

**Tarra Jolly**

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**Subject:** FW: [EXTERNAL] Town of Bethania opposition to Zoning case W-3603

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**From:** Michelle Leonard <mml.muddysneakers@gmail.com>

**Sent:** Thursday, January 11, 2024 12:36 PM

**To:** Bryan D. Wilson <bryandw@cityofws.org>; chris.leak@morganstanley.com

**Cc:** Tarra Jolly <tarraj@cityofws.org>; Brent Rockett <brockett@townofbethania.org>; townofbethania@aol.com; Karen Keller <office@townofbethania.org>

**Subject:** [EXTERNAL] Town of Bethania opposition to Zoning case W-3603

Mr. Wilson,

My name is Michelle Merritt Leonard and I serve on the Town of Bethania Commission as Mayor Pro-tempore. I am writing to you today on behalf of the Town of Bethania to object to the rezoning request made by K & W Restaurant, Inc. and K & W Cafeterias, Inc., known as Bethania Forest, from RS-9 to RM8-S, January 2024 zoning docket W-3603.

Allowing the RS-9 zoning to be changed to RM8-S will increase the density of the Bethania Forest subdivision and result in heavier traffic in our small town. Traffic studies that have been conducted for the subdivision estimate as many as 1,000+ trips/day would be added to the streets in Bethania. The traffic study estimated flow and volume of traffic, yet the impacts of this traffic to historic structures has not been considered.

The Town of Bethania is a unique and historically significant part of Forsyth County that has been recognized by the National Park Service as a National Landmark Historic District. Over the years, funding from the North Carolina Natural Heritage Trust Fund, the North Carolina Clean Water Management Trust Fund, the Piedmont Land Conservancy and NCDOT Enhancement funds have allowed our small town to preserve the integrity of its historic landscape.

The National Park Service has recognized 26 houses and structures that contribute to the significance to Bethania's National Historic Landmark status.

Many of these structures sit very close to the road and are impacted by heavy traffic. As cars and trucks drive by our homes, the vibrations shake the plaster, windows and foundations of these historic buildings.

Bethania also hosts many pedestrians, both visitors and citizens, who walk along the streets to explore the town, access our walking trails and enjoy the landscape while learning about local history. The safety of these pedestrians is a top concern due to the increased traffic this Winston-Salem based subdivision will bring to our town.

The Town of Bethania respectfully request that these issues be fully considered and studied before allowing a change in zoning on the property.

On behalf of the Town of Bethania,

Michelle Leonard  
Mayor Pro-Tem, Bethania