it will be 24-7 business which would interfere with life of the neighbors.

This is a neighborhood of neighbors who feel safe walking the streets with their families and walking their dogs. It feels like home. It feels like a park because of the natural areas and mature trees. We feel that we've found a little bit of country within the city. Sometimes in the evening we see deer venture into our yard. They come because of other development nearby. Their homes have been destroyed and pushed them out. Please don't force them to try to find another home. They may not survive.

Ask yourself, "would I be agreeable to this proposal if it were next door to my home?

We urge you to deny the proposed rezoning of Lawndale and Lake Jeanette.

Thank you,

Barry and Teresa Hersh
4511 Lake Jeanette Road

Lord, Angela

From: webmaster@greensboro-nc.gov
Sent: Monday, April 20, 2020 11:49 AM
To: Virtual Comment
Subject: City Council Virtual Meeting

Recipients: virtualcomment@greensboro-nc.gov
Sender subject: Lawndale/Lake Jeanette Rezoning/GFLUM amendment
Sender name: Marsh Prause
Sender email: mprause@allmanspry.com

I represent the rezoning applicant and will be presenting the matter to Council. Jeff Nimmer will also be speaking in support of these items.

Lord, Angela

From: Roseanna Yancey <roseanna.yancey@gmail.com>
Sent: Monday, April 20, 2020 12:21 PM
To: Virtual Comment
Subject: Rezoning-4100,4108,4110 Lawndale dr.,4201 Lake Jeanette rd.

Our residents of the park district do not want a business in our neighborhood. The 840 Loop has already created horrible cars speeding down Lawndale dr. The adding of a business there is taking away the beauty and also the new attractions at the country park and national park , science center. This should a place that attracts people, and visitors , not a business to destroy ,(a neighborhood). As i work outside in my yard , i can hear loud cars with those mufflers, and dirt bikes , that sound like its a drag strip!Our sanitation dept., mail carriers have a difficult time doing their jobs safely because of traffic already there! A family with children live there,their lives would be greatly disrupted, that is not fair to them.We have so many business in a two mile radius now , along with school buses,city buses,scat buses,fire department,Storage units,,so many hard to list.

I have lived in my neighborhood for 35 years and want to live here longer,but with all the conjestion of traffic and businesses, It wont be a neighborhood! Our home owners don't want to live beside a business that will require, loading and unloading of products and transfer trucks lining our neighborhood streets with our children playing outside, and also setting a crime area.

Eventually also , there will have to be major improvements to that corner because extra traffic going to the newly development of the science center. That would be a major problem for visitors.

Please deny request to rezone.

Roseanna Yancey
2538 new garden rd. east
Greensboro,nc 27455

Emailed to CC
4. 20. 20

Lord, Angela

From: Sherry Beeson <sbeeson@ahmi.org>
Sent: Monday, April 20, 2020 12:54 PM
To: Virtual Comment
Cc: Kirkman, Mike; David Levy
Subject: FW: Groometown Rezoning City Council Handout
Attachments: Groometown Road Zoning City Council Handout.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Per Mike Kirkman's email below, I am forwarding to you the attached for the City Council meeting to be held on April 21. If you have any questions or need additional information, please do not hesitate to contact us. Thank you.

Sherry Beeson
Assistant to the Executive Director
Affordable Housing Management, Inc.
330 South Greene Street, Suite B-11
Greensboro, NC 27401
336-273-0568 Ext. 126
sbeeson@ahmi.org
www.ahmi.org

From: Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>
Sent: Monday, April 20, 2020 12:23 PM
To: David Levy <dlevy@ahmi.org>
Cc: Sherry Beeson <sbeeson@ahmi.org>
Subject: RE: Groometown Rezoning City Council Handout

Good afternoon David. If you can send this information to VirtualComment@greensboro-nc.gov the City Clerk will make sure this information gets to City Council members. I will also upload this in the shared presentation folder so it will be visible Tuesday evening and you can speak from it as I move between items at your direction. I can probably do a call late tomorrow to discuss further.

Thanks,
Mike Kirkman
City of Greensboro

From: David Levy <dlevy@ahmi.org>
Sent: Monday, April 20, 2020 12:08 PM
To: Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>
Cc: Sherry Beeson <sbeeson@ahmi.org>
Subject: Groometown Rezoning City Council Handout
Importance: High

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Mike, attached is the handout for City Council. Can we schedule a time to talk on the phone tomorrow so I can get some clarification on the Zoom process, etc. Let me know what time works for you.

David B. Levy
Executive Director
Affordable Housing Management, Inc.
330 S. Greene Street, Suite B-11
Greensboro, NC 27401
336.273.0568 Ext. 131
Fax: 336.273.3975
dlevy@ahmi.org
www.ahmi.org

==========
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Lord, Angela

From: webmaster@greensboro-nc.gov
Sent: Monday, April 20, 2020 2:03 PM
To: Virtual Comment
Subject: City Council Virtual Meeting

Recipients: virtualcomment@greensboro-nc.gov
Sender subject: Lawndale/lake Jeanette rezoning
Sender name: Jean P McBee
Sender email: Matmom@aol.com

I would like to go on record as opposing this rezoning. The best and highest use of this land would to be continuing to zone it residential. There are many vacant units in the shopping center located at North Elm and Pisgah Church. Our neighborhood already has enough amenities within walking distance. I can not think of any type of business we need or are missing in this area. Respectfully yours, Jean McBee 107 Frederick Rd. Greensboro, NC 27455 336 282 0737

From: Krispen Culbertson <partner@culbertsonatlaw.com>
Sent: Monday, April 20, 2020 3:21 PM
To: Virtual Comment
Subject: City Council Meeting: NiceCars, Inc.

Dear City Council,

I am representing Ismael Mahamadou and NiceCars, Inc with regard to tomorrow's City Council meeting. I will appear as attorney for the company and the individual.

Early in this process, we objected to this particular determination being made in this case via video, rather than in person. Mr. Mahamadou would like to present a detailed video of the locality and its surrounds and other documentation that would be difficult to present via video and to the public.

I've made my objection known to both Mr. Kirkman and to Assistant City Attorney Terri Jones.

I've been in touch with Terri earlier today, and she's promised to put Chuck in touch with me on this point of objection.

What is happening is not actually a Motion to Continue. It is a 14th Amendment based objection posited due to the unique circumstances of this case: i.e., the video and other evidence that Mr. M and NiceCars plans to introduce.

Mr. M is not conversant with advanced technologies, being a person of limited education, and he is further hobbled (as his attorney) with difficulties associated with trying to conduct business effectively under Covid 19 pressures. There have been no notices or information posted publicly regarding how to introduce videos at such a meeting.

In the event that the hearing goes ahead over objection, Mr. M and NiceCars would of course insist on attending, as is their right, with myself appearing as attorney.

Please send whatever technological contact information is necessary, given the above objections.

Sincerely,

K.E. Krispen Culbertson

Lord, Angela

From: David Levy <dlevy@ahmi.org>
Sent: Monday, April 20, 2020 3:41 PM
To: Virtual Comment
Subject: 3701 Groometown Road Rezoning
Attachments: Joeseph Allen letter.pdf

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Please see attached letter just received.

Thank you.

David B. Levy
Executive Director
Affordable Housing Management, Inc.
330 S. Greene Street, Suite B-11
Greensboro, NC 27401
336.273.0568 Ext. 131
Fax: 336.273.3975
dlevy@ahmi.org
www.ahmi.org

For Council Meeting.....April 21, 2020

Joseph P. Allen,Jr. 2921 West Vandalia Road, Greensboro

My property is on the east side of the property that is 3701 Groometown Road. I am in favor of the Rezoning. I grew up in this community and lived here all my life. I am a member of Celia Phelps Memorial United Methodist Church.

Joseph P. Allen Jr.
4-20-2020