



Opposition of variance to waive previous BZA condition allowing the Winston Dr. access to remain open.

WE RESIDE HERE. WE WANT IT CLOSED.



September 1, 2011. More than 70 residents of the Layne Crest neighborhood opposed Charlotte, N.C.-based Campus Crest Communities' plans to build a 216-unit, 584-bed apartment complex bordering McGalliard Road between Scheumann Stadium and Oakwood Avenue. Opponents filled the commission's meeting room and spilled into the hallway. Three commission members voted for, but six voted against. Credit: The Star Press article dated September 2, 2011.

The Anthony-Northside Neighborhood Association requests that the Board of Zoning Appeals please deny this variance request and requests that Campus Crest immediately after this meeting close the Winston access gate like it was supposed to be. The Campus Crest tenants are only here temporarily. We reside here. We want it closed.

In our neighborhood, we are very active. We walk and bike at all times, using the sidewalks and streets. School buses pick up and drop off our children. That is why, in the very beginning, there was concern with adding additional traffic into the neighborhood and that is why we don't want to see the approved plan changed.

The Winston/McGalliard intersection can already be difficult during peak traffic times and opening the Winston gate would just compound the problem and the intersection will become more unsafe and more difficult to maneuver.

There appears to be times when McGalliard traffic is backed-up at the Oakwood signal.

From observation, it appears traffic might be using the Winston exit because Oakwood might get congested. They have been disregarding the traffic signs and adding wear and tear to our streets.

Obviously, we want this to remain a locked gate for emergency use only as it was promised since the beginning. If for some reason that was allowed to change, we would hope that, before it becomes effective, the board would require a traffic study, thru the City Engineer's office, paid for by the developer, of what improvements at Winston and the Driveway, at Winston and McGalliard, at Oakwood and McGalliard and Oakwood and the Entrance, would be necessary so that opening that emergency entrance leading to Winston Drive won't have a negative impact on existing conditions and the neighborhood. And that all necessary improvements be done before that gate is opened, and be paid for by the developer.