

September 27, 2021
3945 Sawmill Road
Winston-Salem, NC 27107

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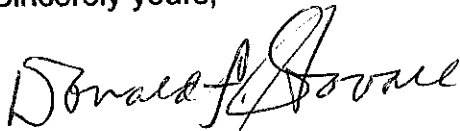
Ref: Zoning Docket W-3485
Pending Rezoning Action

The Winston-Salem RS20-S and AG seems to be violated given the proposed development plat being circulated. RS20-S zoning requires no more than two dwelling units per acre providing for "large" lots. The proposed plat indicates the building of 340 houses.

I live on the east side of Sawmill Road so the actual development has minimal effect on us except for the potential glut of new vehicle traffic. The plat shows only three egress to the proposed development. Two on the west side through an existing housing development with narrow residential streets. The other on the east side into Sawmill Road which is a country road used as a connector road with all types of traffic. Sawmill Road intersects with Union Cross Road on the north end with an upgrade approach to Union Cross Road. Additionally, Union Cross Road has a blind curve just to the west of the intersection. Traffic on both sides of the proposed development will be heavy at times and hazardous.

A zoning of this site to require larger building lots and less potential vehicle traffic would be desirable. Please consider a different zoning classification and require a revised development layout.

Sincerely yours,



Donald F. Stovall