

## Tarra Jolly

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**Subject:** WS-3515

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**From:** Bryan D. Wilson <bryandw@cityofws.org>

**Sent:** Monday, February 7, 2022 8:11 AM

**To:** A Roland <aprylroland@gmail.com>

**Cc:** Vernetta DeVane <vernettad@cityofws.org>; Kevin Mundy <kmundy@cityofws.org>; davidroland336@gmail.com; Desmond Corley <desmondc@cityofws.org>; Tarra Jolly <tarraj@cityofws.org>

**Subject:** RE: [EXTERNAL] WS-3515

Good Morning Apryl,

Thank you for relaying your concerns again via email. We will share your comments below with the Planning Board for their consideration. Please reach back out to me if you would like to discuss any particular item further. Thank you.

**Bryan D. Wilson**

Plans Review Coordinator- Zoning & Subdivision

Phone: (336)747-7042

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**From:** A Roland <[aprylroland@gmail.com](mailto:aprylroland@gmail.com)>

**Sent:** Friday, February 4, 2022 4:15 PM

**To:** Bryan D. Wilson <[bryandw@cityofws.org](mailto:bryandw@cityofws.org)>

**Cc:** Vernetta DeVane <[vernettad@cityofws.org](mailto:vernettad@cityofws.org)>; Kevin Mundy <[kmundy@cityofws.org](mailto:kmundy@cityofws.org)>; [davidroland336@gmail.com](mailto:davidroland336@gmail.com)

**Subject:** [EXTERNAL] WS-3515

Hi, Bryan. Thanks for chatting with me yesterday about the proposed rezoning docket W-3515. We are neighbors to the land being considered and just rezoned ourselves within the last few years on Westbrook Drive.

As I expressed, we are not technically for or against the proposed project at this point, but I do have a couple of concerns - namely the condition of Westbrook Drive and traffic noise. Let me start by saying we expect and welcome development around us, especially considering our neighbors were so kind to welcome us when we developed. We worked closely with the city and understood details like the Legacy Plan, etc. While we never anticipated multi-family residential use for the land in question, I understand the staff's thoughts about need for office space being reduced as pandemics arise and remote employment is on the rise.

Based on the details of the site plan, it looks like traffic for a majority of the buildings would use Westbrook Drive for entering and exiting the complex. The parking lots seem to flow towards Westbrook as being the more convenient option. The quality of that road is poor. So poor, the edges are not defined and required consultation from Keith Huff who came to our sites to guide us on our driveway installations. There is a large pothole (probably 6ft or so) in the turn of the road and the gravel type finish seems very old and probably reason for the road disintegrating along the edges. This concern is not related to anything the developer has proposed other than the traffic increase his project will cause. We have always been concerned about the quality of the road with our own home and business here, this only amplifies that. We ask that the city in coordination with the NCDOT (whomever has jurisdiction) consider this and address it if at all possible.

Secondly, we are concerned about traffic noise. Looking at the bufferyards suggested on the site plan, they don't seem very significant. We are not only near one highway, we are near two. The traffic noise in this area is pretty substantial

and with the removal of so many trees in that area, there is concern for a significant noise increase. We don't know if there is any measure done by the city on this topic. Again, we understand that land could/would be developed at some point, so the intention is not to stop that, just to ask for some consideration with the traffic noise and what might be done to help prevent a huge increase. I'm assuming the developer will take measures for his own buildings to mitigate the noise, I'm thinking about the existing properties around who will be impacted.

We are certainly ready to welcome new neighbors, and we appreciate your consideration of the few concerns we do have.

Thanks,  
David and Apryl Roland