

### Virtual Comments for 7.21.20 City Council Meeting

Date	Time	First Name	Last Name	Phone Number	Email	Concerns/Comments
6/3/20	8:43am	Lindsey	Gulya	N/A	<a href="mailto:Linzg88@hotmail.com">Linzg88@hotmail.com</a>	City Budget
6/20/20	1:13pm	Hannah	Morris	N/A	<a href="mailto:hclmorris@gmail.com">hclmorris@gmail.com</a>	SRO Program
7/4/20	4:58pm	Nancy	Irvin	N/A	<a href="mailto:sueijli@aol.com">sueijli@aol.com</a>	Rezoning – 2400 N. Elm St. – Opposed – maintain neighborhood character; traffic concerns; devaluation of property values
7/8/20	12:03pm	Teagan	Levee	N/A	<a href="mailto:teaganlevee@gmail.com">teaganlevee@gmail.com</a>	City Budget
7/8/20	5:02pm	Youri	Chang	N/A	<a href="mailto:youriechang@gmail.com">youriechang@gmail.com</a>	City Budget
7/9/20	5:19pm	Glenn	Turgeon	N/A	<a href="mailto:gsoglenn@gmail.com">gsoglenn@gmail.com</a>	Housing – implement zero tolerance policy; maintenance; screen tenants
7/10/20	11:50am	Janet	Upton	N/A	<a href="mailto:jupton@iss.k12.nc.us">jupton@iss.k12.nc.us</a>	Rezoning – 4720-4730 Mitchell Ave – Opposed – maintain neighborhood character – Request to speak to item
7/14/20	11:09am	Leigh	Seager	N/A	<a href="mailto:leighseager@me.com">leighseager@me.com</a>	Rezoning – 2400 N. Elm St. – Opposed – Noise issues; traffic concerns – Request to speak to item
7/15/20	1:18am	Nikia	Davenport	N/A	<a href="mailto:Tasheema13@icloud.com">Tasheema13@icloud.com</a>	Rezoning – 321 Murraylane Rd. – Opposed – traffic concerns; egress/ingress issues
7/17/20	8:36am	Arnold	Sykes	336.708.2619	<a href="mailto:wasykes@gmail.com">wasykes@gmail.com</a>	Rezoning – 321 Murraylane – Request to Postpone item to Aug. 18 <sup>th</sup> CC Meeting
7/19/20	4:16pm	Earl	Jenkins	N/A	<a href="mailto:earldavidjenkins@yahoo.com">earldavidjenkins@yahoo.com</a>	Housing – Oppose \$25K cap on grant funding; need both transitional and permanent housing
7/19/20	9:08pm	William	Trivette	N/A	<a href="mailto:Bill.Trivette@gmail.com">Bill.Trivette@gmail.com</a>	Housing – Oppose reducing funding for The Servant Center

**Virtual Comments for 7.21.20 City Council Meeting**

7/19/20	11:22pm	Mary	Green	N/A	<a href="mailto:shiffonegreen@gmail.com">shiffonegreen@gmail.com</a>	Rezoning – 321 Murraylane Rd. – Opposed – maintain neighborhood character; traffic concerns
7/20/20	7:48am	Kevin	Hoppens	N/A	<a href="mailto:Hevin.Hoppens@edwardjones.com">Hevin.Hoppens@edwardjones.com</a>	Housing – Oppose \$25K cap on grant funding; do not defund transitional housing
7/20/20	10:42am	Alex	Ashton	336.334.5056	<a href="mailto:aashton@uncg.edu">aashton@uncg.edu</a>	Street Closing – Walker Avenue – In Support – facilitate future construction project
7/20/20	10:51am	Joy	Klenke	N/A	<a href="mailto:Joy.Klenke@gmail.com">Joy.Klenke@gmail.com</a>	Housing – Oppose \$25K cap on grant funding; do not defund transitional housing
7/20/20	6:32pm	Gwen	Lowe	N/A	<a href="mailto:Lowegwen@yahoo.com">Lowegwen@yahoo.com</a>	Rezoning – 2400 N. Elm St. – Opposed – traffic concerns
7/20/20	9:34pm	Tom	Lowe	336.209.7307	<a href="mailto:tlowe@triad.rr.com">tlowe@triad.rr.com</a>	Rezoning – 2400 N. Elm St. – Opposed – traffic concerns; dangerous intersection
7/20/20	10:44pm	Rodger	Kleisch	N/A	<a href="mailto:Rodger.kleisch@gmail.com">Rodger.kleisch@gmail.com</a>	Rezoning – 2400 N. Elm St. – Opposed – lack of communication from developer; traffic concerns
7/20/20	8:11am	Patricia	Wisneski	336.253.8528	<a href="mailto:Pwisn591@gmail.com">Pwisn591@gmail.com</a>	Sale of Foreclosed Property – 917 Gregory St. – Opposed – Request to speak to item
7/21/20	8:48am	James	McClement	N/A	<a href="mailto:jamestmcclement@gmail.com">jamestmcclement@gmail.com</a>	Rezoning – 2400 N. Elm St. – Opposed – traffic concerns; dangerous intersection

## Virtual Comments for 7.21.20 City Council Meeting

Summary of Virtual Comments	
Topic	Number of Submissions
Zoning	10
Housing	5
City Budget	3
Street Closing	1
SRO Program	1
Sale of Foreclosed Property	1

Summary of Virtual Comments Received After the Deadline But Prior to the City Council Meeting	
Topic	Number of Submissions
Zoning	15

Summary of Virtual Comments Received During the 24-Hour Period Following the Public Hearing	
Topic	Number of Submissions
Zoning	2
Sale of Foreclosed Property	1

*Lord, Angela*

---

**From:** Lindsey Gulya <linzg88@hotmail.com>  
**Sent:** Wednesday, June 3, 2020 8:43 AM  
**To:** Virtual Comment  
**Subject:** [SPAM] NO ADDITIONAL FUNDING FOR GPD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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,

I'm emailing you about the proposed budget presented by City Manager David Parrish. I understand that the budget for the Greensboro Police Department has been increased by two million dollars, while the budget for Community Services has been decreased by one million dollars. More specifically the budget for Neighborhood Development has decreased by \$55,000 dollars.

I am a resident of Greensboro, I live in Guilford County (27409).

Greensboro would be a safe place if instead of over-funding the GPD you re-allocated those funds and put them towards bettering our community: creating neighborhood recreation centers, community services, and housing programs.

I urge you to re-evaluate the proposed budget and spend more money uplifting our community. #defundpolice #justiceformarcussmith #greensboroRising

*Lord, Angela*

---

**From:** Hannah Logan Morris <hclmorris@gmail.com>  
**Sent:** Saturday, June 20, 2020 1:13 PM  
**To:** Virtual Comment  
**Subject:** SROs

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City Council and Mayor Vaughn,

I applaud your decision to end funding of the SRO program in Guilford County Schools. I am an experienced public school teacher, and I do not believe uniformed, on-duty police officers have a place in our schools. That isn't what keeps kids safe... relationships with trusted adults in the school building, mental and physical health care, smaller class sizes, and an engaging curriculum keep kids safe.

Thank you for such a bold step towards less punitive measures in schools.

Sincerely,

Hannah Morris  
1017 Lexington Ave.  
Greensboro, NC 27403

Lord, Angela

---

**From:** Kirkman, Mike  
**Sent:** Monday, July 6, 2020 8:27 AM  
**To:** Virtual Comment  
**Cc:** Jones, Terri  
**Subject:** FW: 2400 N Elm Street ReZoning Request

Good morning. Please find below comments related to the pending rezoning hearing for 2400 N. Elm Street that is going to the July 21 City Council meeting after the applicant appealed the June 15 Zoning Commission decision on this matter. This is Legistar item 20-0503. I have clarified with Ms. Irvin that this is going to City Council and not back to Zoning Commission.

Thanks,  
Mike Kirkman  
Planning

**From:** sueijli@aol.com <sueijli@aol.com>  
**Sent:** Saturday, July 4, 2020 4:58 PM  
**To:** Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>  
**Cc:** Carter, Lucas <Lucas.Carter@greensboro-nc.gov>; amarshall@lawfirmcarolinas.com; HughHolstonGSOzoning@gmail.com; zachary.andrew.engle@gmail.com; rtrapp@ncat.edu; vga3@ncat.edu; dansbym@triad.rr.com; james.rosajr1968@gmail.com; sandra.oconnor@allentate.com; blackstockdonald@gmail.com  
**Subject:** 2400 N Elm Street 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.

Regarding July 20,2020 meeting to consider rezoning 2400 N. Elm Street from R-3 to R-8

To All Commissioners:

I would like to urge the Zoning Commission to reject the request for rezoning of 2400 N. Elm Street from single family to multi family. The most obvious reason for rejection is the fact that the proposed buildings are alien to the overall character of our neighborhood. At the June 15, 2020, meeting the Commissioners were shown several photos of the area, all of which were misleading as to the nature of the neighborhood. This is an old, established, stable neighborhood of single family dwellings, set back from the street allowing large yards for privacy, play areas, and rain water absorption.



The property in question faces N. Elm Street at the intersection with Cone Blvd where there are 3 lanes of traffic heading north (away from Downtown), one lane heading south (toward town), 2 lanes of traffic on Cone Blvd bordering the property on the north side, and a side street (Rockford Road) on the south side of the property leading into the Sherwood Swim & Racquet Club's parking lot.



Rockford Road at this location is narrow and only the length of the short side of the 2400 N Elm Street property and has No Parking on the south side. As a homeowner who has lived here for 45 years and seen the changes to Elm Street, I am relating to the Commission the increased danger of accidents which are occurring and will occur more frequently if you allow an increased number of dwellings here. This danger will not be eased by a sidewalk on Rockford Road; it may help pedestrian safety to have sidewalks on both sides of Elm Street, especially when the street is widened. But that would be impossible if you have the proposed Triplex and Duplex buildings situated close to the street which they must be as per the illustrative information given the Commission.

The Zoning Commission was told there would be a car width drive behind the proposed buildings' garages – for access to all 5 garages? Is it the assumption that cars will go to their designated space, leaving the drive clear? Which does not allow for guest parking, so extra cars will most likely end up on the street or in the Swim Club's parking lot, neither being a suitable solution. Again a matter of not enough space for the proposed buildings.

One wonders how it's possible to take a property with a 2,800 square foot house and replace that house with 5 dwellings of 2,000+ square feet and still retain the character of the neighborhood and the property values of the current homes. The Commission was told the proposed 5 units would be offered in the \$250,000 range. The home next door to this property is for sale at \$336,000. Other homes in the neighborhood are valued even higher, and have sold in the \$400 to \$600,000s. How does a \$250 price tag maintain the old, established, stable neighborhood's property values?

Again, I urge the Commissioners to follow the lead from the June 15 meeting and reject this request in the interests of the neighborhood character, the safety of children and families at the Sherwood Swim & Racquet Club, the safety of the students who walk to Page High School, and the multitude of commuters who travel Elm Street on their way to and from employment.

Thank you for your time, your consideration, your negative vote.

Nancy Irvin, Property Owner

**Lord, Angela**

---

**From:** sueijl@aol.com  
**Sent:** Wednesday, July 15, 2020 4:46 PM  
**To:** Virtual Comment  
**Subject:** Requesting Your Rejection of Rezoning request

Rezoning 2400 N Elm Street from R-3 to R-8  
Very much against this  
City Council Meeting July 21, 2020

To City Council Members:

With regard to the request to consider rezoning the property at 2400 N. Elm Street, I would like to voice my strong objection to this proposed increase in the density of the housing in this old, established neighborhood of single family dwellings (most of which are one story homes). Not only would this be totally out of character of the neighborhood, not only would it destroy the property values of the neighborhood homes, but it would be an invitation for even more car accidents to occur near an intersection (N. Elm & Cone) already known for frequent, disruptive crashes.

I urge you to consider that this is a very poor choice for the location of a multiple dwelling construction.

Thank you!

Nancy Irvin, Property owner

**Lord, Angela**

---

**From:** Teagan Levee <teaganlevee@gmail.com>  
**Sent:** Wednesday, July 8, 2020 12:03 PM  
**To:** Virtual Comment

Dear City Council,

I'm emailing about the proposed budget presented by City Manager David Parrish. I understand that the budget for the Greensboro Police Department has been increased by two million dollars, while the budget for Community Services has been decreased by one million dollars. More specifically the budget for Neighborhood Development has decreased by \$55,000 dollars. I believe that Greensboro would be a safer place if instead of over-funding the GPD you re-allocated those funds towards bettering our community, specifically East Greensboro, creating neighborhood recreation centers, community services, and housing programs. I urge you to re-evaluate the proposed budget and spend more money uplifting our community.

Sincerely,

Teagan Levee

Lord, Angela

---

From: Youri Chang <youriechang@gmail.com>  
Sent: Wednesday, July 8, 2020 5:02 PM  
To: Virtual Comment  
Subject: NO GPD BUDGET INCREASE URGENT

**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,

I am emailing you about the proposed budget presented by City Manager David Parrish. I understand that the budget for the Greensboro Police Department has been increased by two million dollars, while the budget for Community Services has been decreased by one million dollars. More specifically the budget for Neighborhood Development has decreased by \$55,000 dollars. I believe that Greensboro would be a safer place if instead of over-funding the GPD you re-allocated those funds towards bettering our community, specifically East Greensboro, creating neighborhood recreation centers, community services, and housing programs. I commend and strongly urge you to re-evaluate the proposed budget and spend more money uplifting our community.

Sincerely,  
Youri Chang

**Lord, Angela**

---

**From:** webmaster@greensboro-nc.gov  
**Sent:** Thursday, July 9, 2020 5:19 PM  
**To:** Virtual Comment  
**Subject:** Comments 7/21 ND/Housing Public Hearing

Recipients: virtualcomment@greensboro-nc.gov  
Sender subject: Public Housing  
Sender name: GLENN R TURGEON  
Sender email: GSOGLENN@GMAIL.COM

I'm familiar with the carnage which occurs at some of assisted housing facilities while others maintain the property accordingly. I suggest a zero tolerance policy for all properties regarding drugs, nuisance, noise, etc. I've witnessed properties who have removed children's toys nightly (8 pm), take responsibility for damage, report it, and have it repaired at their own expense. I once lived in an apartment where improvements were encouraged. I'd pay for the item, the property would install it, and it would be left behind when I exited. Like ceiling fans. Or TV mounts on walls. You folks know what is needed first. I'd say elder housing since I've been on "lists" for years. Start there. Perhaps selecting one would-be resident to oversee their project would be best. Someone to go to for updates.

*Lord, Angela*

---

**From:** Janet Upton <jupton@iss.k12.nc.us>  
**Sent:** Friday, July 10, 2020 11:50 AM  
**To:** Kirkman, Mike; Virtual Comment  
**Subject:** Rezoning of property identified as 4720-4730 Mitchell Ave

I wasn't sure which address would be best place to present my concerns.

My name is Janet C. Upton and I own the property directly across from the property in question.

My house is at 4719 Mitchell Ave. and I have owned this since 1997 (at which time I inherited it from my aunt, Lottie Bond, who had lived there since the 1940's)

The current request is to rezone from R-3, single family residential (least intense zoning) to CD-RM-12

I couldn't find the complete description for the CD-RM-12 zoning, but I do know it will allow for Multi-family 12 units per acre.

Once the rezoning is finalized based on Delta Homes plan, can that be changed, as long as it complies with the new zoning. **The site plan hasn't been approved by the City and is still subject to change.** (Proposal is for 53 homes (approx. 8.98 per acre) with a maximum height of 30 feet. Cost \$200,00 to \$225,00 on 6.09 acres)

My questions are as follows:

After the zoning could they then build 12 units per acre or 72 units (12 units x 6 acres)?

Could they then reduce the cost and make this affordable housing?

Could they add another floor, making the buildings taller, to accommodate these changes?

What about the extra traffic on the street. It's my understanding they plan to widen in front of their complex, but what about the rest of Mitchell Ave. Right now it doesn't meet city code, it's too narrow. Getting onto Muirs Chapel in normal times can be very difficult.

I am very concerned that in today's environment, this was a way to take advantage of the current neighbors and pass rezoning request that were turned down about 1 1/2 - 2 years ago. Many are older homeowners who aren't totally computer saavy and won't speak out in these virtual meetings. I had some trouble with the on-line meeting, during the county zoning meeting and I'm very computer literate. PS many of the board members had trouble too. Also, one of the board members is the realtor for said property and still voted to rezone.

I need further assurances that once zoning is changed, their proposal can't change, in any way.

I appreciate your time on this matter and sending my concerns to the board.

E-mail correspondence to and from this address is subject to North Carolina's Public Records Act and may be disclosed to third parties. However, Federal and State law protects certain information about personnel and students that may be contained in this e-mail from unauthorized disclosure. If you are not the intended recipient, please delete this e-mail and any accompanying documents and contact the sender immediately. Unauthorized disclosure, copying, or distribution of any confidential or privileged content of this e-mail is prohibited.

*Lord, Angela*

---

**From:** leigh seager <leighseager@me.com>  
**Sent:** Tuesday, July 14, 2020 11:09 AM  
**To:** Virtual Comment  
**Subject:** Invitation

Please allow me to join the rezoning meeting. I have a number of ideas for a preferred solution to utilizing this lot. Last night the music from the Swim Club blasted throughout Browntown and New Irving Park. The proposed structures are going to echo and augment the noise and traffic. By the way, due to the numerous vehicle crashes at the Cone and Elm Street intersection, the proposed sidewalk will not be safe to walk along as the explosive impact of the crashes send vehicles literally flying in all directions. The city commissioners should have a historical review of DMV accident reports prior to their votes. Thank you,  
Leigh Seager  
Sent from my iPhone

**Lord, Angela**

---

**From:** Kirkman, Mike  
**Sent:** Tuesday, July 14, 2020 4:34 PM  
**To:** Virtual Comment; 'leigh seager'  
**Cc:** Sharif, Miriam  
**Subject:** RE: Invitation

Good afternoon. Ms. Seager's comments are related to the rezoning request at 2400 N. Elm Street (Legistar Item 20-0503). Ms. Seager we have you on the list for participating in next week's City Council hearing so you will receive a follow up email to registering for the meeting and then an additional email with the meeting link itself. Please let me know if you have any further questions prior to next week's hearing.

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](http://www.greensboro-nc.gov)

-----Original Message-----

**From:** Virtual Comment <VirtualComment@greensboro-nc.gov>  
**Sent:** Tuesday, July 14, 2020 3:26 PM  
**To:** 'leigh seager' <leighseager@me.com>  
**Cc:** Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>; Sharif, Miriam <Miriam.Sharif@greensboro-nc.gov>  
**Subject:** RE: Invitation

Ms. Seager,

Could you please confirm which public hearing item you wish to participate in? Once we have this information, Miriam Sharif will forward a meeting invitation to you.

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](mailto:angela.lord@greensboro-nc.gov)

-----Original Message-----

**From:** leigh seager <leighseager@me.com>  
**Sent:** Tuesday, July 14, 2020 11:09 AM

To: Virtual Comment <VirtualComment@greensboro-nc.gov>

Subject: Invitation

Please allow me to join the rezoning meeting. I have a number of ideas for a preferred solution to utilizing this lot. Last night the music from the Swim Club blasted throughout Browntown and New Irving Park. The proposed structures are going to echo and augment the noise and traffic.

By the way, due to the numerous vehicle crashes at the Cone and Elm Street intersection, the proposed sidewalk will not be safe to walk along as the explosive impact of the crashes send vehicles literally flying in all directions.

The city commissioners should have a historical review of DMV accident reports prior to their votes.

Thank you,

Leigh Seager

Sent from my iPhone

Lord, Angela

---

From: Nikia Davenport <tasheema13@icloud.com>  
Sent: Wednesday, July 15, 2020 1:18 AM  
To: Virtual Comment  
Subject: 321 Murraylane 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.

To Whom It May Concern,

My name is Nikia Davenport and I reside at 308 Murraylane Rd and my vote is still in opposition to this property.

My reason behind this decision is due to the street being narrow along with only having one way in and out of Murraylane Rd. There are houses currently being built on this road and I can already see a whole lot of traffic and possibly an accident(s) waiting to occur. As a soon to be licensed family childcare home, I can only be concerned about the excess of traffic that will be on this road and the safety of my children. If there is a decision made to open up another entrance/exit to this road then yes I would be more in favor of it.

Thanks in advance,

Nikia Davenport

Sent from my iPhone

Lord, Angela

---

**From:** Kirkman, Mike  
**Sent:** Friday, July 17, 2020 8:36 AM  
**To:** Virtual Comment  
**Cc:** Sowell, Kimberly; Schwartz, Sue; Watts, Chuck; Jones, Terri  
**Subject:** FW: FW: confirming participants for July 21, 2020 City Council hearing on 321 Murraylane Road

Good morning. Please be advised that the applicant for the rezoning request at 321 Murraylane Road (Legistar Item 20-0496 and Item 41 on the July 21 Council agenda) wishes to continue this item to the August 18 City Council meeting. This item will need to be addressed at the beginning on next Tuesday's meeting. Please let me know if you have any questions.

Thanks,  
Mike Kirkman

**From:** Wiley Sykes <wasykes@gmail.com>  
**Sent:** Thursday, July 16, 2020 5:08 PM  
**To:** Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>; Chuck Jones <cjones@cjoco.com>; Carter, Lucas <Lucas.Carter@greensboro-nc.gov>  
**Subject:** Re: FW: confirming participants for July 21, 2020 City Council hearing on 321 Murraylane 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.

Mike,

Chuck Jones and I would like to postpone our Murraylane Rd rezoning scheduled for the July 21, 2020 council meeting and move it to the August council meeting. As I mentioned yesterday some of the information we are gathering to support our rezoning is just coming to us now and we don't think we will be at our best by Tuesday evening. Thank you for your help and I hope this doesn't cause any distress for you or the council. Please let us know as soon as you are able.

Arnold Sykes  
336.708.2619

## Rosa, Tebony

---

**From:** webmaster@greensboro-nc.gov  
**Sent:** Sunday, July 19, 2020 4:16 PM  
**To:** Virtual Comment  
**Subject:** Comments 7/21 ND/Housing Public Hearing

Recipients: virtualcomment@greensboro-nc.gov  
Sender subject: Proposed Federal Housing Funding Plans  
Sender name: Earl Jenkins  
Sender email: earldavidjenkins@yahoo.com

City leaders, I am offering comment regarding the funding caps placed on transitional housing programs to boost funding for permanent housing. HUD very clearly states that one should not be sacrificed for the other. While permanent housing is the ultimate end goal for sure, it is rarely the appropriate first step in ending homelessness -- especially when the citizen is experiencing substance abuse, hasn't yet secured SSDI or has mental health barriers. Some agencies across the city providing transitional housing are facing 50-75% funding reductions. This is drastic and draconian! If the plan is to push citizens into permanent housing before they are well-equipped, we will then have dramatic failures in both transitional AND permanent housing programs. The reality is we need BOTH as they are very much complimentary. HUD specifically advises against reducing transitional grant funds to pay for enhancing permanent housing programs. So, why is Greensboro doing this? I oppose the \$25k cap.

## Rosa, Tebony

---

**From:** webmaster@greensboro-nc.gov  
**Sent:** Sunday, July 19, 2020 9:08 PM  
**To:** Virtual Comment  
**Subject:** Comments 7/21 ND/Housing Public Hearing

Recipients: virtualcomment@greensboro-nc.gov  
Sender subject: Reconsideration  
Sender name: William Trivette  
Sender email: bill.trivette@gmail.com

I request you not reduce the allocation to The Servant Center from previous years. Servant House is a 21-bed transitional housing program serving disabled, homeless veterans. The Servant Center has consistently had outstanding outcomes for its clients and it depends on the prior level of funding that the City has so generously provided. Please reconsider. Thank you. William Trivette, Member of Board of Directors

## Rosa, Tebony

---

**From:** Mary Green <shiffonegreen@gmail.com>  
**Sent:** Sunday, July 19, 2020 11:22 PM  
**To:** Virtual Comment  
**Subject:** Re. Zoning on Murraylane Rd

Greetings to the city council,

I was glad to hear that the vote didn't go through for the rezoning request. The extra houses here now are already gonna add way more unwanted traffic in this area but to have light industrial to even more homes across the street is asking for disaster. We have a peaceful and quiet neighborhood and it would really be nice for it to stay that way. I understand wanting to build up and expand but having people on top of people is just not a good idea. So in conclusion if my vote (words) could be included it would be NO to the rezoning request. Thank you for considering/listening to my comments.

Sincerely

A Neighbor in the Neighborhood

## Rosa, Tebony

---

**From:** webmaster@greensboro-nc.gov  
**Sent:** Monday, July 20, 2020 7:48 AM  
**To:** Virtual Comment  
**Subject:** Comments 7/21 ND/Housing Public Hearing

Recipients: virtualcomment@greensboro-nc.gov  
Sender subject: all transitional programs were capped at \$25,000 to focus on permanent housing  
Sender name: Kevin Hoppens  
Sender email: Kevin.Hoppens@edwardjones.com

For those people that truly need help, defunding transitional housing will create a detrimental challenge for service providers to help with substance abuse, mental health, and income stability that leads to permanent housing placement. Services provided by organizations like The Servant Center work very hard at helping the public and any defunding options being considered will degrade the outstanding work by this organization.

## Rosa, Tebony

---

**From:** Alex Ashton <aashton@uncg.edu>  
**Sent:** Monday, July 20, 2020 10:42 AM  
**To:** Virtual Comment  
**Cc:** Adam Carroll  
**Subject:** Public Hearing Comment for July 21 Agenda Item 20-0483  
**Attachments:** UNCG Comment for July 21 Public Hearing Agenda Item 20-0483 .docx

**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 find the attached comment from UNC Greensboro in support of public hearing agenda item 20-0483. I and Adam Carroll (copied here) would like permission to attend virtually; however, we do not plan to speak. We will be available if any questions arise.

Please confirm you received this email and associated comment, and please let me know what steps we need to take to virtually attend the meeting.

Thank you,

**Alex Ashton**  
**Director of Real Estate**  
Staff Senate Member - How can I help?

The University of North Carolina at Greensboro  
Campus Enterprises  
305 Walker Avenue Parking Deck  
PO Box 26170, Greensboro, NC 27402  
336.334.5056 *office*  
336.706.2537 *mobile*  
336.334.5567 *fax*  
[aashton@uncg.edu](mailto:aashton@uncg.edu)



**UNC GREENSBORO**

*Find your way here*

**UNC Greensboro Comments in Support of Petition to Permanently Close a Portion of Walker Avenue**

**City of Greensboro Public Hearing, Agenda Item 43: ID 20-0483**

**July 21, 2020**

Thank you for consideration of UNC Greensboro's petition to permanently close an approximately 260-foot section of Walker Avenue, which is located entirely within the campus and abuts another section of Walker Avenue previously closed through a similar process. Closure of this section of the public street will facilitate construction of the University's new Nursing and Instructional Building, which is a 85 million dollar academic building scheduled for completion this fall and funded by the Connect NC Bond passed by voters in spring of 2016. Conversations with City staff in early 2018 during the building design process indicated that closing this portion of Walker Avenue was the best alternative to support the intended traffic flow, parking needs and other transportation elements associated with the new building.

Based on the nature of the significant investment in public higher education associated with this new building and the improvements to this area of campus, the University believes the street closure is congruent with the public interest. And, since the State of North Carolina owns the property on both sides of this portion of the street and the western end of the street terminates into campus, no property owners in the vicinity will be deprived of reasonable means of ingress and egress to their property. Further, the State intends to grant a public access easement to the City where the public right-of-way ends to allow for a safe and legal vehicular turn-around.

Should this street closure petition be approved, the University stands prepared to take on the maintenance obligation for this section of the street and coordinate future maintenance in this vicinity with City Field Operations. And contingent upon the City's decision to close this section of Walker Avenue, the North Carolina Council of State has preliminarily voted to accept this area as State property and to grant associated utility, drainage and public access easements back to the City.

We have staff available today, should you have any questions regarding this request. Thank you for your consideration.

## Rosa, Tebony

---

**From:** webmaster@greensboro-nc.gov  
**Sent:** Monday, July 20, 2020 10:51 AM  
**To:** Virtual Comment  
**Subject:** Comments 7/21 ND/Housing Public Hearing

Recipients: virtualcomment@greensboro-nc.gov  
Sender subject: Disagreement with limiting funding for transitional housing programs to \$25,000  
Sender name: Joy Klenke  
Sender email: joy.klenke@gmail.com

Defunding transitional housing will certainly be to the detriment of those who need support and education to successfully remain in permanent housing. Transitional housing gives them the tools for long-term success. Housing challenges aren't just about an individuals finances, but their overall well-being, which gives them the tools they need to remain in a home.

*Lord, Angela*

---

**From:** webmaster@greensboro-nc.gov  
**Sent:** Monday, July 20, 2020 6:32 PM  
**To:** Virtual Comment  
**Subject:** City Council Virtual Meeting

Recipients: virtualcomment@greensboro-nc.gov  
Sender subject: Rezoning request  
Sender name: Gwen Lowe  
Sender email: Lowegwen@yahoo.com

I am writing in opposition to the rezoning request for 2400 N. Elm Street. As a near-by resident and a member of Sherwood Swim Club, I feel that this is a horrible idea and will cause more problems at this intersection. Please consider not allowing this to happen.

Lord, Angela

---

From: Tom Lowe <tlowe@triad.rr.com>  
Sent: Monday, July 20, 2020 9:34 PM  
To: Virtual Comment  
Subject: Rezoning 2400 N Elm St

**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 am writing in opposition of the rezoning request for the property at 2400 N Elm Street. My family has been members of Sherwood for years and I have served on the board of directors. Traffic has always been a major problem at the intersection of Elm Street and Rockford. Adding more residents would dramatically increase the danger of that intersection.

Thank you for your time.

**Tom Lowe**  
**(336)209 7307**

**Lord, Angela**

---

**From:** Rodger Kleisch <rodger.kleisch@gmail.com>  
**Sent:** Monday, July 20, 2020 10:44 PM  
**To:** Virtual Comment  
**Cc:** nancy.vaughn@greensboro-nc.gov  
**Subject:** Rezoning Appeal 2400 N Elm St by Black Rhino Capital Group

Regarding the rezoning at 2400 N Elm St I am opposed My residence is 13 homes away from the property in question.  
2300 Danbury Road

A copy of the letter that my neighbor received Mr Tom Terrell mentions it was a rent house. Also it was stated that the property was on the market for more than two years. I drive by the property often due to my home's proximity and do not recall a real estate sign in the yard for two years. The house next door on the same side of the street currently has a sign "for sale". It is easy to see.

Mr. Terrell also notes the metal building 40 feet away. He fails to mention that this is the indoor tennis court building of Sherwood Swim and Racquet Club. At 2300 Danbury Road I NEVER received the "dear neighbor" letter. (I imagine the fewest required letters were mailed.) I wonder if each and every stock holding member of Sherwood received that letter? As a former member, board member and past president of the club I presume the members would oppose. I know of no neighbors who have spoke in favor of what is essentially an apartment complex.

I am not one of the citizens that prefer never to experience change. I am the owner of a veterinary hospital on Alamance Church Road and was contacted by Mr. Terrell and received notice of a rezoning project. It included maps, diagrams and explanations. I called and spoke with him. I expressed my approval.

I don't see value for apartments on the southeast corner of Cone Blvd and North Elm Street. You can talk traffic and more. But I have concerns regarding eventual road widening at the corner. Try getting on Elm Street from the neighborhood anytime now. The traffic already is bad. You can discuss poor quality construction, but having built a veterinary hospital connected to city sewer the city and county building codes are enforced.

Thank you.

Rodger Kleisch  
2300 Danbury Road 27408  
Veterinarian at Forest Oaks Animal Hospital

*Lord, Angela*

---

From: Patricia W <pwisn591@gmail.com>  
Sent: Tuesday, July 21, 2020 8:11 AM  
To: Virtual Comment  
Subject: July 21st Council Meeting

Hello,

I would like to share my thoughts on the sale of 917 Gregory Street which I was told was Item #17 on the consent agenda. Please tell me how I can do this.

Thank you,

Patricia Wisneski  
336-253-8528

"In our work and in our living, we must recognize that difference is a reason for celebration and growth, rather than a reason for destruction."-Audre Lorde

**Lord, Angela**

---

**From:** James McClement <jamestmcclement@gmail.com>  
**Sent:** Tuesday, July 21, 2020 8:48 AM  
**To:** Virtual Comment  
**Subject:** Zoning Request North Elm and Cone blvd

In my opinion, adding a multiple unit residential building would not be a good idea at this location.

The intersection at the bottom of the hill is dangerous enough already, particularly with all of the young drivers from the high school each day, and the young families at the Sherwood Club.

Those are our thoughts. Thank you.

Sent from my iPhone

Lord, Angela

---

**From:** Kirkman, Mike  
**Sent:** Tuesday, July 21, 2020 9:39 AM  
**To:** Virtual Comment  
**Subject:** FW: confirming participants for July 21, 2020 City Council hearing on rezoning for 2400 N Elm St  
**Attachments:** 2DE6D66A-7986-4F01-84E1-F16A069739C0.heic; F48A987D-CF27-4194-B007-1958CC4D5D10.heic; 1D2F27C6-805A-4C79-965E-4181B1659E7B.heic; 2400Elm.pdf

Please find comments related to the rezoning request at 2400 N. Elm Street (Item 42 on this evening's agenda and Legistar item 20-0503).

Thanks,  
Mike Kirkman  
Planning

**From:** Michael Stuckert <stuckert25@gmail.com>  
**Sent:** Tuesday, July 21, 2020 9:19 AM  
**To:** Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>  
**Subject:** Re: confirming participants for July 21, 2020 City Council hearing on rezoning for 2400 N Elm St

**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.

Mr. Kirkman,  
I am Michael Stuckert and live at 2305 N Elm St, Greensboro, NC 27408. My family and I are opposed to the rezoning of 2400 N Elm St. My contact number is 336-407-8721.

In response to the letter received from attorney, Fox Rothschild, I have attached a pdf file.  
Thank You  
Michael Stuckert

On Tue, Jul 14, 2020 at 10:17 AM Kirkman, Mike <[Michael.Kirkman@greensboro-nc.gov](mailto:Michael.Kirkman@greensboro-nc.gov)> wrote:

Good morning everyone. You were listed as participants in the June 15 Zoning Commission virtual hearing for the rezoning for 2400 N Elm Street; in opposition to the request. I wanted to touch base and see if you would also like to participate in the virtual City Council hearing for this matter on July 21, 2020. If so we will need to send you an updated meeting invitation via email. Please let me know no later than Tuesday morning (July 21) if you plan to participate in the virtual meeting and if so please also confirm your position related to this request. If you are not interested in participating in the virtual City Council hearing, or are unable to for some reason, you can also email any comments and thoughts on this request to City Council members using the address [VirtualComment@greensboro-nc.gov](mailto:VirtualComment@greensboro-nc.gov). Since I am not sure if you have received this yet, please also see the attached list of zoning conditions that the applicant intends to offer as part of the rezoning request to City Council

Thanks,  
Mike Kirkman

**Mike Kirkman, AICP, CZO, Zoning Administrator**

Planning

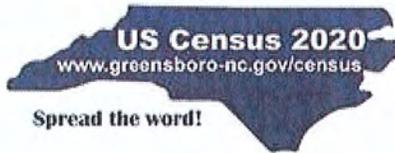
City of Greensboro

Phone: 336-373-4649 Fax: 336-412-6315

P.O. Box 3136 Greensboro, NC 27402-3136

[www.greensboro-nc.gov](http://www.greensboro-nc.gov)

**Every BODY Counts!!!**



=====

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.

--  
Michael Stuckert

2305 N Elm St.  
Greensboro, NC 27408  
336-407-8721  
[stuckert25@gmail.com](mailto:stuckert25@gmail.com)

I received a letter from Fox Rothschild representing Black Rhino Capital Group dated 7/2/2020. The property of 2400 N Elm St  
Why I am opposed to rezoning and feel that this is not beneficial to the neighborhood.

1. Surrounded by R-3 residential zoning; will be the only multi-family zoned property in between R-3 zoning. I feel as though if they can put 5 homes on a single lot, then all our properties on N Elm St will be able to be rezoned for this type of use. There are currently 2 more homes for sale on N Elm St.
2. Building coverage goes from 30% to 45%. (I understand R-8 is 50%, but adjusted with "Proposed Conditions") A +15% of building coverage is vastly different from the other Visible homes on N Elm St.
3. R-3 residential zoning is for low density single family living. I think adding 5 units to this lot is making a drastic change to our neighborhood with concerns of density.
4. The letter referenced a metal building of the swim and racquet club. I have never seen that building from N Elm St. I have lived on N Elm St for 13 years and no one has ever complained about "that metal building" to me. Also, the trees that hide the metal building are on the swim and racquet club's property. (Photos attached to email sent) I do not think they are helping the neighborhood by concealing the metal building for us with this housing plan.
5. It is a very small lot to be rezoned to R-8 residential. (.68 acres)
  1. Local RM-8 and above zoned homes. (Nothing > 1 acre is comparable)
    - Fountain Manor is +/- 29 acres, RM-8
    - Blakeny at Irving Park Townhomes Elm & Cornwallis, +/- 3.63 acres, CD-RM-12, CD-RM-8
    - Chiswick Place/Granville Oaks Townhomes, Granville Oaks Ct is 3.16 acres, PUD
    - Irving Park Condominiums – 1826 N Elm Street +/- 2.22 acres, RM-18
    - 1800 N Elm Street , 1.72 acres, RM-18
    - Country Club Apartments 8.41 acres, RM-18
    - 130 Sunset Circle 2.69 acres, RM-18

In conclusion, the letter sent to my house was an attempt to tell me why this rezoning would be beneficial to our neighborhood. I do not feel as though increasing footprint of structure/s by 15%, increasing the number of single family residents from 1 to 5 and hiding a hidden building from N Elm St is in our neighborhoods best interests.

**Lord, Angela**

---

**From:** Julie Landreth <jlandreth007@gmail.com>  
**Sent:** Tuesday, July 21, 2020 9:40 AM  
**To:** Virtual Comment  
**Subject:** 2400 North Elm Street

Good morning -

Unfortunately, I will not be able to attend tonight's meeting.

My name is J R Landreth and I live at 2319 North Elm Street.

My position on the issue is that I am against the development of this lot into 5 townhomes due to several reasons including:

- emergency personnel would not have enough room to get in, turnaround, and exit easily - there is not enough room - as there is not a exit on the other side of Sherwood Club
- aesthetics of the plans submitted do not go with the neighborhood - proposed 2-story townhomes (3,000 square feet) when majority of homes are 1 story
- traffic - although the developer states there is no traffic issue - lets be realistic. For this area, there is great congestion, as Elm/Rockford/Cone is a busy busy busy intersection with many accidents. If a family of 4 that can all drive and each has a car and the builder proposes 5 townhomes, that's 20 cars. Will there be enough parking? The overflow of cars cannot park on Sherwood's private parking.
- the size of the townhomes (5) on .68 acre is extremely tight/small - where will the kids play? Where will people park without hindering others?
- there is no guarantee of the proposed plans the developer has submitted will be the final end product - they could do a bait and switch.
- close to Page High School - there is lots of foot traffic where kids walk to school - potential increase for an accident to occur
- the letter the developer's attorney sent to neighbors state that the townhomes would "hide" an out building that belongs to Sherwood Swim & Tennis - know you currently cannot see this building - this is not applicable.

These are just a few reasons as to why I am against placing townhomes in an established neighborhood.

Thank you -  
J R Landreth

Sent from my iPhone

Lord, Angela

---

**From:** Kirkman, Mike  
**Sent:** Tuesday, July 21, 2020 9:41 AM  
**To:** Virtual Comment  
**Subject:** FW: confirming participants for July 21, 2020 City Council hearing on rezoning for 2400 N Elm St

Please see comments below related to the rezoning request at 2400 N. Elm Street (Item 42 on this evening's agenda and Legistar item 20-0503).

Thanks,  
Mike Kirkman  
Planning

**From:** Julie Landreth <jlandreth2000@yahoo.com>  
**Sent:** Tuesday, July 21, 2020 9:27 AM  
**To:** Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>  
**Subject:** Re: confirming participants for July 21, 2020 City Council hearing on rezoning for 2400 N Elm St

**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.

Hi -

Unfortunately, I will not be able to attend.

My position on the issue is that I am against it due to many reasons including:

- emergency personnel would not have enough room to get in, turnaround, and exit easily
- aesthetics of the plans submitted do not go with the neighborhood - purpose 2-story townhomes when majority of homes are 1 story
- traffic - although the developer states there is no traffic issue - lets be realistic. For this area, there is great congestion, as Elm/Rockford/Cone is a busy busy busy intersection
- the size of the townhomes (5) on .68 acre is extremely tight/small - where will the kids play? Where will people park without hindering others?
- there is no guarantee of the proposed plans the developer has submitted will be the final end product - they could do a bait and switch.
- close to Page High School and there is lots of foot traffic where kids walk to school - more likely an accident would happen

These are just a few reasons as to why I am against placing townhomes in an established neighborhood.

Thank you -  
J R Landreth

Sent from my iPhone

On Jul 20, 2020, at 11:50 AM, rickyboyd77 <[rickyboyd77@yahoo.com](mailto:rickyboyd77@yahoo.com)> wrote:

I would like yo attend

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Kirkman, Mike" <[Michael.Kirkman@greensboro-nc.gov](mailto:Michael.Kirkman@greensboro-nc.gov)>

Date: 7/14/20 10:17 AM (GMT-05:00)

To: [jlandreth2000@yahoo.com](mailto:jlandreth2000@yahoo.com), [sueiljli@aol.com](mailto:sueiljli@aol.com), [rickyboyd77@yahoo.com](mailto:rickyboyd77@yahoo.com),  
[stuckert25@gmail.com](mailto:stuckert25@gmail.com), [kathleen.richard@duke.edu](mailto:kathleen.richard@duke.edu), [allison.hassell@gmail.com](mailto:allison.hassell@gmail.com),  
[leighseager@me.com](mailto:leighseager@me.com), [vhoward@bipinc.com](mailto:vhoward@bipinc.com)

Subject: confirming participants for July 21, 2020 City Council hearing on rezoning for 2400 N Elm St

Good morning everyone. You were listed as participants in the June 15 Zoning Commission virtual hearing for the rezoning for 2400 N Elm Street; in opposition to the request. I wanted to touch base and see if you would also like to participate in the virtual City Council hearing for this matter on July 21, 2020. If so we will need to send you an updated meeting invitation via email. Please let me know no later than Tuesday morning (July 21) if you plan to participate in the virtual meeting and if so please also confirm your position related to this request. If you are not interested in participating in the virtual City Council hearing, or are unable to for some reason, you can also email any comments and thoughts on this request to City Council members using the address [VirtualComment@greensboro-nc.gov](mailto:VirtualComment@greensboro-nc.gov). Since I am not sure if you have received this yet, please also see the attached list of zoning conditions that the applicant intends to offer as part of the rezoning request to City Council

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](http://www.greensboro-nc.gov)

**Lord, Angela**

---

**From:** T.J. Driscoll <tjdrisco@gmail.com>  
**Sent:** Tuesday, July 21, 2020 10:26 AM  
**To:** Virtual Comment  
**Subject:** Proposed Rezoning of 2400 North Elm Street

To whom it may concern:

My name is Timothy J. Driscoll and I represent the membership of Sherwood Swim and Racquet Club. This email expresses my desire to participate in the meeting regarding zoning cases on the July 21, 2020, agenda for 2400 Elm Street. Sherwood Swim and Racquet Club is opposed to the rezoning of 2400 North Elm Street.

Should you have any questions or concerns regarding this matter, I may be reached at (336) 272-5049.

Sincerely,  
Timothy J. Driscoll

**Lord, Angela**

---

**From:** Kirkman, Mike  
**Sent:** Tuesday, July 21, 2020 10:30 AM  
**To:** Virtual Comment  
**Subject:** FW: Re-zoning 2400 North Elm Street

Good morning. Please see below some comments related to the rezoning request at 2400 N. Elm Street (Item 42 on this evening's agenda and Legistar item 20-0503).

Thanks,  
Mike Kirkman  
Planning

-----Original Message-----

**From:** Compton Becky <rebeccahcompton@hotmail.com>  
**Sent:** Tuesday, July 21, 2020 10:26 AM  
**To:** Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>  
**Subject:** Re-zoning 2400 North Elm Street

Dear Mr. Kirkman,

My husband and I live at 2319 Danbury Road. Just a block away from the 2400 North Elm Street property that is in the process of being appealed for re-zoning. We have lived in our home on Danbury Road thirty-five years. Our boys were raised here. We have been members of Sherwood Swim and Racquet Club almost 50 years.

My objection to the rezoning to CD-RM-8 is the multi-family housing in a neighborhood of single family residences. I do not object to the present zoning allowing two single family residences. I don't object to a zoning change allowing a small office (dentist? physicians) but the design keeping the single family appearance.

Thank you.  
Rebecca Compton  
2319 Danbury Road  
Greensboro, NC 27408

*Lord, Angela*

---

**From:** Sage Hanna <sagehanna@gmail.com>  
**Sent:** Tuesday, July 21, 2020 10:44 AM  
**To:** Virtual Comment  
**Subject:** Sign up for meeting

Good morning.

My name is Sage Betts and I am a resident at 2312 N Elm and am VERY concerned about the rezoning of the corner of Elm and Cone for a Multi-family unit. I have talked previous with the MPO board about our N Elm St Sidewalk project and fear that this will only contribute to the safety of the street and intersection.

I would like to be able to voice my opposition in the meeting tonight.

Thank you.

Sage Hanna Betts  
Sent from my iPhone

Lord, Angela

---

From: Anne Givan <agivan@wdswaste.com>  
Sent: Tuesday, July 21, 2020 10:45 AM  
To: Virtual Comment  
Subject: zoning hearing 2400 N Elm Street

**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 Anne Givan of 3033 Lake Forest Drive and I OPPOSE the rezoning request by Black Rhino Capital Group for 2400 N Elm Street.

Please confirm receipt of this.

Anne



## Feed the Bottom Line...Starve the Landfills®

Anne Givan

2307 W. Cone Blvd.; Suite 214; Greensboro, NC 27408

Tel# 336-230-0000 ext. 305

[agivan@wdswaste.com](mailto:agivan@wdswaste.com)

The information and any files contained in this e-mail are intended only for the individual or entity to which it is addressed and may contain confidential, proprietary and/or privileged material. If you are not the intended recipient you should not review, disseminate, distribute or take any action in reliance upon the information. If you received this in error please contact the sender and delete the material from all computers.

Lord, Angela

---

From: Seth Marshall <srmarshall@lindbrook.com>  
Sent: Tuesday, July 21, 2020 10:51 AM  
To: Virtual Comment  
Subject: Rezoning Request 2400 North Elm St (from R-3 to CD-RM-8)

**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.

Council Members,  
Seth Marshall  
501 Kimberly Dr.  
Greensboro, NC 27408

I am not able to participate in the virtual meeting this evening but would like to share my views on the requested rezoning of the property located at 2400 North Elm St from R-3 to CD-RM-8. I live in the Browntown Neighborhood that this property is a part of. I myself am a developer and am pro-redevelopment for the right project at the right location. Consistent with the Zoning Commissions denial of the requested rezoning in June I am **OPPOSED** to the rezoning for a few reasons listed below.

1. CD-RM-8 does not have the same setback requirements as R-3. With this these multiple dwellings could be pushed up against the street which is not consistent with how the neighborhood that runs along Elm Street on the East and West side of the street between Cone Blvd and Cornwallis has been since it was developed.
2. The neighborhood is predominately single story, single family dwellings with some 2 story dwelling peppered in. All of these properties have the dwellings set back off the street to create the neighborhood atmosphere. I have not seen renderings of the proposed development but in order to get the SF and number of bedrooms and parking necessary to warrant the cost to build on this site I would think that these buildings would have to be 2.5 to 3 stories tall. This also is inconsistent with the neighborhood and in my opinion would stick out like a sore thumb.
3. Parking is also a concern. Sherwood Swim and Tennis club is located directly behind the subject property. With such a tight lot and the parking requirements under the CD-RM-8 zoning this could temp residents and visitors to want to utilize the parking on the adjacent property creating a hardship for Sherwood. There is no on-street parking on Rockford since it is a narrow 2-way street. I have not seen a site plan but I would be curious to see where the entrance to the development would be and if this would create a stacking issue on Rockford Rd.
4. All dwellings on Rockford Rd between Elm St and Cleburne St that back up to Cone Blvd have generous back yards with generous landscape buffers to dampen noise as well as mask the view of Cone Blvd from the residents. With a tight lot and the planned number of units I do not see how this redevelopment could be consistent with the existing neighborhood and therefore deter residents from wanting to live there.
5. Solely my opinion but this seems like a Urban redevelopment project in a suburban area. I have seen this work before like with the Brownstones at Lake Jeanette but I do not think this is the right site for this project.

I would like to reiterate that I am in opposition to the rezoning at this time. Thank you for your time.

Sincerely,  
Seth Marshall

*Lord, Angela*

---

**From:** Kathryn Wood <kathrynswood@gmail.com>  
**Sent:** Tuesday, July 21, 2020 10:54 AM  
**To:** Virtual Comment

I would like to participate in the meeting.

Kathryn Wood  
2321 Danbury Rd,  
Greensboro, NC 27408

Opposed

rezoning of 2400 N Elm St

*Lord, Angela*

---

**From:** Suzanne Johnson <suzannecjohnson@bellsouth.net>  
**Sent:** Tuesday, July 21, 2020 11:07 AM  
**To:** Virtual Comment  
**Subject:** Rezoning 2400 N Elm st

Dear council members,

My name is Suzanne Johnson and I live at 202 Parkmont Dr. Greensboro, NC. I am strongly opposed to rezoning the property at 2400 N Elm St. There is already considerable traffic at this intersection and I think adding more congestion would be untenable. There are many children who either walk or bike to Sherwood Swim and tennis facility and to Page High School and this change will endanger their lives from added traffic. Please do not change the zoning of this space.

Sincerely,

Suzanne Johnson

Sent from my iPhone

Lord, Angela

---

**From:** Debbie West <debbiewest2002@hotmail.com>  
**Sent:** Tuesday, July 21, 2020 11:28 AM  
**To:** Virtual Comment  
**Subject:** Zoning hearing 2400 N Elm St

**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, Debbie West, am against the rezoning of 2400 N Elm Street for the following reasons ...

Concern over cars pulling in and out of Sherwood and not looking to see if traffic is coming from Sherwood whether automobile, delivery, or pedestrian during all hours of the day and evening

Traffic study was not done when automobiles, delivery and pedestrians arriving and leaving Sherwood property during non COVID times

Concern over teen agers and tweens walking by the property during construction on their way home including Page and Brown Summit students

Where will construction crews park

Cannot block access to a business when deliveries are made to construction site

And In the letter sent out to folks it is the property owners responsibility to maintain the landscape with or for the renter

---

Debbie West  
336.312.2665  
debbiewest2002@hotmail.com

Sent from my iPhone

---

Lord, Angela

---

**From:** Debbie West <debbiewest2002@hotmail.com>  
**Sent:** Tuesday, July 21, 2020 11:29 AM  
**To:** Virtual Comment  
**Subject:** Fwd: Zoning hearing 2400 N Elm St

**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 see below

Debbie West  
336.312.2665  
debbiewest2002@hotmail.com

Sent from my iPhone

Begin forwarded message:

**From:** "debbiewest2002@hotmail.com" <debbiewest2002@hotmail.com>  
**Date:** July 21, 2020 at 11:27:31 AM EDT  
**To:** "virtualcomment@greensboro-nc.gov" <virtualcomment@greensboro-nc.gov>  
**Subject:** Zoning hearing 2400 N Elm St

I, Debbie West, am against the rezoning if 2400 N Elm Street for the following reasons ...

Concern over cars pulling in and out of Sherwood and not looking to see if traffic is coming from Sherwood whether automobile, delivery, or pedestrian during all hours of the day and evening

Traffic study was not done when automobiles, delivery and pedestrians arriving and leaving Sherwood property during non COVID times

Concern over teen agers and tweens walking by the property during construction on their way home including Page and Brown Summit students

Where will construction crews park

Cannot block access to a business when deliveries are made to construction site

And In the letter sent out to folks it is the property owners responsibility to maintain the landscape with or for the renter

Debbie West  
336.312.2665  
debbiewest2002@hotmail.com

Sent from my iPhone

*Lord, Angela*

---

**From:** Susan Walter <susanwalter@me.com>  
**Sent:** Tuesday, July 21, 2020 11:34 AM  
**To:** Virtual Comment  
**Subject:** Zoning Hearing on July 21, 2020

Hi,

I would like to participant in the meeting.

Susan Walter  
Hearing regarding rezoning Mitchell Avenue held on July 21, 2020 at 5pm

I'm a property owner in the area- 4917 Kenview.

Interest- still deciding if I am for or opposed to the development.

File number 20-0493

Thank you,

Susan Walter  
310-403-7633

*Lord, Angela*

---

**From:** Anna Lackey <lackeyaf@gmail.com>  
**Sent:** Tuesday, July 21, 2020 11:46 AM  
**To:** Virtual Comment  
**Cc:** Chad Lackey  
**Subject:** Virtual Zoning comment 2400 N. Elm Street

This is Chad Lackey voting NOT in favor for the rezoning of 2400 North Elm St.

As a member of Sherwood Racket Club, I feel strongly that the rezoning of the property at 2400 N Elm Street would cause a lot of extra congestion for an area that is already hard to get in and out of. The street leading to the back Sherwood tennis parking lot exits onto Elm Street already so close to the intersection of Cone Blvd and Elm that it is hard to turn in and out. Adding extra cars and parking lots at that corner would make it extremely difficult to get in and out of that parking lot. Please consider this in your decision.

Thank you,  
Chad Lackey

Sent from my iPhone

**Lord, Angela**

---

**From:** Wayne Hopper <reconbonds@gmail.com>  
**Sent:** Tuesday, July 21, 2020 11:53 AM  
**To:** Virtual Comment  
**Subject:** Comment on Zoning Hearing for 2400 N. Elm Street

My name is Wayne Hopper. I live in the area which affects the Zoning Commission appeal made to the City Council today by Black Rhino Capital at 2400 N. Elm St.

I and many other are absolutely AGAINST the rezoning of the property at 2400 N. Elm. Allowing Black Rhino to put up town homes at that location would change the entire fabric of the neighborhood. Townhouses do not fit the area at all. Putting them there is nothing more than a grab for profit by Black Rhino. Building them adds absolutely nothing to the neighborhood. Furthermore, it would create more traffic problems at an already very busy intersection. When will we put a stop to the grab for profit and protect the fabric of our neighborhoods? I know I and many others will be watching to see how this appeal turns out and will be paying very close attention to how each council member votes. We will remember in November. Please do the right thing.

Best,  
W.S. Hopper

*Lord, Angela*

---

**From:** Charles Carr <ccarr33@msn.com>  
**Sent:** Tuesday, July 21, 2020 12:39 PM  
**To:** Virtual Comment  
**Subject:** Zoning Hearing: 2400 N. Elm Street

Ladies/Gentlemen:I just became aware of the zoning hearing today concerning the property at 2400 North Elm St.

Although the deadline for registering to participate in this hearing has passed, I would like to state my opposition to the rezoning of this property.

My home is close to this area and I pass by this very busy intersection (Elm St and Cone Blvd) on a daily basis. I believe that construction of multiunit dwellings on this small tract of land would create dangerous traffic conditions and serious parking issues. Such construction would also change the nature of this neighborhood of single-family homes.

Thank you,  
Charles Carr

Sent from my iPhone

**Lord, Angela**

---

**From:** Christine Merriman <cmerriman9297@bellsouth.net>  
**Sent:** Tuesday, July 21, 2020 4:35 PM  
**To:** Virtual Comment  
**Subject:** zoning, Mitchell Avenue

I live on Kenview Street and am essentially FOR the proposed zoning change and construction of townhomes by Delta Construction. I do, however, have two related comments. The first is to remind City Council of previous support for creation of opportunity zones within the city, including support for mixed-use and mixed-socio-economic populations within an area. The second concern is more specific. My backyard looks out directly on the site under consideration. There are several small, very modest homes there presently. In winter I see smoke rising from a blue house, sometimes hear chatter from another, and always hear dogs barking for their supper from another. I heard a comment at the zoning board hearing last month to the effect that "This project will bring Mitchell Avenue back." This has always been a block of small houses, some of which date back to farming days on a dirt road, so my interpretation is that comment did not arise from nostalgia but, perhaps "back" to a standard we can all aspire to, "something a bit more "desireable." I am very concerned that the city is about to slide into a too-common urban pattern of tearing down smaller, modest homes and replacing them with structures no one of the displaced people could ever aspire to afford. With neighboring Muir's Landing approaching opening as affordable housing, it would be reasonable to hope that several units in the Delta project might have sale prices in the \$90,00 to \$100,00 range. This would be such a natural addition to the "opportunity" concept, allowing, perhaps, a possibility for home ownership to people about to move from Muir's Landing to buying a home.. Perhaps we can all aspire to a community that goes "back" to an old concept: the American Dream.

Christine Chambers-Merriman, 4927 Kenview St., Greensboro 27410

## Rosa, Tebony

---

**From:** webmaster@greensboro-nc.gov  
**Sent:** Wednesday, July 22, 2020 4:48 PM  
**To:** Virtual Comment  
**Subject:** City Council Virtual Meeting

Recipients: virtualcomment@greensboro-nc.gov  
Sender subject: July 21 meeting agenda item# 17  
Sender name: Bulent Bediz  
Sender email: bulent@bediz.com

The action taken by the Council to reject the sale of the subject lot at 917 Gregory Street to the high bidder begs explanation. Due to the virus the only public comment allowed was by a procedure that was not truly public. There was no in depth discussion or debate and prejudiced opinions were allowed unchallenged. Also I find that comments are allowed after the vote is taken is rather absurd. I would like to receive a legal reasoning from the City Attorney's office as to how this procedure is lawfully justified.

## Rosa, Tebony

---

**From:** T.J. Driscoll <tjdrisco@gmail.com>  
**Sent:** Wednesday, July 22, 2020 5:31 PM  
**To:** Kirkman, Mike; Virtual Comment  
**Cc:** Outling, Justin; Sherwood Swim and Racquet Club  
**Subject:** Fwd: Proposed Rezoning of 2400 North Elm Street

Mr. Kirkman,

Thank you for your follow-up to the voicemail I left yesterday and your time on the phone today. Pursuant to your request, I am forwarding you a copy of the email that I sent to [virtualcomment@greensboro-nc.gov](mailto:virtualcomment@greensboro-nc.gov) requesting an opportunity to address the City Counsel regarding Sherwood Swim and Racquet Club's opposition to the proposed rezoning of 2400 North Elm Street.

Having viewed the public comments, even without being able to address City Council directly, I believe that there were several inadvertent misrepresentations made by the rezoning applicant's attorney during the public comments, which Sherwood Swim and Racquet Club, as an adjoining property owner, would have liked to address. Furthermore, we believe that extenuating circumstances regarding the use of Rockford Road to the East of North Elm Street (as a pickup and drop off location for a large number of Page High School students, member traffic, and club related deliveries), in conjunction with the proximity of the Rockford Road and North Elm Street intersection to the intersection of North Elm Street and Cone Boulevard, may have warranted a traffic study to ensure that pedestrian and vehicle traffic are not put in jeopardy. The traffic situation caused by the confluence of these circumstances has resulted in Sherwood Swim and Racquet Club hiring private individuals to direct traffic where Rockford Road joins our property and puts a heavy burden on an already overburdened road (North Elm Street). These concerns echo those expressed by Mr. Outling after the close of the public comments and may have served to better guide his questions and inform the entire Council's decision making process.

These concerns aside, I was sincerely disheartened by the apparent inability of all interested citizens to participate in the city's law making process. Citizen involvement in all levels of governance is fundamental to well-run government, particularly on the local level. Although I am aware that the city and the citizens of Greensboro are all struggling to adapt to the restrictions that COVID-19 has placed on society, I am hopeful that steps will be taken to ensure the process for public comment is corrected moving forward.

Sincerely,

Timothy J. Driscoll  
Sherwood Swim and Racquet  
Executive Committee

----- Forwarded message -----

From: **T.J. Driscoll** <[tjdrisco@gmail.com](mailto:tjdrisco@gmail.com)>  
Date: Tue, Jul 21, 2020, 10:25 AM  
Subject: Proposed Rezoning of 2400 North Elm Street  
To: <[virtualcomment@greensboro-nc.gov](mailto:virtualcomment@greensboro-nc.gov)>

To whom it may concern:

My name is Timothy J. Driscoll and I represent the membership of Sherwood Swim and Racquet Club. This email expresses my desire to participate in the meeting regarding zoning cases on the July 21, 2020, agenda for 2400 Elm Street. Sherwood Swim and Racquet Club is opposed to the rezoning of 2400 North Elm Street.

Should you have any questions or concerns regarding this matter, I may be reached at (336) 272-5049.

Sincerely,  
Timothy J. Driscoll

## Rosa, Tebony

---

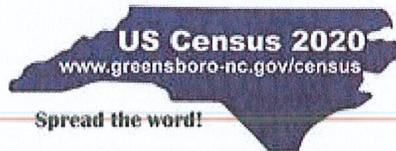
**From:** Lord, Angela  
**Sent:** Wednesday, July 22, 2020 5:24 PM  
**To:** Jones, Terri; Kirkman, Mike; Schwartz, Sue; Watts, Chuck; Sowell, Kimberly; Parrish, David  
**Cc:** Rosa, Tebony  
**Subject:** RE: 2400 North Elm St

Tebony – please add this any other comments received via [virtualcomment@greensboro-nc.gov](mailto:virtualcomment@greensboro-nc.gov) when you compile that information for Council tomorrow.

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](mailto:angela.lord@greensboro-nc.gov)

**Every BODY Counts!!!**



---

**From:** Jones, Terri <Terri.Jones@greensboro-nc.gov>  
**Sent:** Wednesday, July 22, 2020 5:04 PM  
**To:** Kirkman, Mike <Michael.Kirkman@greensboro-nc.gov>; Schwartz, Sue <Sue.Schwartz@greensboro-nc.gov>; Watts, Chuck <Chuck.Watts@greensboro-nc.gov>; Sowell, Kimberly <Kimberly.Sowell@greensboro-nc.gov>; Parrish, David <David.Parrish@greensboro-nc.gov>; Lord, Angela <Angela.Lord@greensboro-nc.gov>  
**Subject:** FW: 2400 North Elm St

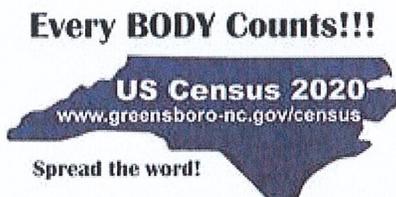
This is a written comment received within 24 hours of the public hearing. Please provide it to Council. Session Law 2020-3 is unclear as to the impact on the City Council decision last night.

There is no formal appeal, but a civil case could be brought against the City. The statute of limitations is two months. In January, this will be changed to 60 days.

§ 1-54.1. (Effective until January 1, 2021) Two months. Within two months an action contesting the validity of any ordinance adopting or amending a zoning map or approving a special use, conditional use, or conditional zoning district rezoning request under Part 3 of Article 18 of Chapter 153A of the General Statutes or Part 3 of Article 19 of Chapter

160A of the General Statutes or other applicable law. Such an action accrues upon adoption of such ordinance or amendment.

**Terri A. Jones**, Deputy City Attorney  
City of Greensboro  
Office: 336-373-2320  
Direct: 336-433-7342  
Cell: 336-604-1410  
PO Box 3136, Greensboro, NC 27402-3136  
[www.greensboro-nc.gov](http://www.greensboro-nc.gov)



---

**From:** Kirkman, Mike <[Michael.Kirkman@greensboro-nc.gov](mailto:Michael.Kirkman@greensboro-nc.gov)>  
**Sent:** Wednesday, July 22, 2020 4:45 PM  
**To:** Seth Marshall <[smarshall@lindbrook.com](mailto:smarshall@lindbrook.com)>  
**Cc:** Jones, Terri <[Terri.Jones@greensboro-nc.gov](mailto:Terri.Jones@greensboro-nc.gov)>  
**Subject:** RE: 2400 North Elm St

Good afternoon Mr. Marshall. I am copying Deputy Attorney Jones to provide a fuller response to your inquiries but there is no formal appeal process for the City Council's decision on this matter (this case was appealed to City Council by the applicant after the Zoning Commission's denial). All of the emails sent to the City Clerk via the Virtual Comment email were forwarded to City Council for their review and consideration as would general occur with previous in person meetings. I am not aware of any requirements for those documents to read into the record with the virtual hearing since rezonings are conducted using legislative proceedings. All comments were recorded by the City Clerk and are available for public inspection.

Thanks,  
Mike Kirkman  
City of Greensboro

---

**From:** Seth Marshall <[smarshall@lindbrook.com](mailto:smarshall@lindbrook.com)>  
**Sent:** Wednesday, July 22, 2020 2:16 PM  
**To:** Kirkman, Mike <[Michael.Kirkman@greensboro-nc.gov](mailto:Michael.Kirkman@greensboro-nc.gov)>  
**Subject:** 2400 North Elm St

**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 hope you are well and safe during this pandemic. I wanted to reach out to you to see if you would have time to talk or give me some information on how to appeal a ruling that was handed out by the City Council last night. I personally was not able to be on the virtual meeting last night. One of my colleagues was able to listen in and let me know that none of the emails that were sent were read during the oppositions time to speak. I am not sure exactly how these virtual meetings are supposed to work but I was under the impression that if you were not able to be on the call that the emails would either be read aloud or at least presented up on the screen. The approval of the rezoning of the property located at 2400 North Elm St from a R-3 to a CD-RM-8 is not in line with the neighborhood and is going to be an issue for years to come at that location. Again, I am not sure what was presented at the meeting or if the Council had any questions about how the proposed development fits in with the neighborhood but I would like to be able to speak with someone about this and know how to appeal the decision made by the Council. Thank you for your time and I look forward to hearing back from you.

Sincerely,  
Seth Marshall  
LindBrook Development Services  
(336) 282-1590