

## Tarra Jolly

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**From:** Kevin Mundy  
**Sent:** Tuesday, May 3, 2022 1:23 PM  
**To:** j; Tarra Jolly; Annette Scippio; Denise Adams; Barbara Hanes Burke; Robert Clark; John Larson; James Taylor Jr; Jeff MacIntosh; tiffany@cityofws.org  
**Subject:** Re: [EXTERNAL] Reference # W3529

Good Afternoon. I am the Council Member representing the Southwest Ward so I am happy to respond to your email. Thank you for sharing your thoughts on the proposed development and request for rezoning. I am a resident of Seasons Chase, which is on Somerset Road, so I travel this 1-mile stretch multiple times a day. I'm very familiar with the traffic rate and all the developments and side roads that feed into Somerset. I'm also very familiar with Lockwood Road and Huntington Woods, and have personally met with several residents from that area to discuss the pros and cons of this development.

All of the concerns you raise are valid, and exactly the types of things that City Staff investigate to provide information, data and recommendations to the City-County Planning Board. The Board does this work throughout the year, so they are very well-versed in the issues you raise. Their job is to carefully weigh the data as well as the opinions presented on all sides, including the rezoning petitioner and/or the developer, and neighborhood groups and individual citizens like yourself. They will receive a copy of your email to consider as they deliberate. If you are interested in speaking at the board meeting on May 12, you can find that here: <https://www.cityofws.org/1564/Monthly-Planning-Board-Items>

### Monthly Planning Board Items | City of Winston-Salem, NC

The City-County Planning Board meets at 4:30 p.m. on the second Thursday of each month in the Bryce Stuart Municipal Building, unless otherwise noted on Planning's online calendar.

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

If there are ways the developer can mitigate potential problems, the Planning Board may make those a requirement for rezoning. In other cases the City may take the necessary steps to address issues as needed to minimize the impact of a new development on the existing neighbors, and to ensure the quality of life for both the current and the new residents. At times it's impossible to foresee exactly what measures may be needed (such as traffic-calming measures) before a new development is built. In these cases, we will work with neighborhoods to address problems after as needed after we determine the patterns of the new residents.

I hope this information is helpful, and thank you again for your concerns. They have been duly noted.

In harmony,

Kevin Mundy

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**From:** j <j30243l@gmail.com>  
**Sent:** Tuesday, May 3, 2022 9:38 AM  
**To:** Tarra Jolly <tarraj@cityofws.org>; Annette Scippio <annettes@cityofws.org>; Denise Adams <denisea@cityofws.org>; Kevin Mundy <kmundy@cityofws.org>; Barbara Hanes Burke <bhburke@cityofws.org>; Robert Clark <robertc@cityofws.org>; John Larson <John.Larson@cityofws.org>; James Taylor Jr <jamestjr@cityofws.org>; Jeff MacIntosh <jeffm@cityofws.org>; tiffany@cityofws.org <tiffany@cityofws.org>  
**Subject:** [EXTERNAL] Reference # W3529

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Dear Madam and Mr. Council Members,

I live on Briar Lake Circle, sharing a border with your proposed development. ( 1609 Briar Lake Cir Winston Salem)  
I strongly oppose the W3529 rezoning proposed for the True Homes residential project, Somerset Heights, from RS9 single-family to RM5 multi-family. With at least 223 new single homes in addition to townhouse units, this would bring many new residents and an estimated 500-600 additional vehicles, which would certainly overwhelm the current city infrastructure.

As current residents live directly adjacent to the project, this rezoning proposal would force the new residential units to share the dilapidated city utilities and vehicular infrastructure, which can barely withstand the current population.

My concerns are as listed:

1. This proposed development will increase the traffic surges and transient vehicles from Lockwood Drive to Somerset Drive, which will affect the safety of all residents and the value of all surrounding properties.

a) Somerset Drive is a winding and narrow road which has no physical traffic controls. It is frequently used as a shortcut for many residents who travel between Johnstown Road and Stratford Road, and often at a good speed. There have already been traffic fatalities and many accidents on this road, and the increased traffic would certainly add to the number of incidents. At the minimum, traffic lights should be installed for these added residents and the added volume of transient vehicles.

b) The proposed road through the deployment between Lockwood to Somerset will increase the volume of traffic through the old neighborhood. I noted that while the proposed connecting road exits on the Lockwood side, there are no provisions for new sidewalks in the old neighborhood. The increased number of vehicles will create major areas of concern regarding traffic and the safety of pedestrians, as there is no infrastructure in place to accommodate the traffic surges that will occur.

2. City utilities, especially the sewage and electricity infrastructures are possible already overburdened to accommodate the existing population.

a) It has become a yearly occurrence with a typical summer storm destroying the power grid, resulting in a power outage of the entire area, costing all residents days without electricity. With more residents working from home, the resulting losses would only be multiplied, in city tax revenue.

b) The local sewage treatment center (a very smelly system). With current usage volumes, frequently, it releases harmful gases like hydrogen sulfide and ammonia in detectable volumes throughout our neighborhood and onto the area of the proposed development. There is little doubt that an increase in sewage from all the new residents would only cause these awful smells to worsen. (It would certainly not be a selling point for new development)

3. The standing water in the flood zone past the dam is already a concern for harmful insects and diseases, as the zone is kind of landlocked, and many pools of standing water are visible from Lockwood drive, even weeks after rain. The W3529 plan could decrease more of the available soil surface area for water to drain into and would cause more runoff, worse flooding into LittleCreek, and more still-standing water, leading to more issues with insects and diseases. This is in addition to the concern that some of the proposed development is located within the flood zone and is at risk for water damage.

I believe that the city needs to study this

W3529 rezoning far more carefully and if needed, build up and update the surrounding utility and vehicular infrastructure before considering what type of residential build is possible in this area first. Otherwise, I predict a detriment to the current residents' lifestyles, property values, and safety, paired with an uninhabitable new development.

Thank you so much for your attention,  
Sincerely,

Horng Jaan Lin