

Tarra Jolly

Subject: FW: [EXTERNAL] Please DENY the W3437 Zoning Petitioner's Request to Change the Zoning to RM12-S & Instead Keep the Zoning as RS9.

From: Carolyn A. Highsmith <carolyn_highsmith@outlook.com>
Sent: Thursday, May 28, 2020 2:21 AM
To: Tarra Jolly <tarraj@cityofws.org>
Subject: [EXTERNAL] Please DENY the W3437 Zoning Petitioner's Request to Change the Zoning to RM12-S & Instead Keep the Zoning as RS9.

Dear Planning Board Members:

Regarding the W3437 Zoning Petition involving 8.77 acres located on the east side of Old Salisbury Road and south side of Jay Avenue in the South Ward and proposing a zoning change from RS9 to RM12-S, the **New South Community Coalition**--a coalition with a long history of working to uphold the integrity and character of its neighborhoods in the South Ward--**urges the Planning Board to DENY Approval of this W3437 Zoning Petition for the following reasons:**

- (1) It violates both the South Suburban Area Plan and Update that recommend this area maintain the character of a RS9 neighborhood and continue to be developed for single family homes not as a huge, three-story, multi-family structure with 84 apartment units.**
- (2) Its higher-density, multi-family usage is incompatible with the nearby and adjacent single family residential homes on Jay Avenue, Old Salisbury Rd, MidPines Lane, Timber Cove Lane and Court, Stone Moss Lane, Turtoise Lane, etc.**
- (3) Its Site Plan is out of character and too high of a zoning intensity compared to the surrounding neighborhood of single family home dwellings. Such a proposed plan should be built in a major mixed-use Activity Center area located in a Growth Corridor not next to a residential neighborhood.**
- (4) The traffic entrance/exit onto Jay Avenue would further impact the quality of life for this RS9 residential neighborhood area--given the obvious increase in traffic from 84 proposed units.**
- (5) Old Salisbury Rd does not have sidewalks and is therefore not conducive for a high density development since there is no direct connection for pedestrian walking to an Activity Center. The only access would have to be by motor vehicles, plus there is no mass transit access. That is, no mixed-use infrastructure to support such a high-density development proposal.**
- (6) The City/County Planning Department's STAFF also recommend DENIAL of this W3437 Zoning Petition.**

Sincerely yours,

Carolyn A. Highsmith
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