

Good afternoon, Bryan.

We want to thank the city and developer for listening to our concerns and making considerations to our thoughts on the Vest Mill Road Complex plan.

I'll just start with a little background. Our family has had land in this area for over 100 years. The land, of course, was "family" land through my great great grandparents. My grandparents' home at 1419 Westbrook Drive was built in 1930 and is where my dad and his sisters grew up. My 97-year-old aunt still lives in the home. My parents, Nancy and Walter Craver built the home at 1405 Westbrook Drive in 1959 and lived in it for many years before relocating. After relocating, they began renting the home periodically. When my husband and I retired five years ago we moved back to North Carolina and into the Westbrook home. We looked forward to living on the nice quiet dead end street where I grew up and deer still roam and away from our hectic business careers but near to all the opportunities our city has to offer.

We are IN OPPOSITION of Vest Mill Road Connection to Westbrook Drive.

We have my parents' permission to speak on their behalf as we are all in agreement on this opposition. We opposed the first plan of the road connection which was approved. We're not opposed to the rezoning for the apartment complex. We feel that the road connection is a separate issue from the apartment complex rezoning as this is creating a public road through a private complex. Our main OPPOSITION and concern about this plan are the city wanting to connect Vest Mill Road and Westbrook Drive.

Currently, the only traffic we encounter are a few "wayward souls" who cannot read the dead-end sign posted at the beginning of the road. If this connection is completed according to the traffic survey, over 700 vehicle trips will be added a day. This area was annexed in the 1980's and Westbrook was a dirt and gravel road. The road was "paved" a few years after this. It has not been paved again as far as we are aware. **Our little street was forgotten by WSDOT.** When the new I-40 was built a couple of homes which were reached on Westbrook Drive were taken by the road and it became a shorter dead-end street. The landowners on this street have continued paying their city property taxes but have not lived on a "city-maintained" street for many years.

This connector of Vest Mill Road to Westbrook Drive appears to be a connector to nowhere. It will just allow the apartment complex residences another way to enter and leave the complex. Our opinion is that **no one will go out of their way from any of the nearby business complexes to use this road.** It will be used primarily by the apartment complex. This plan also still leaves Westbrook Drive a DEAD-END street that is still unmaintained. This plan is a waste of our taxpayer dollars by putting a public street through a private complex and having to make improvements to the connector road for it to handle the **enormous amount of added traffic.** And then having to maintain the public road when the city has not maintained the roads it is already responsible for.

ACCESS to City Sewer Connection.

When this area was annexed into the city, we knew that the future city plans for the area was for commercial development which of course has been sprouting up in our area for many years. One disappointment to my parents, was that they could not have access to city sewer. Apparently, that is still a problem for our street and adjoining property. After 40 plus years we would have thought that the city engineers could have come up with a plan for allowing access to what will be future development in the area without the businesses or homes having to spend additional money on septic systems or pumps to have their sewer disposed. It would seem to us that during this time of development of an apartment complex (which definitely needs sewer access) that it would be an opportunity for the city in making sewer connections accessible to landowners.

We respect Winston-Salem's growth and improvements to make our lives comfortable and inclusive in the city we have called home and again call home. We appreciate you taking the time to read and consider our concerns.

We look forward to attending the public meeting on September 8.

Regards,
Nancy and Walter Craver
Cozetta and Rick Slamp

We appreciate City Staff and well as the Planning Board for hearing our concerns and considering our position. We respect the process having just done it ourselves a couple of years ago and hope everyone involved understands our desire to be a good neighbor, be welcoming to new neighbors and make progress within our city that considers both short and long term impacts. This is a complicated matter, as most are. The details and nuances have to be explained and considered so I appreciate everyone going in the weeds with me here, so to speak. If I had a short list for you, would it even be worth your time? So thanks for going through it all with me. I speak on behalf of myself, my husband, and neighbors who also plan to reach out but have depended on me to be the voice mostly. I'm attaching photos and video so everyone can see specifics of Westbrook Drive quality and layout if they haven't already.

Our concerns are as follows:

- My husband and I both work and live on Westbrook Dr. We purchased property, rezoned it, paid an "impact fee" to the city to develop here, built a house and a recording studio on adjoining lots, could not access public sewer but took the risk anyway knowing we might not ever gain access to sewer if nothing around us developed in a way to accommodate that.
- Less than one year after opening our studio, new development and rezoning has popped up near us with a proposed road running through that development, connecting to our road. The city asked the developer to make the road public (when it only extends through a private complex, wasting future tax dollars) and has made no plans to ensure the proper infrastructure is also running along that road, **specifically sewer**.
- We always expected and hoped to welcome development around us - commercial development. Apartment complexes are much different and this has us questioning impact a lot more.
- **We do not support the road connection to Westbrook Drive**
 - The city should never be taking on a road that runs strictly through a private apartment complex. That is wasteful spending of tax dollars.
 - The new rezoning request has allowed the project to grow, pushing more buildings closer to the Westbrook Neighborhood and caused more potential traffic burden, noise, etc.
 - We do not want the additional traffic (roughly 1000 vehicle trips per day according to a traffic study provided - the study was done for the previous rezoning with less buildings - with the additional buildings in the complex as shown on the new site plan the total comes to around 1000)
 - Our business averages a few cars per day, we bring in very little traffic ourselves.
 - We do not agree with the notion that connectivity within the city is improved with this connection at all - it does not eliminate the dead end on Westbrook. It simply adds convenience for a *private complex* to allow their own traffic to interrupt another street. They have plenty of their own roadways to get in and out on the Vest Mill side of the project.
 - No one will drive down Westbrook, consider that an apartment complex with an entrance sign will allow them to pass through to the other side that connects to what used to be the end of Vest Mill Rd for a shortcut (that they were never trying to find anyway). It serves no purpose to connect anything within the city, there is just no argument for that.

- The closest fire station on Country Club Road (1 mile away) would access the complex on the Vest Mill Side based on distance and direction, so any arguments about making sure services can access the complex from a closer direction are simply not supported. The connection on Westbrook does not shorten any trips or allow for any easier access, even for another fire truck that might be coming from the Somerset Station (twice as far away) which would STILL get to the complex just as easy on the Vest Mill Side based on ease of access off major roads.
 - Complexes around town that would require much more frequent access from service delivery (especially from the fire department and ambulances) include retirement/assisted living/skilled nursing like Arbor Acres and Salemtowne to name 2 which are both extremely restricted with gates and only one main entrance to their "sections"
 - Allowing access to Westbrook Drive only dumps unwanted traffic on a quiet street that has suffered neglect from the city for many years
 - Westbrook Drive has been promised repairs now with this proposed road connection, but it should have received them already given the state of the road and property taxes we pay.
 - The city does not have the funds or resources to take care of what it currently has. The poor quality of Westbrook Drive should prove that. When we built, Keith Huff had to come to our sites and confirm where the end of our driveway needed to be poured because the road edges are crumbling and it's just so unclear. He told me at that time we are not a priority to the city and our road would be on a lonnnnnnnng wait for improvements.
 - Two cars can't pass safely on Westbrook, and if improvements are not made to the road before the apartment complex is complete, it will be a dangerous situation navigating traffic here. We have a business with clients trying to get in and out of our parking lot, never mind our own issue getting in and out of our personal driveway with cars passing by.
- **We do not agree with the reasoning this area has now gone multi-family residential.**
 - We never anticipated an apartment complex in this area, as when we rezoned and followed the Legacy Plan, this area was slated for commercial (we designed our house with intention to convert to commercial in the coming years).
 - It's impossible to know the long term effects of covid on remote working (your reason for approving the first rezoning), and one sector of business that will always need public office space is medical which is a large portion of the businesses around us.
 - We have learned since living on Westbrook for 1 year that this is essentially a residential street with long time owners and land belonging to families for many years. Nobody around us on Westbrook has any intention to sell any time soon. **But the value of their properties along with ours will be seriously impacted with the decisions made around this new project and rezoning.**
- **If the city insists to connect Vest Mill Rd to Westbrook Drive (which we are in complete opposition to), we are expecting the city to also provide public sewer down that road completely so that property owners on Westbrook can tie into it in the future.**

- You are only supporting the vehicles in a private complex if your only concern is to let them in and out on our road without providing the normal, proper infrastructure with any road extension - sewer.
 - My husband and I paid a premium to develop here with an impact fee and deserve consideration for what we have invested in this area given it is not extremely viable land without sewer connection. That lack of connectivity has to do with an oversight by the city not burying the inverts deep enough- all around us (on Westbrook Plaza Dr nor Vest Mill). We have been neglected by the city on this (and our road condition) and ask that you not continue to do so by taking on a new public road without addressing sewer.
 - The developer's civil engineer has provided a preliminary plan for private sewer lines that include both a pump along with gravity fed lines, **we are asking the city to determine how public sewer can be accommodated on the entire length of the new road extension if it plans to make this a public road.**
 - Westbrook Drive will forever be isolated from sewer access if this is not accommodated (we are surrounded by highway and private property) and basically devalues our land. On top of being asked to accept 1000 vehicles trips per day.
- **Stopping the connection of these roads doesn't stop progress of the project or accessibility for Winston Salem in general. This is a small pocket of land in the grand scheme of the city and you shouldn't be concerned with connecting for a greater good that doesn't exist. It serves the developer only. Extra convenience for one side doesn't warrant extra disturbance for the other. We are living and working without sewer in the heart of city limits. Which are you most concerned by? Allowing the owners on Westbrook to have future development opportunity with sewer access or making sure folks in an apartment complex can disturb a neighborhood with another option to enter or exit? There are a lot of complexes in Winston-Salem with only one ingress/egress; I pass 2 of them everyday that are sized similarly to this complex - Crowne Park off Fairlawn and Crowne Polo. This one should be the same. We are trying to be supportive of Mr. Carr's project, we've met with him two times and he has been gracious to accommodate us with some of the changes we've asked for. This change involves the city specifically and we hope you will earnestly consider it.**

No road connection. Mr Carr can cut his road significantly shorter and we aren't taking on more unnecessary tax burden. And if you still insist, then sewer should be provided along the new road all the way to the connection point.

We look forward to attending the public hearing next week. Thank you.

Gratefully,

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Bryan D. Wilson

From: Cozetta Slamp <cozettaslamp@yahoo.com>
Sent: Sunday, July 31, 2022 4:31 PM
To: Luke Dickey
Cc: Kevin Mundy; Aaron King; Bryan D. Wilson; Chris Murphy; David Carr; Robby Carr; Pause Picture | Apryl Roland; Walter & Nancy Craver
Subject: [EXTERNAL] Subject: Vest Mill Road Project 2nd Rezoning W-3540

Follow Up Flag: Follow up
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My husband and I live at 1405 Westbrook Drive. The home is owned by my parents Walter and Nancy Craver. I know that Apryl Roland has been communicating with you and others involved and we also met with David Carr so we have more clarification on certain questions which we have as neighbors of the new apartment complex. We just want to state again that we are in opposition not of the complex but the connecting of Vest Mill Road and Westbrook Drive. It is my understanding that this is the city's requirement and not the developers. I also know that Apryl has presented (with all of our agreement) some suggestions of changes to the site plan to make this an easier transition for us from single family neighborhood to multi family. I hope that some of these changes will make it to a new site plan.

Of course, our biggest concern is the additional traffic on our little unmaintained Westbrook Drive. We hope that upgrades to our road (the entire road) are made in a very timely manner as David Carr assured us that they were going to block off the road connection during construction, I am hoping that the road upgrades can be completed at the same time as the complex construction.

Regards,

Cozetta (Craver) Slamp
Richard Slamp

My lot on Westbrook is 6414-07-6802-000
Apyrl has emailed me the proposals & back & forth updates.
I appreciate the professionalism on all sides.

I especially see the street needs updating. I hope sewer can be accessible also.

Another lot I own 6814-08-3150.000 at 0 Vest Mill Is not a concern at this time. I hope.

I do not object to the apartments being built as long as there are precautions for traffic on both
Westbrook & Vest Mill.

Sincerely,

Sandra Easter