

Marc Allred

From: Allyn Helsabeck Burke <allynslp@gmail.com>
Sent: Tuesday, November 7, 2023 12:19 PM
To: Marc Allred
Subject: [EXTERNAL] Rezoning Pilgrim Court and Arbor Road

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I am writing about the proposed re-zoning around Pilgrim Court and Arbor Road, Cases W-3600 and W-3601.

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 directly conflicts with the NW Winston-Salem Area Plan, which indicates LO-L zoning for this PIN.

The applicant wishes to rezone the 1.4 acres 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 eight units per acre density of single-family homes—consistent with the 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 the applicant to build 71 units up to 60 feet high. This is more than twice the number of residences between the University and the subject property. Vehicular traffic will be onto West Twenty-Fifth Street, adding to an already congested area.

2. The zoning request differs from the neighborhood's historic character.

3. 25th Street/Arbor Road is currently 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-Thurmond Community • On the west side is Reynolda Park. Between these historic neighborhoods are two small residential developments

- Kent Place (zoned RS-9)
- Arbor Place (zoned RS-9). Arbor Acres, 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 neighborhood's character. Since there is no site plan, there are no assurances that any new developers will do the same.

4. Rezoning will contribute additional traffic to an area studied extensively by the Winston-Salem DOT and result in installing stop signs and speed cushions to reduce traffic speed and volume in 2022. Since the installation of these, there have been up to 100 additional residents added to the Arbor Acres Community; Blum Construction has relocated to the lot adjacent to the 25th Street property, and Winston-Salem Montessori School has opened at its new location on Coliseum and Pilgrim Court. The traffic congestion at the 4-way stop to Arbor Acres gets significantly backed up during shift changes that often coincide with Blum Construction (total workforce of 250 employees) across the state, over 130 students (all car riders) up to twice a day for drop off and pickup, as well as buses and parent pickup providing transportation to the Imprints Cares new offices located next to the new school. Limited sidewalks on 25th Street and Arbor Road allow for safer use for walkers, bikers, and individuals walking pets. There has been a blind corner in the curve leading to Arbor Place from the intersection of Arbor and Kent for years. This does not allow for appropriate visibility of oncoming vehicles, cyclists, or pedestrians from either direction. Despite installing traffic-calming speed bumps, this does not provide a safe place off the street to walk in and around the community. There are also six driveway access to businesses and roads along Pilgrim Court, making it highly congested to walk alongside these properties due to incoming and outgoing traffic throughout the day. An additional volume presented to the HOA at Arbor Place Court would be a minimum of approximately 330 more cars daily.

5. 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.

I appreciate your consideration of our concerns,

Jim and Allyn Burke
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