



By and for the
West End Neighborhood

July, 1994

YWCA OFFERS OASIS FOR JULY MEETING

Maybe "oasis" is exaggerating a degree or two, but it was nice and cool at the Y despite the usual summery temperature outside. President Wanda Merschel opened the meeting and thanked John Bills and Sami Ousley for their efforts in making the Fourth of July celebration such a success.

HOME REAL ESTATE REQUESTS SUPPORT IN REZONING REQUEST

Sam Ogburn, Sr., owner and president of Home Real Estate, came to the meeting to request the support of West End residents on a request to rezone three properties owned by Home Real Estate. The properties are located on West First Street, between the Twin City Diner and the condominiums on the corner of West First and Sunset. Currently, two are being used for offices and one is rented as a residential duplex. Mr. Ogburn would like to rezone first two properties for business, which would allow a much broader usage of the properties, and which could include retail businesses. The duplex, which is currently zoned for residential use, could be rezoned either for an office or for business. Mr. Ogburn noted that he has a higher rate of tenant turnover in the buildings than he would like and emphasized the relationship between tenant turnover and tenant quality. He stated that he would like to help upgrade the community.

Mr. Ogburn mentioned some of the kinds of businesses he had thought may be interested---for example, a medical or dental office, an antique shop, a craftsman's or artist's home and gallery, or a beauty shop. There are several parking places behind the current offices, so parking would probably not be a problem. He stated that he had no plans to demolish the buildings. Mr. Ogburn would like to request the rezoning quickly and would prefer not to wait for the Unified Development Ordinance (UDO) to be approved.

The board noted that business zoning includes such operations as adult establishments, but also businesses which could be enhancements to the neighborhood. After asking Mr. Ogburn some questions about his future plans, the board voted to form a committee to study the request; Bill Wise, Scott Carpenter, and John Hauser agreed to serve.

NEW BOARD MEMBER APPOINTED TO YMCA BOARD

Barbara Garrison has been one of our neighborhood's representatives to the YMCA Board; she has requested that she be replaced. Sami Ousley was voted in as Barbara's replacement. Thanks to Barbara for her efforts, and good luck to Sami.

The Corner **Antiques**

749 Summit Street
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IMPORTANT UPDATE ON UNIFIED DEVELOPMENT ORDINANCE (UDO)

As you may recall, the City/County Planning Department is currently working on a new zoning plan for the entire city, county, and of course, our own neighborhood. You should have received a flyer from the Planning Department in June which shows a map of the area and which lists locations where public meetings will be held to discuss the proposed changes. Representatives from the Planning Department will be available at the public meetings to answer questions and discuss the proposal.

In most cases, the Planning Department tried to convert from one use to the most similar use; however, West End has always had a mix of uses--single family, multi-family, business, office, etc., making a like use to like use conversion extremely difficult for our neighborhood. Members of the West End Board and the Planning Department worked very hard to create a new code which emphasizes the essentially single family character of our neighborhood while allowing greater density use as well (up to a quadriplex being allowed). The historic district overlay also offers us additional protection from inappropriate, unsuitable uses as well as providing guidelines on appearance and aesthetic factors. The people from our neighborhood who have worked most closely on this issue believe that it is in our best interest to support the UDO as proposed.

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Please attend one of the public meetings if possible (some are scheduled for the Main Library; watch the newspaper for announcements). Call the Planning Department with questions or concerns. Let your alderman (Nancy Pleasants) know your opinions about this important issue.



FUTURE FUN FESTIVITIES


The Downtown Church Center is again sponsoring a **homemade ice cream social** at Grace Court on Sunday, August 14, from 6-8:00 p.m...three bands will perform...ice creams will be judged and the winner receives a neat prize...call Mary Jo Winkle at the Downtown Church Center for additional information or to enter....

The Parks and Recreational Department is sponsoring a **band at Grace Court** on Monday, August 8...Blades of Grass, a bluegrass band (who would have guessed?), will perform that evening....

Don't forget the upcoming **Festival at Grace Court** coming on September 10...Lots of fun, food, crafts, music, art, sunshine, and of course, people...Call Missie Vaughan to volunteer to help...More info next month...

 **STOVES** 

 **PATIOS** 


& SUCH 

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ADVERTISERS OF THE MONTH

It's hot, most of our advertisers who usually have ads in July are on vacation (as we would like to be), we are looking at some new ways to keep up with the advertisements, and so we thought it might be an appropriate time to thank all of our advertisers, so here goes...

You want Antiques?

You want an Apartment to rent?

You want a work of Art?

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You want home Improvements?

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You want a Pizza?

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You want a curried chicken salad Sandwich?

You want fresh Seafood?

You want someone to shop for you?

You want a new Stove?

You want a Tune-up?

You want a Work-out at the YW?

You want a Vacation?

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You want new Wallpaper?

All of these things, and FAR MORE, are available at the advertisers in this newsletter!

NOTE TO OUR ADVERTISERS: Thanks for your support. We appreciate it. Watch for some information soon on some changes in how we will be doing advertisements.

1036
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by
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MARK YOUR CALENDARS NOW...AUGUST MEETING PLANNED FOR AUGUST 2, 1994,
7:30 P.M., AT THE YMCA.....DON'T FORGET THE FESTIVAL AT GRACE COURT,
SEPTEMBER 10...SEE DETAILS INSIDE.....COME TO GRACE COURT IN
AUGUST FOR ICE CREAM (AUGUST 14) AND MUSIC IN THE PARK (AUGUST 8)

Editor: Cathy Long--723-3935
Business Manager: Bill Gibson--724-0776
Circulation: Barbara Goldsmith--723-0480

MEMBERSHIP APPLICATION

Name: _____

Address: _____

- New Member (Less than 1 year residence, free membership) Phone: _____
- Renewal
- \$15 Regular Membership
- \$5 Senior Citizen or Full-Time Student
- \$75 Corporate or Business Membership

Please enclose check in the appropriate amount and mail to:
The West End Association, P.O. Box 10055 Salem Station, Winston-Salem, N.C. 27108

DAVID A. WALLACE

**COUNSELOR AND LAWYER
846 WEST FOURTH STREET
WINSTON-SALEM, NC 27101
FAX (910) 750-0152
(910) 727-1292**

WEST END NEIGHBORHOOD ASSOCIATION TREASURY REPORT July 20, 1994

<u>Wachovia Account</u>	<u>Account #</u>	<u>Balance</u>
1. Checking Account	8735 934277	\$1291.57
2. Savings Account	8738 709244	\$79.67
3. National Historic Trust Fund	8739 632904	\$8332.04
4. Barbara Smitherman Fund	8736 080584	\$2879.29