

W-3551 Wilson Legacy – Bethabara Apartments Neighborhood Outreach Report

On November 17, 2022, 295 outreach letters were sent to property owners and neighbors within 500 feet of the subject site and beyond. These letters provided a summary of the proposed rezoning request to RM18 from RS9 and RM18-S. Additionally, a list of permitted uses within the RM18 district was provided. A virtual meeting was held on November 29, 2022 via Microsoft Teams Software. Two (2) neighbors responded and attended the meeting. Representatives from Stimmel Associates walked the attendees through the proposed rezoning and answered questions regarding the zoning request. A representative from the Winston-Salem Police Department was available to answer questions regarding crime and other concerns from neighbors. An overview of the general use zoning process and public hearing dates was discussed with the neighbors. Neighbors expressed concerns regarding traffic impacts and safety for the neighborhood, as well as stormwater/ environmental concerns. The following is a summary of the main points of the meeting with responses and subsequent follow-up items in *(red)*:

1. Environmental - Main Concern

- a. Stormwater Runoff/Increased impervious coverage in the area.(Too many trees cut down) *(Discussed the City's current Stormwater management regulations and the Unified Development Ordinance requirements, and how this proposed development would have to adhere to those standards.)*
- b. Mill Creek (Flooding Issues) & Monarcas Creek's poor condition (Pollution from Weaver Fire and Development) *(Discussed when the majority of adjacent development was built there were no stormwater management standards. Now the proposed development will have to meet the UDO standards for WSFC)*
- c. Trash/Littering from traffic along Old Town Road *(Recommended reaching out to WSPD to request more presence in the area, noted that since this a general use rezoning that trash receptacle locations are not known at this time. Trash receptacles would be included in the development, but cannot control other developments. Litter is outside of the zoning review.)*
- d. Runoff From Existing Lidl Development *(Explained that the new developments in the area are required to treat any runoff created by the new development, but are not required to treat/solve any offsite/existing runoff issues)*

2. Traffic

- a. Speeding issues on Old Town Rd *(Discussed that a neighborhood can request the WSDOT to come study the area to determine if traffic calming measures are a feasible option and to request more of a police presence in the area.)*
- b. Old Town Rd's only full access point is Bethabara Rd. *(Discussed that during the review process for a proposed development, WSDOT will review the proposed plan and make any recommendations/studies that may be needed for access to the site, i.e. right slip lane into the site; Stimmel also noted, they are studying the access point to the future development such as a shared access at the existing Bethabara Village Apartments Drive.)*

Please refer to attached letter and plans/exhibits from the Meeting.

Respectfully submitted,



Luke Dickey, PLA
Vice President
Stimmel Associates, P.A.



**LANDSCAPE ARCHITECTURE
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11/17/2022

You are invited to: **Neighborhood Meeting**

Regarding: A meeting to review a multifamily rezoning request of approximately 4.56 acres at the North Eastern intersection of Bethabara Road and Cowan Court. The proposed is a general rezoning request from the existing Residential Single Family (RS9) and existing Residential Multifamily (RM18-S) to a unified Residential Multifamily-RM18. A general rezoning request includes all uses allowed in RM18, and does not require a site plan during the submittal process (See attached for permitted uses within the RM18 zoning district). The proposed rezoning request will be reviewed by the Planning Board and approved by the City Council.

If you would like to join the online meeting please email Stimmel at outreach@stimmelpa.com. Please include Bethabara Rezoning in the subject line so Stimmel staff knows which project the email is regarding. Staff will respond with a link which will allow you to attend the meeting.

Attend the Meeting

WHEN? Tuesday, November 29th, 2022
At 5:30 p.m.

WHERE? Online Meeting VIA Microsoft Teams



Meeting will be held online via Microsoft Team beginning at 5:30 pm on Tuesday November 29th, 2022

For more information please contact Luke Dickey at 336-723-1067

USES ALLOWED IN THE RM18 ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Adult Day Care Home
 Bed and Breakfast
 Boarding or Rooming House
 Child Day Care, Small Home
 Church or Religious Institution, Neighborhood
 Family Group Home A
 Habilitation Facility A
 Habilitation Facility B
 Library, Public
 Nursing Care Institution
 Police or Fire Station
 Recreation Facility, Public
 Residential Building, Duplex
 Residential Building, Single Family
 Residential Building, Twin Home
 Swimming Pool, Private
 Transmission Tower (see use-specific standards
 in *UDO ClearCode*) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Child Day Care, Large Home
 Church or Religious Institution, Community
 Family Group Home B
 Family Group Home C
 Fraternity or Sorority
 Golf Course
 Life Care Community
 Limited Campus Uses
 Planned Residential Development
 Residential Building, Multifamily
 Residential Building, Townhouse
 School, Private
 School, Public
 Utilities

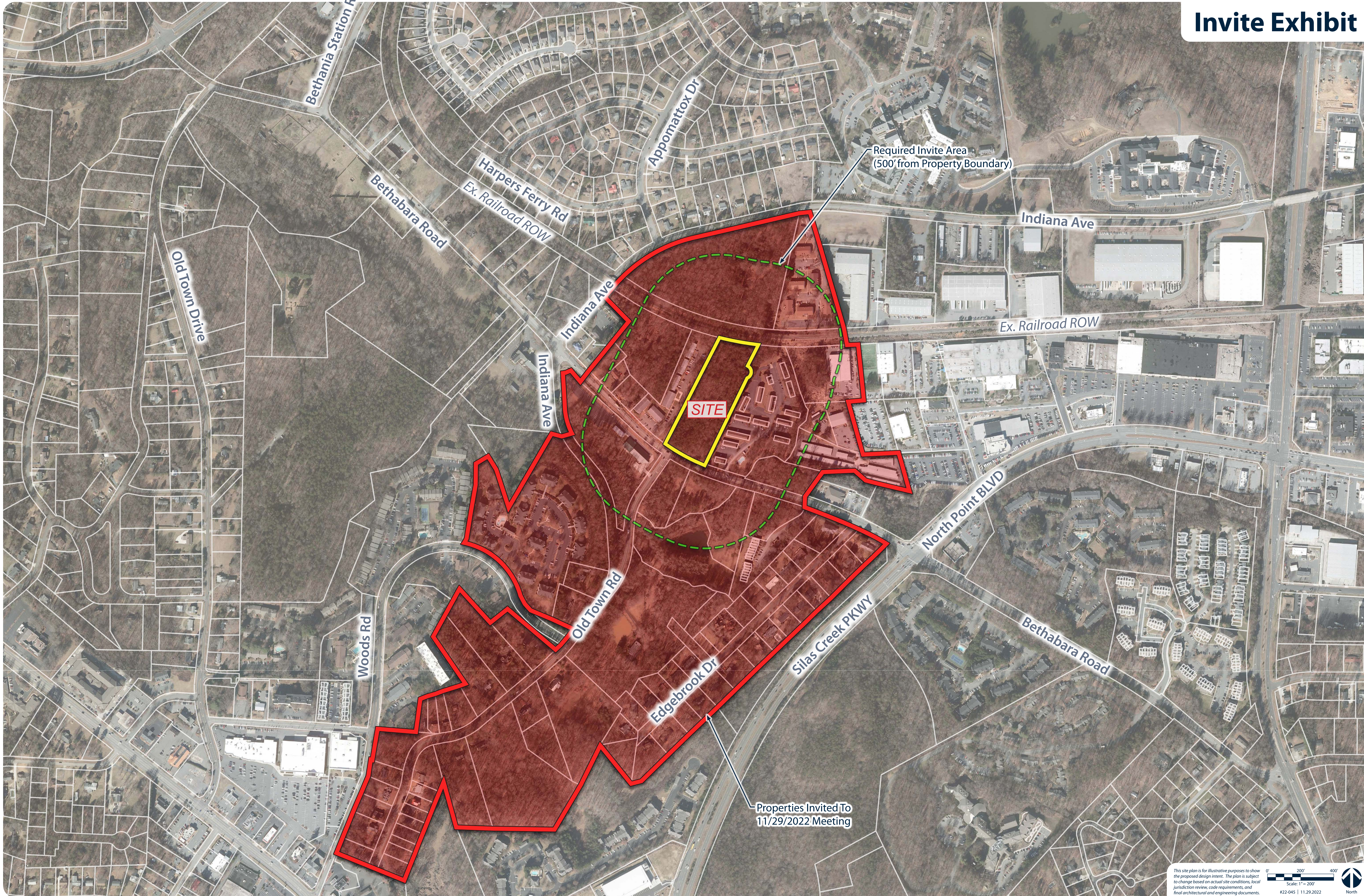
USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Adult Day Care Center
 Child Care, Sick Children
 Child Day Care Center
 Group Care Facility A
 Habilitation Facility C
 Park and Shuttle Lot
 Transmission Tower (F)
 Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site⁵
 Parking, Off-Site, for Multifamily or
 Institutional Uses
 Transmission Tower (W)

⁵*SUP not required if standards of Section 5.2.2A are met*

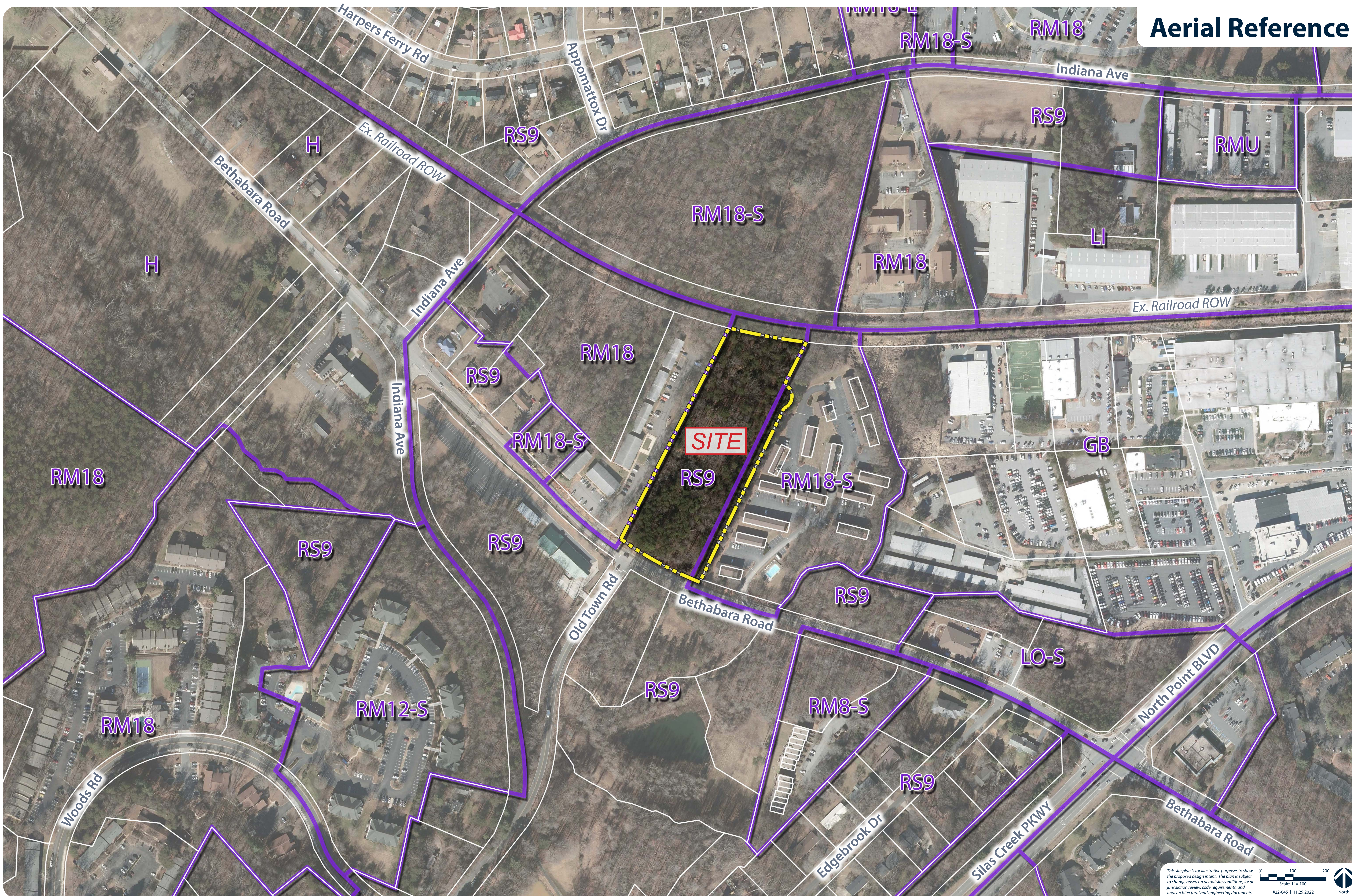


This site plan is for illustrative purposes to show the proposed design intent. The plan is subject to change based on actual site conditions, local jurisdiction review, code requirements, and final architectural and engineering documents.

Scale: 1" = 200'

#22-045 | 11.29.2022

North



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Scale: 1" = 100'

#22-045 | 11.29.2022

North

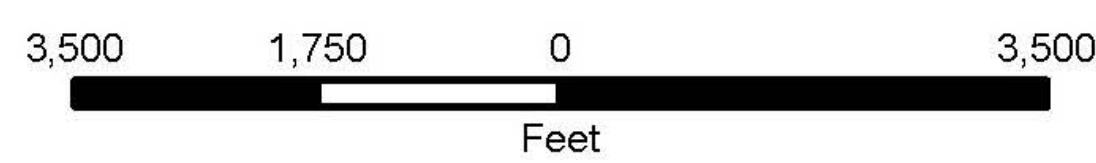
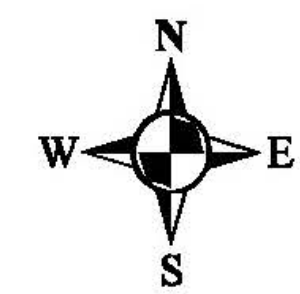
Wilson Legacy - Bethabara Rezoning



North Suburban Area Plan Proposed Land Use

(See area plan for specific recommendations starting page 23.)

- Single-Family Residential
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- High-Density Residential (over 18 DU/Ac)
- Manufactured Housing Park
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities
- Special Land Use Condition Areas (see text page 35)
- Activity Center (see text page 43)
- Railroad
- Streams
- Ponds, Lakes, Rivers
- Floodway
- Floodplain



Endorsed by:
Town of Bethania - 3/13/2014
Adopted by:
City-County Planning Board - 3/13/2014
Winston-Salem City Council - 4/12/2014
Forsyth County Board of Commissioners - 5/7/2014

