

Tarra Jolly

Subject: FW: [EXTERNAL] Rezoning Request W3502 on 11/10/2021 Agenda
Attachments: city planning.docx

From: Roberta Wessling <robertawessling@gmail.com>
Sent: Tuesday, November 9, 2021 2:58 PM
To: Tarra Jolly <tarraj@cityofws.org>
Subject: [EXTERNAL] Rezoning Request W3502 on 11/10/2021 Agenda

Please see attached statement regarding the above mentioned rezoning request scheduled for the 11/10/2021 Planning Board meeting agenda. Due to prior commitments I cannot attend in person.

Thank you,
Roberta Wessling
4816 Barkas Dr
Winston-Salem



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To Members of the City – County Planning Board

Re: Rezoning Request W-3502

As a taxpayer in Winston-Salem/Forsyth County and resident of Baywood Forest I would like to address several issues pertaining to the above mentioned zoning request. While I am not opposed specifically to housing development in our area, I believe there to be significant safety issues that are potentially being overlooked by the city/county departments and boards involved in the decision making process. These issues relate to access to the proposed development from both Murray Road and Shattalon Drive and include by are probably not limited to:

1. The plan to extend Becks Church Road across Murray Road to create a full 4- way intersection without a proper traffic signal is a safety hazard. The current 3- way intersection is already a hazard due to its use by numerous cars (mostly commuters) traveling to/ from the various industries and businesses along Hanes Mill Road. Most are attempting making left hand turns to access Shattalon Drive. While many use this shortcut by-passing Shattalon to avoid the light at the intersection with Murray, it becomes nearly impossible to use Shattalon between 2:30pm and 4:00pm when Forsyth Academy dismisses for the day and backs up traffic in both directions due to a lack of planning when the school was built and no bussing for the charter school. Unfortunately this is the same time United Furniture, Cook Medical and WestRock first shift workers head home. This causes backups that extend as far back as Beck's Baptist Church and beyond. Adding a potential 100-200 drivers from the proposed development would only exasperate the issue. A traffic light with appropriate turning lanes is already needed for traffic flow and once the development is completed would be a necessity.
2. Tractor trailers from the various area industries making left hand turns at this intersection are a constant traffic and safety issue. A traffic light would certainly assist with this issue.
3. Planning access to the development only from Murray Road and not installing a traffic signal could also prevent first responders and emergency vehicles from quickly reaching their destinations particularly during high traffic volume times. There should at minimum be a secondary entrance to/from Shattalon even if it's restricted only to owners and emergency vehicles to prevent cut through divers.
4. Unless the development is planned as an adult living community, safe and efficient access for school buses should be a consideration. I have witnessed buses having lengthy waits to make left hand turns from Beck's Church onto Murray and vice versa. I also recently witnessed a driver misjudging distances and making a left turn as a bus approached forcing the bus driver to slam their breaks to stop quickly. Fortunately there were no children on board at the time. It could become a major issue when buses departing the development attempt left hand turns toward Northwest Middle School and Julian Gibson Elementary. An appropriate traffic signal would assist in alleviating the problem.

In closing I know that development in our area will continue to expand as the city grows and I am not adverse to that fact. However, members of the planning board I am certain you realize the need of keeping safe roads an essential part of all future planning and development.

I thank you for your consideration of this important matter.

Roberta Wessling