

## Tarra Jolly

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**Subject:** FW: [EXTERNAL] comments re Zoning Docket W-3537

-----Original Message-----

From: Marc Allred <marca@cityofws.org>  
Sent: Tuesday, July 12, 2022 8:35 AM  
To: Tarra Jolly <tarraj@cityofws.org>  
Subject: FW: [EXTERNAL] comments re Zoning Docket W-3537

These are comments for the Planning Board for W-3537.

Marc Allred  
Winston-Salem/Forsyth County Planning & Development Services  
100 E First St, Winston-Salem, NC, 27101  
336-747-7069

-----Original Message-----

From: Jim Voelker <jim\_voelker@yahoo.com>  
Sent: Monday, July 11, 2022 2:48 PM  
To: Marc Allred <marca@cityofws.org>  
Subject: [EXTERNAL] comments re Zoning Docket W-3537

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Hello Mr. Allred,

I am a resident of Vernon Farms Townhomes (819 Federal Hall Lane) and also president of our homeowners' association. I was one of our residents (few in number) who attended the Zoom meeting provided on June 30, 2022, by the developers of the proposed new town home development that would be situated at the north side of Kernersville Road between Vernon Farms Blvd. and Townsend Drive. The developer's staff sent us a map in advance of the meeting and then provided details about the proposed development during the Zoom meeting. They also responded to a number of our questions. Those of us who attended the meeting voiced no serious objections to the proposed development, and we were pleased to know that the new development would have its own homeowners' association. We did have a few concerns, however, that I would like to bring to the attention of of the City-County Planning Board. I would appreciate your sharing these concerns with the Board:

- (1) We have not received an answer to our question about the effect of the new development on our water pressure, which already is rather low.
- (2) The new complex would have very little common area on which to add amenities (such as playground, swimming pool et al.), and we are concerned that the new residents might be tempted to use our swimming pool and to let their pets do their business on property that we own and maintain on the opposite side of Vernon Farms Blvd.
- (3) Traffic turning left out of Vernon Farms Blvd. is fairly dangerous because of limited visibility and fast moving vehicles on Kernersville Road. Adding more traffic out of Vernon Farms Blvd. (not to mention Townsend Drive, which also has limited visibility for similar left-hand turns) will add to safety concerns.

Thank you for giving us the opportunity to express our concerns in this format. Jim Voelker