

Tarra Jolly

From: Carolyn A. Highsmith <carolyn_highsmith@outlook.com>
Sent: Thursday, February 11, 2021 5:19 AM
To: Tarra Jolly
Subject: [EXTERNAL] Corrected Version--: Request for 2nd Continuance--Need More Widely Publicized Community Dialogue BEFORE APPROVING Amendment to UDO Adding Cottage Courts as a Use, etc.

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RE: An amendment to the Unified Development Ordinances proposed by Planning and Development Services staff modifying Section 4.8.3, pertaining to the Mixed Use Special Use (MU-S) District; modifying Table 5.1.1: Principal Use Table to add Cottage Court as a use; adding Section 5.2.26.1, pertaining to Cottage Courts; amending Table 6.1.2: Motor Vehicle and Bicycle Parking Space Requirements to add standards for the Cottage Court use; and modifying Table 11.2.2: Definitions to include definitions for Planned Unit Development and Cottage Court (UDOCC8). Continued from January 14, 2021 meeting.

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Dear Planning Board Members,

After reviewing the questions discussed at the Planning Board Work Session on adding **Cottage Courts** as a use, the **Winston-Salem Neighborhood Alliance (WSNA)** now has even more questions about adding Cottage Courts as a by-right addition to this UDO without considering all possible unintended consequences to neighborhoods impacted by future Cottage Court development.

First, **WSNA** does not understand why the Mixed-Use Special Use District that requires a Public Hearing is in the same text amendment with the Cottage Court development requiring only a Planning Board review. So, **WSNA** questions why the Cottage Court use addition is not separated out as a separate text amendment.

Why? Because **WSNA** believes that the Cottage Court text amendment addition needs to be more widely publicized and explained to the Winston-Salem/Forsyth County community-at-large to ensure that any unintended consequences and/or impacts could be discerned and ameliorated before this text amendment is voted on by the Planning Board.

As such, **WSNA would like to meet with Planning Department staff along with all other stakeholders to discuss all possible ramifications of Cottage Court development BEFORE the Planning Board votes on this text amendment.**

Therefore, **WSNA would like to suggest that the Planning Board officially request that the Planning Department Staff hold a widely publicized Zoom MEETING inviting all possible stakeholders to discuss the impact of Cottage Court development on neighborhoods. The Planning Department Staff could give a short presentation on Cottage Courts and then open the meeting to questions from the participants.**

WSNA believes to date that not enough community members have been brought into the public discussion regarding adding the Cottage Courts use in a text amendment.

If the Planning Board will agree to this Community Meeting via Zoom, then WSNA would like to ask for

another continuance for this UDO text amendment so that this widely publicized community meeting could be conducted either by the March and/or April Planning Board meeting.

Sincerely yours,

Carolyn A. Highsmith

On Behalf of the Winston-Salem Neighborhood Alliance (WSNA)

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