

Tarra Jolly

From: Bryan D. Wilson
Sent: Thursday, April 9, 2026 4:15 PM
To: Tarra Jolly
Cc: Kirk Ericson; Chris Murphy
Subject: FW: [EXTERNAL] Zoning Docket W-3682 comments

Hi Tarra,

Here is an opposition for W-3682. Thanks.

Bryan D. Wilson, CZO

Principal Planner-Land Use Administration

Phone: (336)747-7042

Email: bryandw@cityofws.org

100 East First Street, Suite 337

Winston-Salem, NC 27101

From: Michelle O'Brien <michelleo@cityofws.org>
Sent: Thursday, April 9, 2026 4:03 PM
Cc: Bryan D. Wilson <bryandw@cityofws.org>; Marc Allred <marca@cityofws.org>
Subject: Fw: [EXTERNAL] Zoning Docket W-3682 comments

Good afternoon,

Thank you for your comments regarding Zoning Docket W-3682 and for taking the time to share your concerns.

It is important to clarify that this request is a **Site Plan Amendment and not a rezoning**, as the underlying zoning designation of the property is not being changed. The amendment proposes modifications to a previously approved development plan, including a change in housing type and layout.

Your comments regarding traffic, buffering, stormwater management, and construction impacts will all be considered as part of the site plan review process and overall permitting. These elements are evaluated to ensure compatibility with surrounding properties and to minimize potential impacts to existing residents.

Thank you again for your engagement in the process.

Please let me know if you have any additional questions.

Michelle O'Brien

Project Planner- Land Use Administration

Phone: (336) 747-7462

Email: michelleo@cityofws.org

100 East First Street, Suite 337

Winston-Salem, NC 27101

From: Mohamed Gaber Mohamed <gaber.mohamed.mg@hotmail.com>

Sent: Thursday, April 9, 2026 2:49 PM

To: Michelle O'Brien <michelleo@cityofws.org>

Subject: [EXTERNAL] Zoning Docket W-3682 comments

You don't often get email from gaber.mohamed.mg@hotmail.com. [Learn why this is important](#)

***WARNING*:** This email is from an external sender. Don't click unverified links or attachments. When in doubt, use the Report Message button in Outlook to notify the IT Department.

Dear Ms. O'Brien,

I am a homeowner resident of 2140 Morning Star Lane and my property is located within the area directly affected by the proposed rezoning under Zoning Docket W-3682.

I appreciate the opportunity to review and comment on this proposal. While I understand that the request seeks to modify a previously approved townhome development into a single-family Planned Residential Development, I would like to raise several important considerations to ensure compatibility with the existing neighborhood and to protect current residents.

First, I request a detailed clarification regarding how existing homes within the rezoning boundary could be impacted.

Second, traffic impact is a key concern. Morning Star Lane and surrounding roads are relatively quiet residential streets, and any increase in traffic flow should be carefully evaluated. We oppose any road connections between Morning star lane and the new development.

Third, I strongly encourage the inclusion of adequate buffering between new development and existing homes. This includes preservation of mature trees where possible, as well as the addition of landscaped buffers or fencing to maintain privacy and neighborhood character.

Additionally, stormwater management should be carefully addressed. Changes in land use and increased impervious surfaces may affect drainage patterns, and I request assurance that runoff will not negatively impact existing properties.

Finally, I ask that construction access, timelines, and potential disruptions be clearly communicated to nearby residents, with efforts made to minimize noise, dust, and any potential traffic impacts during the development phase.

Overall, I am not opposed to thoughtful development, particularly if it reduces density compared to the originally proposed townhomes. However, it is essential that the design and implementation of this project carefully consider the interests and quality of life of current residents.

Thank you for your time and consideration.

Sincerely,
Mohamed Essa