

## Tarra Jolly

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**Subject:** FW: Opposition to W-3503

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**From:** James Lowe <[jhlowe46@gmail.com](mailto:jhlowe46@gmail.com)>  
**Sent:** Tuesday, November 30, 2021 12:07 PM  
**To:** Gary Roberts <[garyr@cityofws.org](mailto:garyr@cityofws.org)>  
**Subject:** [EXTERNAL] Re: Concern Over Villas at Grandview W-3503

Here are some of my concerns

Major increase in traffic trying to turn left. All schools that most of the residents in Creekway have to turn left to take their children to school or getting gas or groceries.

Turning left is a major game of chicken at the intersection of Yadkinville and Spicewood and Grandview roads. and now this addition across from Creekway which has Alexander as the only way out. Now playing chicken will happen at Alexander along with an increase in accidents.

Already approved are the 250 houses or so on the old Hanes property off of Spicewood with the RS9 designation. There are already two major connections on Spicewood in place. This will increase traffic up to over 2200 trips per day which most will have to spill off onto Spicewood and then on to Yadkinville. Even if there is another exit from the Hanes property. most of the traffic will end up on Yadkinville.

There is already enough guessing where cars with left signals are coming toward the intersection with Spicewood whether the car is going to the gas station and shopping center going to Grandview.

These 64 units whatever they are will eventually become rental units as these large for rent companies grab available units of any size before individual owners can even offer. Units like ones proposed will soon become residents for college students and their parties and loud noises late into the night while other residents are trying to sleep.

Property values here at Creekway will soon suffer when these units start to get old as will quality of life at Creekway will suffer.

This downgrading of the RS9 to a lesser value will not stop the number of cars trying to get access to Yadkinville.

Three school buses for the different schools stop at the Alexander exit with the long line of cars behind them twice a day during school./

Not to forget all the high school students heading to Reagan. Yadkinville.

A better use of this property would be for the county or city to buy for potential use years later. It could be incorporated into the long promised Muddy Creek greenway extension.

Thank you for your consideration of these concerns. This decision at least needs to be postponed until the above concerns can be studied and see what the Hanes construction has on the traffic. The loss of one life is not worth the building of these units. Forsyth county or the city doesn't need to cover every acre of land with stuff. Some green open spaces are still needed for quality of life.

Once approved, this decision will have far reaching consequences.

Most of this area is in the flood plan. As happened in many places, allowing building in or close to a flood plan comes back to haunt the decision and mostly the residents. I know, I lived near such a place and got flooded. The land in these areas is not sturdy even if it perks in dry weather.

This exit across from Alexander is a design problem. There should be no exit onto Yadkinville.



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On Tue, Nov 9, 2021 at 10:20 AM Gary Roberts <[garyr@cityofws.org](mailto:garyr@cityofws.org)> wrote:

Hello James,

Thank you for your call. As I mentioned, this request has been continued to the December 9 Planning Board public hearing at 4:30. It will then be heard probably on the first Monday in January at 7pm by the City Council who will make the final decision.

Attached is the latest site plan and below is part of our Staff Report regarding traffic. The full report will be posted on Friday afternoon, December 3.

Feel free to email me any concerns (preferably by December 1) and we will make sure they are sent to the members of the Planning Board and City Council. If you wish to discuss the traffic issues in this area, you may wish to contact David Avalos with WSDOT at 336-747-6831.

I hope this helps.

Gary

<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS9</u> 25 acres / 9,000 sf = 121 homes x 9.57 (single-family trip rate) = 1,158 trips per day
	<u>Proposed Zoning: RM5-S</u> 64 units x 5.81 (residential condominium/townhouse trip rate) = 372 trips per day

Gary H. Roberts, Jr. AICP

Project Planner

Winston-Salem/Forsyth County

City-County Planning Board

100 E. First Street, Suite 225

Winston-Salem, NC 27102

336. 747.7069

[www.cityofws.org/planning](http://www.cityofws.org/planning)

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