

Tarra Jolly

Subject: FW: [EXTERNAL] Concerns regarding W-3521

From: Marc Allred <marca@cityofws.org>
Sent: Thursday, April 14, 2022 11:28 AM
To: Rebecca Silberman <rasilberman@gmail.com>
Cc: Charles Bates <cbates1@gmail.com>; Tarra Jolly <tarraj@cityofws.org>; Desmond Corley <desmondc@cityofws.org>
Subject: RE: [EXTERNAL] Concerns regarding W-3521

Your e-mail will be shared with the Planning Board.

Thank you for your input with W-3521.

Marc Allred
Winston-Salem/Forsyth County Planning & Development Services
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336-747-7069

From: Rebecca Silberman <rasilberman@gmail.com>
Sent: Thursday, April 14, 2022 9:24 AM
To: Marc Allred <marca@cityofws.org>
Cc: Charles Bates <cbates1@gmail.com>
Subject: [EXTERNAL] Concerns regarding W-3521

Hey Marc,

Thanks for taking the time to talk with me this morning. Here is the letter I wish to send to the Planning Board and put in the public record.

Dear Winston Salem Planning Board, Mayor Joines, Mayor Pro Tempore Adams and the city council of Winston Salem,

I live at 5315 Shattalon Drive (parcels 6818-34-9646.000 and 6818-44-1776.000) with my partner, Charles Bates. We are new to the area and happy to be surrounded by kind neighbors, old trees and a variety of wildlife in the North Ward.

I have a few concerns about the revised plan of Covington-Ring's proposed housing development on the West side of Murray Road, across from Beck's Church Road.

1. These 20.99 acres are currently a mature forest with trees over 100 ft tall visible from our property line. I know both myself and neighbors reap the benefits of this area in the form of cleaner air, wildlife diversity, erosion control, water retention, and privacy. I am concerned that clearcutting will have devastating effects on the aforementioned benefits this forest provides and ask of the developers two things: plan a more robust water retention system and save as many old-growth trees as possible within your design plan. Old trees are just better at absorbing water and pollutants! I appreciate that the Planning Committee has asked the developer to submit a stormwater management study for

review. ***I want to advocate for continued due diligence and oversight of these plans. I would like to encourage a more robust infrastructure in order to protect the residents, landscape, property and Shattalon Drive itself from the increasing threat of 50 year storms.***

2. The revised plan reduces the tree save area by 13,668 S.F. and drastically changes the location of one of the Sandfilter BMP & Detention Ponds. (Original Tree Save Area: ±129,651 S.F. Revised Tree Save Area: ±115,983 S.F.) See point above regarding the stormwater system. This detention pond and construction site are northeast and uphill from our property. To the west, running South along Bright Oak Ave is the beginning of Mill Creek, which becomes Muddy Creek, which flows into the Yadkin River. Although this area is not a water supply watershed, I am concerned about construction pollution given the proximity to Mill Creek. ***I'd like to advocate that the developer submit a construction and pollution mitigation plan to ensure the waterway and adjoining properties remain clear of construction runoff and debris.***
3. In the City Council meeting on December 6th, 2021 when the initial rezoning request was passed, concerned citizens brought up the issue of dangerous traffic conditions and the need for a 4-way traffic signal at Becks Church Road and Murray Road to improve safety and flow. I'm reiterating the need for this infrastructure, and ask that it be in place when the Murray Heights development opens. I would also like to elaborate on the concern. Traffic on Shattalon Drive has increased, even in my short time living here -- this development, and others nearby, will exacerbate that. Per the report, the development estimated 794.31 trips per day. Murray Rd. feeds directly into Shattalon Drive, and Shattalon is a major, single-lane thoroughfare that can easily get clogged accommodating commuters, industry trucks, city and school buses, school drop off/pick up, etc. I also see congestion as Shattalon intersects with the much larger University Ave. ***I'd like to see roads and infrastructure developing at the same rate that additional housing is built.***

I understand this development is happening and I welcome the new residents. ***I'd like to request that the developers reach out to the surrounding neighborhood to share a timeline of the project -- groundbreaking, clear cutting, building, anticipated completion, etc.***

Thank you for your attention and for keeping the well-being of the North Ward ecosystems and residents top of mind.

Warmly,
Rebecca Silberman

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