

## Marc Allred

---

**From:** Victor Smith <victor\_d\_smith@yahoo.com>  
**Sent:** Thursday, October 12, 2023 8:58 AM  
**To:** Marc Allred  
**Subject:** [EXTERNAL] Comments regarding Zoning Dockets W-3600 and W-3601

You don't often get email from victor\_d\_smith@yahoo.com. [Learn why this is important](#)

**CAUTION:\*\*\*EXTERNAL SENDER \*\*\* STOP. EVALUATE. VERIFY. Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify Information Systems.**

Attention: Marc Allred, Planning

I am a property owner and resident living at 2653 Arbor Place Ct. We are a part of Arbor Place, a development of 31 patio homes built and occupied over the past 15 years. I am writing to express my opposition to proposed zoning requests W-3600 and W-3601.

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. However the actual request 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 whereas it leaves open the possibility of building additional storage units and/or many other types of properties anywhere on these tracts of land.

Furthermore, I am 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 I like the idea of residential development on these properties, the current request allows for a significant diversion from the existing neighborhoods in this area.

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. I 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. I am 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.

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.

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

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

Sincerely,

Victor D. Smith  
2653 Arbor Place Ct  
Winston Salem, NC 27104  
281-733-7521

[Sent from Yahoo Mail for iPad](#)