

## Marc Allred

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**From:** Hollis Stauber <hollisstauber2@gmail.com>  
**Sent:** Friday, October 20, 2023 10:57 AM  
**To:** Marc Allred  
**Subject:** [EXTERNAL] letter to Chris Leak

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Dear City planning staff.

I just sent this letter to Chris Leak but neglected to CC you. I hope it is helpful and it is certainly important to me and my neighborhood,

Thank you for all you do for our city! Hollis Stauber

10:52 AM (0 minutes ago)

**Hollis Stauber** <[hollisstauber2@gmail.com](mailto:hollisstauber2@gmail.com)>

to [chris.leak@morganstanley.com](mailto:chris.leak@morganstanley.com)



Dear Mr. Leak,

I am going to sound like a nimby but I have just moved back to Winston-Salem after 40 years away while planning to return. Some of the reasons have to do with our neighborhood which borders on Pilgrim and Arbor Rd. The proposed changes to PIN 8626-65-2638, PINs 6826-65-2303 and 6826-653257 will be bringing the following changes to my life here in my last residence at age 74.

Unsafe walking, increased traffic especially on Coliseum, Pilgrim Court and Arbor Rd, additional noise and pollution, visual clutter and detriment to the mature landscape trees which are already a huge help for carbon sequestration. I am not alone in this view.

More importantly it is against city planning guidelines:

The proposed changes would conflict with the NW Winston-Salem Area Plan approved in 2017 with regard to these points:

- " Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses." Moderate is not 5 stories high!
- " Encourage quality infill development on both vacant land and redeveloped sites with an emphasis on conforming to the neighborhood's existing character and scale:. It does not conform.The density has the potential to be high density in an otherwise single family area.

It is not consistent with the historic zoning in the neighborhoods which border these properties. Please consider the future with the dismissal of all these requests.

Thank you for your time and hard work for this committee!

Hollis Stauber  
2144 Arbor Rd  
Winston-Salem, NC

