

Rory Howard

From: Sides, Rachel Elizabeth <res136@pitt.edu>
Sent: Wednesday, September 10, 2025 11:42 AM
To: Rory Howard
Subject: [EXTERNAL] Comments for Community Zoning Docket W-3659

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Hello Rory,

My name is Rachel Sides and I am one of the property owners within the range of influence of the rezoning request W-3659. My work schedule for the 11th is unclear at the moment, so I wanted to be sure to provide you with my comments and concerns about the proposed project.

1. There is only one proposed entrance to the community, which opens to Sides Rd. This single point of access will significantly impact traffic at the roundabout with Sides Rd. and Clemmons Rd. which already sees high congestion and backups at peak times. I would like to see an additional entrance to Peters Creek Pkwy to alleviate this.
2. There is no sidewalk proposed along Sides Rd. I believe a sidewalk is essential for a community such as this that will favor lower income families that take advantage of public transportation. Additionally, requiring the builder to cover installation of a sidewalk will ensure this proposed community provides at least some benefit to the existing community.
3. Lastly, I am concerned about the timing of this project and its economic impacts. The current federal stance has interest rates high to reduce inflation which is in-turn leading to a reduced home appreciation rate. Approving a housing project such as this at this point in time will add to this market pressure and stagnate home prices in my neighborhood. I would suggest that this project be delayed for at least three years to allow time for the inflation rate to stabilize and for federal pressure to be reduced.

Thank you,

Rachel Sides