

Marc Allred

From: Er Ralston <erralston@yahoo.com>
Sent: Tuesday, October 10, 2023 10:39 AM
To: Marc Allred; Chris.Leak@morganstanley.com
Subject: [EXTERNAL] Comments regarding Zoning Dockets W-3600 and W-3601

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Attention: Marc Allred, Planning and Chris Leak, City County Planning Board

Please consider this email a formal protest in opposition to the proposed rezoning cases W-3600 and W-3601.

I am president of Arbor Place HOA Board of Directors and live at 2637 Arbor Place Court in Winston Salem. Arbor Place is a development of 31 patio homes built and occupied over the past 15 years. I have solicited input and feedback from the Arbor Place property owners and there is unanimous opposition to the proposed rezoning from all that I have heard from.

Petition W-3600 covers two tracts of land within close proximity to our neighborhood with at least 16 homes within a 500"radius of the zoning request. We understand that a key component of this request is the transformation of the former Inmar building on Coliseum Drive into a storage facility. While this transformation alone is not objectionable to most, the overall zoning request is unacceptable to all. In earlier information sessions hosted by the petitioner, it was presented that this tract of land would be subdivided into one parcel of 2.88 acres to include the storage facility with limited parking and a second parcel of 3.08 acres for residential development. However, the actual request is for these two parcels to be combined as a single area to be zoned GO-L. This is a broad request and is very concerning whereas it leaves open the possibility of building additional storage units and/or many other types of properties such as five story rental apartment buildings on this tract of land.

A separate tract of 1.41 acres located across Bumgardner Street is proposed as RM12-L. Arbor Place residents are opposed to RM12-L rezoning anywhere in this area due to the potential housing density, building height and lack of a detailed site/development plan. 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 on this tract. Our development, Arbor Place, is zoned RS9 (minimum lot size of 0.21 acres) as are many other nearby neighborhoods and developments. No other nearby neighborhoods in any direction surrounding this request have a density greater RM-8 zoning (max of 8 units per acre). While we like the idea of residential development on these properties, the current request allows for a significant diversion from the existing neighborhoods in this area.

Likewise, W-3601 is an unacceptable rezoning request. This request covers an area between Arbor Place and the Boston Thurmond Community, both of which consist of single-family homes. This would allow applicant to build 71 units up to 60 feet high. We believe it is desirable to develop the area between these two communities with single family properties that build a contiguous area of community-minded neighborhoods. We are opposed to the RM18-L zoning due to the proposed

density and potential building heights, and request denial of any zoning that allows more than 8 units per acre, consistent with surrounding neighborhoods and homes.

Representatives of our neighborhood and surrounding neighborhoods have met with the zoning petitioner to learn more about their plans and to express our concerns. We have collaborated with surrounding neighborhoods to share information and have found much common ground for an acceptable resolution. To date, the petitioner has been unwilling to make any concessions or changes to the request.

I respectfully request that the Planning Board deny both rezoning requests W-3600 and W-3601.

Thank you for the opportunity to share my thoughts and opinions.

Respectfully,

J. Er Ralston
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