

Marc Allred

From: Jay Ford <fordj@wfu.edu>
Sent: Tuesday, October 10, 2023 11:12 AM
To: Marc Allred; Chris.Leak@morganstanley.com
Subject: [EXTERNAL] Comments regarding Zoning Dockets W-3600 and W-3601

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TO: Members of the City-County Planning Board

My wife and I are property owners and residents living at 2691 Arbor Place Ct. We are a part of Arbor Place, a development of 31 patio homes built and occupied over the past 15 years. We are writing to express our opposition to proposed zoning requests W-3600 and W-3601 for a number of reasons.

Petition W-3600 covers two tracts of land within close proximity to our neighborhood with at least 16 homes within a 500' radius of the zoning request. We understand that a key component of this request is the transformation of the former Inmar building on Coliseum Drive into a storage facility. While this transformation alone is not objectionable, the overall zoning request is unacceptable. In earlier information sessions hosted by the petitioner, it was presented that this tract of land would be subdivided into one parcel of 2.88 acres to include the storage facility with limited parking and a second parcel of 3.08 acres for residential development. The actual request, however, is for these two parcels to be combined with a third parcel across Bumgardner Road as a single area to be zoned GO-L and RM12-L. This is a broad request and is very concerning as it leaves open the possibility of building additional storage units and/or many other types of properties anywhere on these tracts of land.

We are also opposed to RM12-L rezoning anywhere in this area due to the potential housing density, building height, and lack of a detailed site/development plan. Our development, Arbor Place, is zoned RS9 (minimum lot size of 0.21 acres) as are many other nearby neighborhoods and developments. No other nearby neighborhoods in any direction surrounding this request have a density greater than RM-8 zoning (max of 8 units per acre). While we like the idea of residential development on these properties, the current request is not consistent with the historic and or residential character of the surrounding neighborhoods.

Likewise, W-3601 is an unacceptable rezoning request. This request covers an area between Arbor Place and the Boston Thurmond Community, both of which consist of single-family homes. We believe it is desirable to develop the area in between these two communities with similar properties that build a contiguous area of community-minded neighborhoods. We are opposed to the RM18-L zoning due to the proposed density and potential building heights, and request denial of any zoning that allows more than 8 units per acre, consistent with surrounding neighborhoods and homes.

As others have noted, these zoning requests are in direct conflict with the NW Winston-Salem Area Plan recommended by the City-County Planning Board on March 9, 2017, adopted by the Winston-Salem City Council on May 1, 2017.

Finally, the rezoning will contribute additional traffic to an area that has been studied extensively by the Winston-Salem DOT and which resulted in the installation of stop signs and speed cushions to reduce traffic speed and volume in 2022. Moreover, additional traffic increases noise pollution makes roads less safe for walkers and bikers, and increases the

amount of trash.

Representatives of our neighborhood and surrounding neighborhoods have met with the zoning petitioner to learn more about their plans and to express our concerns. We have collaborated with other surrounding neighborhoods to share information and have found much common ground for an acceptable resolution. To date, the petitioner has been unwilling to make any concessions or changes to the request.

We respectfully request that the Planning Board deny both of these requests.

Thank you for the opportunity to share our thoughts and opinions.

Sincerely,

James L. & Lloyd H. Ford
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