

Tarra Jolly

Subject: Opposition to W-3503 Zoning Request

From: billbuitendorp@gmail.com <billbuitendorp@gmail.com>

Sent: Monday, November 1, 2021 8:21 PM

To: alcoanc@outlook.com; Gary Roberts <garyr@cityofws.org>

Subject: [EXTERNAL] W-3503 Zoning Request

Gentlemen:

I am responding to your letters regarding the zoning request Case/Docket W-3503, for the land at the intersection of Yadkinville Road and Grandview Club Road.

Grandview Club Road has become a heavily travelled Road on what was originally designed as an old country winding pathway. The intersection at Yadkinville Road as become dangerously inadequate for the traffic it handles.

Over the past decade, we have seen hundreds of new homes added that feed directly or indirectly off Grandview Club Road with little improvement to the roadway infrastructure, other than a partial center turn lane. Now, in addition to a large neighborhood under development on Spicewood, we have an opportunity for even more homes with their occupants and traffic to pass through this busy intersection and commute on Grandview Club Road with this proposal. During what has become known as "Reagan hour" the road becomes nearly impassable in the afternoons with teenagers leaving campus. During all hours of the day and night cars race down the road, and if the traffic is not going fast enough to suit them, they barrel down the center lane. It is dangerous to pull out of, or especially to back out of, driveways. Vigilance is required to use the center turn lane to actually turn, because through traffic uses it routinely. On top of that, the road floods during heavy rains due to inadequate drainage design when homes were added to replace the pervious greenways of the golf course, which poses additional safety concerns during inclement weather, which the city has never addressed despite several attempts. Adding increased traffic to Grandview Club Road, and its intersection with Yadkinville Road, requires attention and planning to accommodate and enforce slower speeds and wider lanes with and turn lanes with dedicated turn arrows. Eliminate the "S" curve on Grandview Club Road where the center turn lane abruptly ends, and instead use a portion of the parcel under consideration widen the road to the intersection, with turn lanes into the proposed complex and the Food Lion shopping Center, and more importantly with turn lanes and dedicated arrows from all four directions of the intersection with Yadkinville Road. Add speed cushions to Grandview Club Road between Yadkinville Road and Balsom Road, add a 4-way stop at Lochurst and a 3-way stop at Balsom. Before adding more homes to the "neighborhood" make people see it and respect it more as a part of the only neighborhood that it originally was instead of treating it as the thruway that it has become.

If you want to sell this as a "neighborhood" or a "residential community", then please address the traffic that all of this development has caused before you continue to add more cars to the roadways. A neighborhood does not experience the speed or the volume of through traffic that we see. And be sure to warn the new occupants of the flooding they will experience up to their doorways unless the city finds a more responsible way to divert all the water that rushes from Pfafttown Village and other uphill communities toward Muddy Creek, once the last of the pervious ground in its path is paved over. You should consider declaring it a flood zone for the safety of the residents you sell to, to protect them from the losses they might incur from not carrying flood insurance or not installing a sump pump at ground level.

I will not be attending the zoning meeting in person. Thank you for allowing me the opportunity to express my concerns. We WELCOME new neighbors. BUT Please, let's do it responsibly without jeopardizing their safety our ours. We all know that this area was never designed to handle this kind of population density, it was designed for a golf club. The plan to add so much new housing needs to also consider the cost of a plan for improving the infrastructure to support it.

Please feel free to reach out to me if you have any questions. Thanks you for your consideration and your time.

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