

## Tarra Jolly

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**Subject:** FW: [EXTERNAL] Reply to Rezoning Request Docket W-3551  
**Attachments:** City County Planning Board Letter 12-5-2022.doc

**From:** David Spear <[davidrspear@yahoo.com](mailto:davidrspear@yahoo.com)>  
**Sent:** Monday, December 5, 2022 1:28 PM  
**To:** Daniel R. Rankin <[danielr@cityofws.org](mailto:danielr@cityofws.org)>  
**Subject:** [EXTERNAL] Reply to Rezoning Request Docket W-3551

Dan,  
I typed the letter attached below, and after finishing it, I noticed  
your meeting is this Thursday, and probably wouldn't arrive there before  
the meeting, so I'm emailing it instead . Thank you for your  
consideration of  
our position.  
David and Barbara Spear

**David R. Spear  
Barbara J. Spear  
1425 Deerfoot Rd.  
DeLand, FL 32720**

December 3, 2022

Dan Rankin  
Planning  
City of Winston Salem  
P. O. Box 2511  
Winston Salem, NC 27102

RE: Proposed Rezoning Request  
Zoning Docket W-3551

Dear Mr. Rankin,

We received notice of the zoning request noted above. We are opposed to the zoning of any property zoned RM18 along this section of Bethabara Rd. We oppose this zoning classification for the following reasons:

1. An additional 81 residential units would overwhelm an antiquated road that hasn't been upgraded since it was built, other than for reconstructing it recently due to its being eroded away by flooding in recent years due to overdevelopment in this area, by approving projects just like this proposal. Furthermore, Oldtown Rd was closed at Reynolda Rd which diverted all the traffic flow back to the Bethabara Rd./Oldtown Rd. intersection (in front of the proposed site).
2. The adjacent support services (storm drainage, sanitary sewer, electrical, and gas) along Bathabara Rd are already overloaded. The existing sanitary sewer system is partially located on our property along Minorcus Creek. It also has not been upgraded in forty plus years. It is likely that at some point with the ever increasing population from similar housing projects over the years that in the near future it will need to be expanded.

3. Any construction, including the building of these residential units, along Bethabara Rd would cause major traffic disruption to an already fragile road system.
4. The greatest harm to the environment would be the storm water runoff from the site. The property slopes significantly from the north to the south property lines. Adding eight to ten structures, in addition to required parking areas and access roads would greatly reduce the pervious green areas to nearly all impervious areas. In previous surrounding projects, no accommodation for storm water detention on site has been required to avoid overwhelming the offsite storm drainage system which winds up in Minorcus Creek which runs through our property. So, our property floods with all the oils, gas, fertilizers and everything else that can be carried by the storm water. It winds up in the Yadkin River which is your main source of drinking water.
5. There appears to be half a Cul-de-sac along the east side of the property? If so, that would imply the access to Bethabara Rd would be from this Cul-de-sac on the east side. That would be a poor location for access. There is already a traffic signal at the intersection with Oldtown Rd. approximately 200' away. It seems that aligning the access drive with the intersection would be better suited as the backed-up traffic on Bethabara Rd would greatly restrict vehicular access during rush hour times.

If you put on you planning hat for a moment and consider the implications of this zoning request (and other similar zoning request in the future) you would deny this request.

Sincerely,

David Spear

Barbara Spear