

# COLUMNS

**THE LINDLEY PARK NEIGHBORHOOD ASSOCIATION NEWSLETTER**  
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# From the Chair

**BILL ECKARD**



The Rolane property was finally rezoned from LI (Light Industrial) to CDPDI (Commercial Development Planned Development Infill)., Kotis Properties requested the rezoning in order to develop an upscale apartment complex as well as a 30,000 to 40,000 square foot business complex. When Marty Kotis approached the Lindley Park Neighborhood Association zoning committee he stated that because of the tax credits afforded to the historical renovation of the old Mock Judson Mill it would be financially feasible to begin this project. He also stated that there would be 134 multifamily units as well as the commercial development. When the City Planning staff reviewed the rezoning request they determined that under the CDPDI zoning change the maximum number of multifamily units could be 234. The planning staff based the rest of their report on that number.

The report stated that that there could be 956 residents (students) and 3753 additional daily trips onto Spring Garden.

Sherwin Williams reacted to the staff report because of their concern about traffic interfering with the truck traffic that services their plant and the close proximity of 956 new neighbors. Even with the new scrubbers that Sherwin Williams installed they still emit methyl ethyl and other particles in the air. Sherwin Williams filed a protest petition against the Zoning Commissions decision to allow the CDPDI request by Kotis. Kotis properties added two additional conditions to their request as a compromise to Sherwin Williams. They were to add landscaping buffers to Howard Street and to not have any ingress or egress onto Howard Street. Sherwin Williams accepted the conditions and withdrew the petition.

The LPNA zoning committee backed the change in zoning because it fit our Neighborhood plan (page 57 of our plan) and it fit the Spring Garden Pedestrian Overlay Plan.

....continued on page 4

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Susan Taafe

## NEWSLETTER ADVERTISING

The Columns is published by the Lindley Park Neighborhood Association. More than 1200 households receive hand-delivered copies. Issues are also posted on our website. Copies can be picked up at several neighborhood businesses. Publishing/Distribution is January/February, March/April, May/June, July/August, September/October and November/December.

Deadline for ads is the 10th day of the month prior to publication. Ad cost is \$35 per issue. Ad size is 1/6 of a page or 2 1/2 inches by 5 inches. The editor of the Columns reserves the right to edit as needed.

For more information, or to place an ad, contact Patti Eckard at Patti.Eckard@gmail.com or 632-1448.

# Over the Fence

TONY REASK, LINDLEY PARK NEIGHBOR

On May 29th 2010 at 3:19 pm I received a high priority text from a fellow Lindley Parker. It read simply "Dude severe corner shake up!"

Most of my local friends live in Lindley Park and Sunset Hills. When we mention "The Corner" we are referring to the bustling intersection of Walker Avenue and Elam Avenue. On our small corner you'll find Suds and Duds, Walker's, Wahoo's, Sticks & Stones, The Filling Station, Hogan's Groovy Gourmet, Chronicles, Fishbones, The Blind Tiger and Bestway Groceries.

He was referring to The Blind Tiger. If you receive this newsletter you have likely been to, heard of or frequented The Blind Tiger. BT, which opened in June of 1988, is more than just a neighborhood bar. It offers live music almost nightly. BT's website list highlighted shows including: "Ben Folds Five (their first show), Hootie and The Blowfish, Edwin McCain, Members of The Neville Brothers, Papa Grows Funk, Bernie Worell (Parliament Funkadelic), Johnny Neal (Allman Brothers), Lee Boys, Hobex, various Jeff Sipe projects." Local talents like The Walrus and Evan Olson have been staples to their stage. A cornucopia of bands has stood on their stage for the past 22 years. Even on a Monday evening one can sign up for free open mic night and step onto the stage to show friends and patrons what you have to offer musically. Bands in their infancy can get a taste of what it's like to play for an audience. What I would soon find out is that Blind Tiger has only thirty days to leave its current location of 2115 Walker Avenue. It's time to panic in the streets.

It took some time to wrap my head around it. I have lived in Lindley Park since the early nineties. Having the access to live music in Greensboro is rare. Having it in walking distance has been a treasure. At first I was not happy with the news. Then I considered what is really about to happen. Another Lindley asset, Neil Reitzel, is the one taking over the building. Neil is the owner of Fishbones and Sticks & Stones. I first met Neil when he was still part owner of BT and I was a student at UNCG. Neil remembered my name when there was absolutely no reason to. This doesn't make me special. If you have spent a bit of time at either of his places you know what I'm talking about. He is genuinely kind and I have full faith the he has the best interest of the neighborhood in mind. Neil grew up here and is a major contributor to what makes it great place to live. He has brought our neighborhood two fantastic restaurants. Add in The Filling Station and we have truly delicious choices for lunch or dinner across the street from one another.

"The Corner" is changing. The upgrades made to Bestway have been wonderful. The meat is the right shade of red. The produce is local. The beer selection will give you goose bumps. Whatever Neil has in mind will too be great. It may take two years to get it finished, as Neil's endeavors tend to draw out a bit, but it will certainly add value to our community. He will continue to have my support. I look forward to seeing what's next for 2115 Walker Avenue and to the speculative rumor mill preceding it.

## FYI

**"FRIEND"**  
**LINDLEY PARK**  
**If you're a Facebook fan, join the 635 others who have "friended" the neighborhood through the page, "Lindley Park—Greensboro, NC."**  
**It's a quick and easy way to post a note, ask a question, and share photos.**

**SPRUCE UP LINDLEY ELEMENTARY**  
**Hope Chapel is sponsoring a beautification work day at Lindley Elementary School on Saturday, July 24, from 9 a.m. to 12p.m., followed by a cookout with music and games. All are invited!**  
**Contact Michael Van Patter, 207-1977 or michaelvanpatter@gmail.**

# Same Concerns, Different Neighborhood

Please read the attached letter that was sent to City Council today from Laura Jackson, Ardmore Park Neighborhood Congress Delegate.

Mayor, Council and City Manager,

At last night's Greensboro Neighborhood Congress meeting, members were given a disturbing issues update. Three issues addressed numerous times and monitored closely because of their importance to neighborhoods were discussed.

## Renters who are in low rent properties are reluctant to complain for fear of being homeless or having to move to higher rent units.

Personally it is upsetting to keep returning to issues never fully settled that prevent GNC and the City from moving forward to solve other matters like neighborhoods harmed by "clubs". RUCO is vital to neighborhoods where the majority of homes are rental property. Because of RUCO the number of at risk properties and the number of complaints about unsafe rental units have gone down. The overall quality of rental stock is noticeably better. RUCO inspections of all rentals are far from complete. The benefits achieved will diminish if the City relaxes enforcement or reverts back to a complaint only system. Renters who are in low rent properties are reluctant to complain for fear of being homeless or having to move to higher rent units. New landlords do not know that RUCO exists or the process for having their units certified.

By the way, is Greensboro enforcing the fines and penalties for violations and/or noncompliance?

Please do not gut this effective program or modify the hard fought, negotiated system for monitoring continued compliance established a short time ago. Keep RUCO moving forward responsibly! Act to approve the LDO more quickly. Knowledgeable real estate professionals and several GNC members worked years on the LDO. The Congress has been informed throughout the process and has given helpful input. The public, real estate community and the Congress reviewed it and expressed concerns which have been noted and addressed. With the proposed one year easing in period, there should be no reason to delay action.

...continued on page 3

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### SAME CONCERNS, CONTINUED FROM PAGE 3

Consider also that the LDO needs to be in place as the Central Gateway Corridor Partnership should be basing any recommendations for that important area on the most current zoning document. What is your plan?

The Neighborhood Small Projects Program matters to neighborhoods. The City never allocated a reasonable sum to this program intended to allow neighborhoods a small voice in how a very tiny bit of tax money is spent on publicly owned property. Promises to increase the meager funding were made, then broken and now the program is to be eliminated?!

It took the Congress telling neighborhoods that the program existed and how to apply to show the real need. The first year afterward some neighborhoods benefited. The next year more than a dozen neighborhoods submitted applications and only one was funded because that need took the entire allocation. The following year no neighborhoods applied. Why? No doubt the answer is extreme disappointment and discouragement. On the second application the footbridge in Ardmore Park was approved. Three years later the manufactured bridge has been designed, contracted out and still the neighborhood has no target date for installation. Please consider carefully the impact of actions that directly affect neighborhoods like mine and show you care about the quality of life everywhere.

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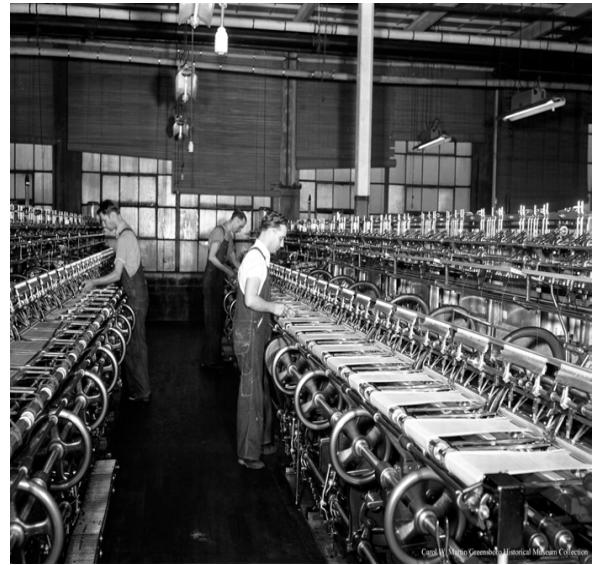
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## Pictures from Mock Judson (now known as Rolane Mills)



### FROM THE CHAIR, CONTINUED FROM PAGE 2.

Without a site plan we are not really sure of what we have gotten ourselves into. We have to take Kotis Properties at their word that they will develop 134 upscale apartments. We'll see. The pictures are of Mock Judson back in the day when it was a fully productive textile manufacturing mill. Research suggests that most of the workers lived in Pomona and the supervisors lived in Lindley Park.

Jocelyn Pope resides in the last house on the right as you approach Spring Garden. Jocelyn stated that she was approached by Emerson Commercial Properties regarding the possible purchase of her property along with the two properties to her right and the property facing Spring Garden next to the little strip center facing Spring Garden. She asked the broker the intent of the purchase and he admitted to her they would like to develop student housing. Jocelyn informed him that her property was not for sale. She has spent time working on her home and it shows. She enjoys her street and loves Lindley Park. Jocelyn's property is unique in the fact that it is zoned CDGB (Commercial Development General Business) and she has an interest in rezoning to residential. We will help her any way we can. The property to her right is a duplex however the zoning is RS 7 (Residential).

As you all know Keys Barber Shop has been sold and will be turned into a burger and hotdog place. Two sources have said that it will be called the Flat Iron Grill and will be affiliated with Fincastles downtown. Bring on the fried pickles.

We now have almost seven hundred friends on facebook and our new website is being used quite often. For those Walker Ave. folks that have posted the desire to slow the busses down here is the email and personal cell phone number of the man you want to talk to. Bruce Adams at GTA [Bruce.Adams@greensboro-nc.gov](mailto:Bruce.Adams@greensboro-nc.gov), cell number is 412.6237. Bruce says that the speed is electronically monitored and they have a GPS system to track the route and location of each bus. If there is an interest we can invite GTA to our General Meeting, again.

Our next General Meeting will be on September 28th and our guest will be Sheriff BJ Barnes. We are going to have a conversation about a Metro Police Department. Sheriff Barnes has looked at Charlotte and has researched the possibilities of a Metro Department for Guilford County. This is just a conversation and should be very interesting. Plan to attend. ■



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## 5th Annual Yard Sale a Success

5th Annual Yard Sale a Success  
Twenty one families joined in the 5th annual yard sale, sponsored by Patti Eckard, of Beechwood St. Once again Lindley Park took on the atmosphere of a street fair as neighbors went from block to block searching for that special item. Even though the weather was questionable the rain held out until 11:45am. It never rains on Lindley Park activities. The yard sale raised over \$240 for the Association. LPNA would like to thank all of the participants listed below (hope we have everyone that participated!) and look forward to the 6th annual yard sale. ■

### Thanks to all the contributors:

Jim & Ann Burton  
Mel Edwards  
Todd Lineberry  
Tony & Leann Edwards  
Patricia Lynch  
Beth Holder  
Brooke Elliott  
Cathy Branscom  
Jen Macy  
Joy Seibold  
Meredith Waither  
Barb Schwartz  
David Milligan  
Colleen Keeney  
Chris Hutts  
Nancy Pederson  
Kathy Newsome  
Bill & Patti Eckard  
Chris Whiteman  
Phil & Dana Gorham  
Parker Lynch  
Jean Oidtman  
Tom & Ellen Gilbert  
Mike Eckard  
Dana And Philip Gorham  
Heather

## Remember When?

by Jack Scism

**100 years ago -  
From the Daily News - June 1910**

The Greensboro Board of Alderman voted in favor of making Lindley Park exempt from the city's ordinance prohibiting sales and other activities on Sunday.



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## Lindley Elementary Garden is Growing!

By Wendy Gray

What we originally thought might be just a garden project, has now become a beautiful showcase for the school! Our first season has been remarkably successful. The garden is beautiful, blooming, and rapidly expanding. Children and teachers have been busy digging, weeding, and planting. Most importantly, the children have been sampling fresh picked vegetables right from the garden to the mouth - lettuce, radishes, sugar snap peas, broccoli, and spinach, and there are lots more summer vegetables on the way. Some classes have dug potatoes and made mashed potatoes and French fries. You can't get fresher than that!

The school and Lindley community all seem to be taking part in different ways. Many people have come together, from the novice gardeners all the way to long-time green thumbs. During

this year's Field Day at Lindley, more than 380 children participated in the garden station, where they picked lettuces, radishes, spinach, argula and sampled fresh salad. Most loved it and many had never had fresh salad before! A little ranch dressing can go a long way with enticing kids to eat their veggies, especially when they've come from their own garden!

Our pre-K class led by Mrs. Newlin has planted hot peppers galore with her many Hispanic families. There's talk of summer picnics and potluck dinners to come from the garden bounty, the first of which we had in early June. The children played and ate, and we all shared garden tips.

During the summer, the garden will be cared for by volunteers, who will weed and water in

exchange for some fresh vegetables. Ideas for future additions range from an orchard and grape vines to a weather station and sundial. The garden could not have picked a more receptive school or community. Lindley school and neighborhood have jumped on the garden cart so to speak. I think we've all gone a little garden crazy, and why not, it's educational, healthy and all the things we strive to achieve in our busy lives.

A big green thank you to all the sponsors and contributors to the garden so far: Home Depot, Syngenta, Dale Mitchell with Mitchell Landscapes, Scott Tree, and many, many others. It has been an astounding start to a beautiful addition at Lindley school and our Lindley Park neighborhood! ■

# Congratulations

Congratulations to Lindley Parks newest firefighter. Shawn McGovern of Beechwood St. Shawn is one of 20 graduates of the city's 60th recruit class. Shown in the picture along with Shawn are Stephanie and Alice. Stephanie, Shawn's wife, pins his graduation medal on his uniform while two month old Alice takes a nap. Needless to say it has been a very busy year for the McGoverns and we on Beechwood street are proud and pleased to have them as neighbors. ■



# National Night Out

Once again on August 3rd we will participate in the National Night Out activities highlighting our neighborhood Crime Watch program. There will be an ice cream social beginning at 6:00 pm. At the Lindley Recreation Center's parking lot. There will be fire trucks and other emergency equipment including police vehicles and K9 patrols. This has always been a great opportunity to meet our first line responders. Bring the kids and dogs and enjoy the ice cream. ■

# Columns Pickup

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# Minutes from January's General Meeting

January 26, 2010

Lindley Recreation Center

Meeting called to order at 7:10 PM

Bill Eckard, LPNA chair, presiding

Guest, Jeff Nimmer from Kotis Properties

Discussed rezoning application for 1010 Howard St. (Rolane property)

Currently zoned for heavy industrial, Kotis will apply for mixed use zoning

Kotis envisions a mix of residential/office/commercial for property as a PDI (planned development infill), if rezoning is approved Kotis may sell to developer

Goes before zoning commission on 3/8/10

Guest, Melanie Bassett and Ron Walters from College Hill neighborhood

Discussed possible rezoning for old Newman Machinery property for student housing

Density and parking are huge issues, they would like our support to fight the zoning appeal

Minutes from September 26, 2009 meeting were approved

Newsletter update: current publisher will format the next newsletter

Action Item - a new editor is needed, Stephen Johnson (district 3) will look into inexpensive publishing software,

Committee Reports:

Treasurer - 2009 net balance is \$933.75

Public Safety - phone tree sign up for \$5.00

Zoning - 1010 Howard St presents lots of unknowns to our neighborhood, PDI zoning is new and tested

Advertising - new ads are coming, check out the Lindley Park Facebook page

Website - new website is ready to activate

District 3 - plan to include neighbors on east side of Elam and along Brice and Englewood

Action Item- are there conflicts with the Pedestrian Overlay on Brice and Englewood? Might just need to amend neighborhood plan.

Ways and Means - books and bumper stickers are on order, T-Shirts are for sale

Other announcements - Palmer McIntyre said Lindley Elementary needs help with their new garden

## Elected Officers for 2010

Chair - Bill Eckard

Secretary - Lauren Smith

Parliamentarian - Virginia Driscoll

Public Safety - Stephanie McGovern

Ways & Means - Frank Brooks

Social - Carrie Little & Charlotte Barnes

Newsletter Editor - OPEN

District 1 - Celia Snavelly

District 3 - Stephen Johnson

Newsletter Distribution - Susan Taaffe

Vice Chair - Michael Van Patter

Treasurer - Palmer McIntyre

Public Works - Joyce Eury

Parks & Rec - Barry Goldman

Zoning - Bill Schneider

Environmental - Elizabeth Link

Newsletter Advertising - Patti Eckard

District 2 - Jeremy Sarine

District 4 - Gertrude Beal

## CALENDAR EVENTS

**July 4th**  
National Holiday

**August 3rd**  
National Night Out -- 6:00  
pm Lindley Recreation Center

**August 25th**  
First Day of School

**September 6th**  
Labor Day

**September 28th**  
General Meeting 7:00pm  
Lindley Recreation Center

## College Hill Childcare Cooperative

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**QUITE A CROWD:** The tradition of fun food and music continued at our Spring Fling. Over 150 neighbors gathered and with sunshine and cool breezes enjoyed the event. Social Co Chairs Charlotte Barnes and Carry Little did a terrific job coordinating this annual get together and Lindley Park neighbors thanks them for a great time.



## Tate Street Coffee House

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John Ma



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# Home & Garden Tour

Frank Brooks, chairman of the LPNA Ways and Means Committee, is in the process of planning and preparing a Home and Garden tour of the neighborhood. Our last tour was in 2002 when eight homes were showcased along with four gardens. Lindley Park is well known for its historical mixed architecture of Craftsman Bungalows, Cape Cods, and two story Colonial Revival homes. This along with tree lined streets; beautiful park and sense of community are what make our neighborhood so desirable. Our last tour was very successful. It was great to see other houses that were renovated and the beautiful gardens. We will keep you informed as to when the tour will be and hope you will join us. ■

## Join Us

Women of Guilford, Inc. proudly presents, **Women's Equality Day**, Celebration Breakfast honoring our foremothers, who labored long and hard to bring Women the Right to Vote in 1920. Join us on **Saturday August 28, 2010 at Holy Trinity Episcopal Church**, 607 N. Greene Street, Greensboro 8:30am - 11:00am (advanced registration required) for the Presentation of the Emily Smith Award. (Emily Smith, community activist and member of the Mayor's committee whose inexhaustible dedication resulted in the creation of Greensboro's Commission on the Status of Women in 1973).

### Guest Speakers invited include:

Linda Brady, UNCG Chancellor, Jill Dinwiddie, NC Council for Women Executive Director, Shirley Frye, Community Activist, Yvonne Johnson, former Mayor, Julianne Malveaux, Bennett College President, David Moff, an original Commission member, and Mary Rakestraw, City Councilwoman.

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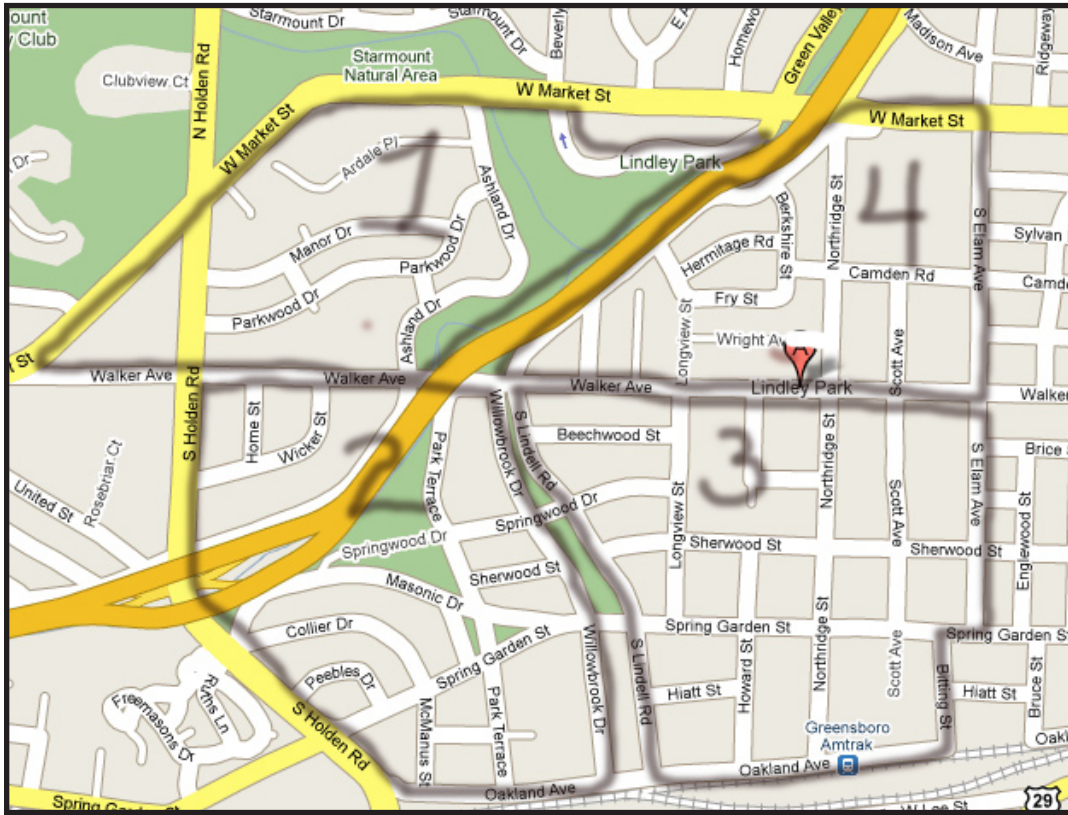
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**Lindley Park Neighborhood Association Supporters, 2010**  
 With neighbor support, the association is able to sponsor the annual Easter Egg Hunt, Spring Fling, Fall Fest,  
 and Holiday Luminaries. Your contributions also helped launch our Lindley Park Web site.

Dr. Brooke Schwabenton & Murphy Townsend  
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 Philip and Dana Gorham

**2010 LPNA CONTRIBUTION FORM**

Now's a good time to make a contribution to your neighborhood association. Please fill out the form and mail it with your check to the address listed below. If you'd like to be involved with any of the committees, or activities, please check your preference.

Name(s): \_\_\_\_\_ Address: \_\_\_\_\_

Email: \_\_\_\_\_ Home Phone: \_\_\_\_\_

PLEASE CHECK YOUR INTEREST(S):

- Environmental Issues     FUN-raising     Park Preservation     Website     PublicSafety/Public Words (speeding, burglary, sidewalks, etc)
- Zoning Issues     Neighborhood Loing-Range Plan     Social Activities (spring, fall events & Christmas Luminaries)
- Newsletter Volunteer — help distribute in your area

\$\$ household contribution enclosed (\$15 suggested) \$ \_\_\_\_\_ Date: \_\_\_\_\_

Please make checks payable to LPNA and mail to: LPNA c/o Dyan Arkin, 635 Scott Ave. Greensboro NC 27403