

Marc Allred

From: Karen Hutchins <karenlhutchins@gmail.com>
Sent: Wednesday, October 11, 2023 7:46 AM
To: Chris.Leak@morganstanley.com
Cc: Marc Allred
Subject: [EXTERNAL] Formal protest

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Dear City-County Planning Board

Please consider this letter a formal protest in opposition to the proposed rezoning cases W-3600 and W-3601. Our attempts to work with the applicant to find a compromise decision were rebuffed. The applicant is unwilling to make any concessions with the neighborhood residents who will be negatively impacted by this rezoning. Therefore, after careful analysis, I/we take this position for the following reasons:

1. The 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.

The applicant wishes to rezone **PIN 6826-65-1638** (bounded by Coliseum Drive, Pilgrim Court and Baumgardner Streets) from LO-L (limited office) to GO-L. GO is the highest intensity of office use that the City of Winston-Salem has and gives the applicant wide latitude and maximum flexibility to build everything from multiple storage units to five story rental apartment buildings of unlimited density. This is in direct conflict with the NW Winston-Salem Area Plan which indicates LO-L zoning for this PIN.

The applicant wishes to rezone the 1.4 acres located along Arbor Road at Pilgrim Court (**PINs 6826-65-2303 and 6826-65-3257**) to RML-12. RML-12 is primarily intended to accommodate multi-family uses at a maximum density of 12 units an acre—which could result in 17 units up to 45 feet tall. The neighboring property contains single family homes with a density of 8 units per acre—consistent with NW Area Plan. Approving this density would set a bad precedent for further development on adjacent lots.

The applicant wishes to rezone **PINs 6826-65-9537, 6826-65-8322, and 6826-65-9372** from LO-L to RM18-L. This would allow applicant to build 71 units up to 60 feet high. This is more than twice the number of residences that currently exist between University and the subject property. Vehicular traffic will be onto West Twenty-Fifth Street, adding to an already congested area.

2. The zoning request is not consistent with the historic character of the neighborhood.

Currently, 25th Street/Arbor Road is bookended with two neighborhoods recognized for their historic significance by the Forsyth County Historic Resources Commission. Both are comprised entirely of single-family homes.

- On the east side is Boston Community
- On the west side is Reynolda Park

In between these historic neighborhoods are two small residential developments

- Kent Place (zoned RS-9)

- Arbor Place (zoned RS-9)

Arbor Acres, which was established in 1980 and long before the NW Winston-Salem Area Plan, has been mindful of using landscaping and single-family residences on the street frontage to fit into the character of the neighborhood. Since there is no site plan, there are no assurances that any new developers will do the same.

3. 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.
4. Additional traffic increases noise pollution makes roads less safe for walkers and bikers and increases the amount of trash.

For these reasons, we do not believe that the proposed rezoning is appropriate and respectfully ask that you deny the rezoning.

Sincerely

Larry and Karen Hutchins
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Winston Salem, NC 27104