

Tarra Jolly

Subject: FW: [EXTERNAL] Zoning Petition: W-3577

From: Julie Pearsall <morris921@hotmail.com>

Sent: Wednesday, April 12, 2023 7:51 PM

To: Marc Allred <marca@cityofws.org>

Subject: [EXTERNAL] Zoning Petition: W-3577

Mr. Allred,

I recently purchased a 1.3-acre wooded lot on the north end of Leslie Drive with the intention of building a small retirement home. The purchase was made based on the fact that the adjacent land was wooded and zoned for single family homes. I do not wish to live near a busy apartment complex.

I am frustrated that the Planning Board has scheduled the meeting for 4:30 pm as that time will preclude many residents who work until 5 or later from attending and sharing their input and opinions.

I am writing to express my concerns and objections to the proposed zoning change of 17.8 acres that abut my property on Leslie Drive. Those acres, along with the rest of the area, are zoned for single family dwellings. That decision was made by the planning board of the City of Winston-Salem for good reason and should remain as they were intended.

Should that zoning be amended to allow for Multifamily Special Use, it is my understanding from a conversation with Mr. Davis Ray that more than 200 units will be built on that site. Given those numbers and considering the need for parking space in addition to the apartments, the complex will need to include three- or four-story buildings. The presence of an apartment complex in an otherwise single-family home neighborhood will decrease the value of existing nearby properties.

Despite Mr. Ray's assertions in his letter of March 21 of this year that Wynnefield Properties "will provide for the continued assurance of a well-maintained community asset," pretty lawns and landscaping will not mitigate that fact that woods have been replaced with apartments.

If the 17 acres were to be rezoned and apartments built on the site, debris eroded by wind and machinery during construction would end up in the homes of nearby residents, a health concern as most of the residents on Leslie Drive are older than 60 years old.

Those are the least of my concerns, though not small considerations.

Of greater concern is the potential effect to the local water table. The homes on Leslie Drive rely on wells as their water source. The removal of 17 acres of forest could cause a drop in the water table creating a shortage in local wells, further decreasing home values and necessitating new costs to home owners for drinking water or water for laundry and bathing.

Additionally, the use of heavy machinery and construction on the bare site could cause contamination of the local water supply. We have been through this in a previous location. When a toxic waste site forced

the installation of a public water system, the cost of construction and installation and connection to the system was borne by local homeowners, followed by a new monthly water bill.

Even if the City or CHM Realty or future property owners vow to provide public water service to residents of Leslie Drive, the loss of clean well water and the cost of a monthly water bill is more than local residents should have to bear so that developers can make a profit at our expense.

The last of my concerns is the increased traffic and noise that would be created by the addition of 200+ new residents. The properties on Leslie Drive are small homes on wooded lots. The homes to the north of the 17 acres on Belle Ave and Alma Drive are also wooded 0.5 to 1 acre lots.

I am strongly opposed to the proposal to rezone the 17.8 acres adjacent to my property and that of my neighbors from RS-9 to RM18-S
The area on the north edge of the city was set aside for single family homes and the City Planning Board, in good faith, should maintain that zoning designation.

Respectfully, Julia M. Pearsall