

The West End

By and for the
West End Neighborhood

November 1993

PARTY . . . FRIDAY, DECEMBER 3RD, 6 TO 8, 122 PIEDMONT AVENUE. BE THERE!

As you can see from the ditty on the back page, your editor is not ashamed to sink to new lows of blatant buffoonery to get you fired up to attend this year's annual West End Association Christmas party. The holiday soiree will be held at the home of David Wallace and Judy Hunt, at 122 Piedmont Avenue. It's on Friday, December 3rd, starting at six o'clock and scheduled to end around eight. (However, if you ask your humble host to play all his favorite rock and rock tapes for you, you'd probably be allowed/forced to stay until mid-afternoon, February 19th.) As is the tradition, revelers are asked to bring a brilliantly conceived and painstakingly prepared covered dish (or a tasty last-minute knock-off from one of our food-service advertisers), whilst a modest but edifying array of beverages will be provided by your Association. Please come.

DASHING TO GRACE COURT / IN TIME TO TRIM THE TREE

BRING AN ORNAMENT / COME AT FIVE-THIRTY

YOU'LL FEEL RIGHT AT HOME / IT WON'T BE TOO ARTY

WHEN WE'RE THROUGH WE'LL HEAD / TO THE CHRISTMAS PARTY!

Translation: Go to Grace Court gazebo, 5:30 p.m., 12/3/93. Help decorate Christmas tree. Then go to annual neighborhood holiday party.

SO WHAT ELSE WAS ON THE AGENDA FOR THE NOVEMBER BOARD MEETING?

1994 Elections. The Association's Nominating Committee consists of board members who are about to finish the first year of their two-year terms. They are: John Bills & Sami Ousley, 761-0214; Barbara & Bud Goldsmith, 723-0480; Judy Hunt & David Wallace, 722-2784; Ted & Sandy Irvin, 721-0576; Bobby & Christie Patterson, 727-1604. Elections are usually held at the February annual meeting, and the slate is announced in the January newsletter. If you have any interest in serving as an officer or director of the West End Association, or if you can suggest others who you think could play a vital leadership role in our community, please call one of those committee members.

MOSTLY, WE TALKED ABOUT THE UDO

No, dear reader, although several of them have been seen lingering at the Kroger's check-out counter gazing at the tabloids, your neighbors did not engage in a prolonged discussion of unidentified flying objects. The UDO is the Unified Development Ordinance, Forsyth County's proposed new comprehensive zoning code. The document is more than 800 pages long, loaded with hundreds of concepts and thousands of details, all woven into a complex regulation befitting a clogged county such as Forsyth. UDO is the almost-completed product of a lengthy, painstaking process of professional planners interacting with a variety of citizen advisors.

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UDO -- continued

How does the UDO affect the West End? What is left to be done before it is carved in stone? Freshly re-elected Alderman Nancy Pleasants told West Enders that the text has been approved by the Planning Board, whose staff is in the early stages of the "mapping process." And the Aldermen are in the "work session" stage of their review, evaluating both the proposed text and the public comments made about it. Ms. Pleasants acknowledged that both she and the staff perceive the West End to be unique in its posture relative to the over-all UDO scheme. As this review-and-approval process approaches its conclusion, there's still time for changes to the text and suitable mapping decisions to be ironed out.

Bill Wise, our resident zoning guru, and Tom Harris, a developer of rental properties, have both been deeply involved in the citizens advisory activities. While they approach the UDO from slightly different perspectives, they agreed that our neighborhood had already achieved its essential character before the first zoning ordinance was enacted in the late 1940's. At that time, this community was predominantly a collection of single-family, owner-occupied residences. Times have changed, of course, and the West End has become a mixed-use, "multi-family" neighborhood. This diversity is generally recognized as one of the attractions of our community. Nevertheless, what is now a recognized Historic District continues to exude its traditional residential ambiance, one that the UDO might not adequately take into account. It is this ambiance -- which encourages initiative, responsibility, a sense of security and love of homeplace -- that neighborhood activists are striving to preserve for all West End residents.

The main problem with the UDO is that it threatens to allow high-density development to take over the West End. The higher the density, the more "institutional" the feel of a neighborhood. This is a threat the Historic District Overlay "design review guidelines" do not adequately protect against. A specific problem in the UDO is its definition of "Group Care Facilities," which, combined with the proposed "tables of permitted uses," could allow unlicensed institutional programs housing up to 40 people in residential neighborhoods like ours.

There'll be more UDO developments in the months ahead, so come to the meetings and read this rag.

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

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* * * * *

Notice: the December Meeting of the West End Association will take place at the Hunt-Wallace house at 122 Piedmont Avenue on Friday, December 3rd, at 6:00 p.m., only it will be a party, instead. The January meeting will not be as festive, and it will begin at 7:30 p.m. on the first Tuesday of the year, at a locale to be announced.

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Rah rah rah rah rah, and here's to you.
BRING A COVERED DISH OF YUMMIES,
Lah de dah, Annie Hall, lah de dah.
LEAVE WITH BURSTING HEADS AND TUMMIES,
So's yo' ma ma, yo' mall ma ma.

Editor: Bill Gibson -- 724-0776
Business Manager: Bill Wise -- 761-0906
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