

Tarra Jolly

Subject: Opposition to Arbor Acres; Zoning Case #: W-3447

From: Antoinette L. Van-Riel, Esq. <attorneyvanriel@aol.com>

Sent: Wednesday, July 1, 2020 2:24 PM

To: Gary Roberts <garyr@cityofws.org>

Cc: Antoinette L. Van-Riel, Esq. <attorneyvanriel@aol.com>

Subject: [EXTERNAL] Objection to Rezoning Request by Arbor Acres; Zoning Case #: W-3447

Dear Mr. Gary Roberts:

Good afternoon. I am writing to register my objection to the proposed expansion of Arbor Acres, pursuant to their request for rezoning, which was conveniently sent out just prior to the long holiday weekend; and which severely and effectively limits the ability of residents to fully participate in the process, and register their objections to the proposed expansion.

I consider the proposed expansion of Arbor Acres to be an issue that adversely affects my property rights, and my right to quiet enjoyment of my property. On any given morning, afternoon and evening, it is a nightmare trying to get onto Kent Road from Kent Mews Drive, which is situated approximately 200 feet from the Arbor Road and E. Kent Road intersection. There is a steady stream of traffic, which is further complicated by the high rate of speed at which most vehicles are driven. The amount of traffic on Kent Road has exceeded the capacity for which the road was intended. This is of particular concern when we are approaching a shift change at Arbor Acres' existing campus. The employees are presumably in a hurry to clock in, and drive at high rates of speed, without regard for human life or personal property.

As the parent of a young child, I live in constant fear of my child being killed by a vehicle that not only drives at a high rate of speed on Kent Road, but wanders onto Kent Mews Drive and Kent Mews Court, which are private roads, because they are lost or need to turn around. The expansion of Arbor Acres will only serve to exacerbate these concerns, as it increases the likelihood of more vehicular traffic trespassing on our private roads, and adding to the existing noise nuisance from large vehicles (that are precluded from driving on Kent and Arbor Roads, because of the weight of limit, but who nevertheless use these roads), making deliveries to Arbor Acres.

Furthermore, I believe that the proposed expansion of Arbor Acres will fundamentally change the characteristics and landscape of Reynolda Park, by negatively impacting our property values and therefore tax revenue to the city and county. Kent Road and Arbor Road have become a race track, and pose a threat to human life.

Approximately two (2) years ago, it was recommended that the City of Winston-Salem change the traffic pattern on Kent and Arbor Roads; this proposal was not approved. Similarly, it was recommended that the City install speed bumps as a deterrence, and this was likewise not approved. I am therefore recommending that the City reconsider our request to change the traffic pattern, and erect a sign that displays the driver's speed, to counter the increased traffic flow on Kent and Arbor Roads, that will inevitably be created by the proposed expansion of Arbor Acres. If the City fails to implement any remedial action to address our concerns, it is my intent to apply for an injunction to challenge the proposed expansion of Arbor Acres.

Arbor Acres cannot be allowed to expand at the expense, safety and great inconvenience of the residents of Reynolda Park. The City has a responsibility to balance its interest in the economic development that will accompany Arbor Acres' expansion, and the health and safety of its citizens. Arbor Acres chose to be located in, or in close proximity to a residential community, and that in itself imposes certain limitations. Arbor Acres should not be allowed to flout its legal responsibility to not become a nuisance to its neighbors, in exchange for pecuniary gains; good citizenry requires otherwise.

I will be attentive to the rezoning request process. Thank you.

Very kind regards,

Antoinette L. Van-Riel, Esq.
1011 Kent Mews Court