

Tarra Jolly

Subject: FW: [EXTERNAL] Storm Water Management Issues with W-3551 and W-3553 Zoning Cases before the City/County Planning Board on 12.8.2022

From: Carolyn A. Highsmith <carolyn_highsmith@outlook.com>

Sent: Thursday, December 8, 2022 12:26 AM

To: Tarra Jolly <tarraj@cityofws.org>; Shelley Pelton <shelleyp@cityofws.org>

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Subject: [EXTERNAL] Storm Water Management Issues with W-3551 and W-3553 Zoning Cases before the City/County Planning Board on 12.8.2022

Dear Planning Board Members:

The **Winston-Salem Neighborhood Alliance (WSNA)** has some storm water management issues with the **W-3551** and **W-3553** Zoning Cases before the Planning Board on 12.8.2022.

With **W-3551** (North side of Bethabara Road, across from Old Town Road-North Ward, RS9 and RM18-S to **RM18**; 4.56 acres) and **W-3553** (South side of Indiana Avenue, across from Appomattox Drive-North Ward, RM18-S to **RM18-S**; 10.23 acres), both of these cases are dealing with properties and adjacent areas that are prone to intensive and frequent flooding greater than the current 25-year level of storm water control and management. The last major flooding on Bethabara Road that was greater than a 25-year flood was in August of 2020. WSNA has also worked on past documented zoning cases where neighbors spoke out about how the impact of new development has helped to increase the flooding in the Bethabara Road area, given the current climate crisis, the intensity of the storms being experienced, and the lack of stronger storm water control and management.

As such, **WSNA asserts that there needs to be stronger storm water control and management at least at a 50-year level** (or preferably even higher, compared to the current 25-year requirement) **as a requirement for approving both the W-3551 and W-3553 Zoning Cases.**

Also, **WSNA asserts that before granting approval of the W-3551 case that the zoning designation for this case needs to be changed** from RM-18-General Use **to RM-18-Special Use** in order **to trigger a site plan** to ensure adequate or preferably above average storm water control and management on this property. If not, the Planning Staff will have no way to ensure the proper storm water control and management for this W-3551 site.

Sincerely yours,

Carolyn Highsmith

On behalf of the W-S Neighborhood Alliance (WSNA); WSNA Zoning Committee
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