

Tarra Jolly

Subject: FW: [EXTERNAL] Zoning Docket W-3598

From: Bobby C. Croom <bobbyc@cityofws.org>

Sent: Monday, November 13, 2023 9:36 AM

To: rosly.bl@gmail.com; Nick Smith <nicks@cityofws.org>

Cc: Tarra Jolly <tarraj@cityofws.org>; Shelley Pelton <shelleyp@cityofws.org>; Marc Allred <marca@cityofws.org>; Jeffrey Fansler <JEFFREYGF@cityofws.org>

Subject: RE: [EXTERNAL] Zoning Docket W-3598

Hello Mrs. Lentz,

I wanted to comment further on the traffic signal request you referenced in question #5. Traffic signals have to meet federally approved warrants. Since both Teague Road and Thomasville Road/NC 109 are maintained by NCDOT, we will work in conjunction with them to determine if the signal warrants are met or not.

Best regards,

Bobby Croom, PE, CFM
Assistant Director of Transportation
City of Winston-Salem
O: (336)747-6867
bobbyc@cityofws.org

From: Roslyn Lentz <rosly.bl@gmail.com>

Sent: Thursday, November 9, 2023 1:57 PM

To: Nick Smith <nicks@cityofws.org>

Cc: Tarra Jolly <tarraj@cityofws.org>; Shelley Pelton <shelleyp@cityofws.org>; Marc Allred <marca@cityofws.org>; Bobby C. Croom <bobbyc@cityofws.org>

Subject: Re: [EXTERNAL] Zoning Docket W-3598

Thank you for your response.

Roslyn Lentz

On Thu, Nov 9, 2023, 11:44 AM Nick Smith <nicks@cityofws.org> wrote:

Good morning, Roslyn.

The follow are my answers to your questions based on the information I have available to me.

1. Are the Section 8 housing?

At this point, staff is not aware of whether the properties will have Section 8 housing available.

2. Are the dwelling units- apartment buildings? If yes, how many apartments are within a unit?

The proposal is for townhome units, with each building having 4 townhomes within it.

3. Will this community have a HOA?

At this point, staff is not aware of whether the properties will have a HOA.

4. How will you handle the flow of traffic for the neighbors? This back way out of Teague Rd is used often because of the traffic on Hgwy 109-Thomasville Road. This will cause delays.

Winston-Salem Department of Transportation and North Carolina Department of Transportation have studied Teague Road, and the plan is to eventually modern Teague Road between Old Lexington Road and Thomasville Road. These improvements will increase both safety and capacity of Teague Road.

5. Please, please consider a traffic signal at 109 and Teague Rd. Please request this from NC roads/hgwy etc.

I have copied Bobby Croom, the Assistant Director of WSDOT, to offer comments about a signal at HWY 109 and Teague Road.

Let us know how else we can assist you, and have a great day.

Thank you,

Nick Smith, MPA

Project Planner

Planning & Development Services

City-County Planning Board

P.O. Box 2511

Winston-Salem, NC 27102

336-747-7064 (direct)

nicks@cityofws.org

WS/FC GeoCivix: <https://winston-salem.geocivix.com/secure/>



From: Roslyn Lentz <rosly.bl@gmail.com>
Sent: Thursday, November 9, 2023 11:28 AM
To: Nick Smith <nicks@cityofws.org>
Subject: [EXTERNAL] Zoning Docket W-3598

You don't often get email from rosly.bl@gmail.com. [Learn why this is important](#)

CAUTION:*EXTERNAL SENDER *** STOP. EVALUATE. VERIFY.** Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify Information Systems.

WINSTON-SALEM PLANNING BOARD:

I have questions regarding multi family dwellings.

1. Are the Section 8 housing?
2. Are the dwelling units- apartment buildings? If yes, how many apartments are within a unit?

3. Will this community give a HOA?

4. How will you handle the flow of traffic for the neighbors? This back way out of Teague Rd is used often because of the traffic on Hgwy 109-Thomasville Road. This will cause delays.

5. Please, please consider a traffic signal at 109 and Teague Rd. Please request this from NC roads/hgwy etc.

I've lived in this neighborhood for 37 years prior to annexation.

This is not good for the peaceful element that we use to have.

Whitford place is Section 8. The residents requested a bus route. It does not have the quiet and relaxed factors anymore. Trash, disregard, disrespectful drivers and unsupervised children visiting in the neighborhood.

These questions are my general concerns.

Best regards,

Roslyn Lentz

Southwind Villas Homeowner