

Tarra Jolly

Subject: FW: [EXTERNAL] Please Vote NO on W3529

From: Nelson & Connie <nelcon77@yahoo.com>

Sent: Wednesday, May 4, 2022 5:02 PM

To: Tarra Jolly <tarraj@cityofws.org>

Cc: Kevin Mundy <kmundy@cityofws.org>; Tiffany N. White <TIFFANYW@cityofws.org>

Subject: [EXTERNAL] Please Vote NO on W3529

Wed, May 4, 2022

TO:

City/County Planning Board

Chris Leak, *Chairman*

George M. Bryan, Jr.

Melynda Dunigan

Jason T. Grubbs

Tommy Hicks

Clarence R. Lambe, Jr.

Monike "Mo" McRae

Brenda J. Smith

Jack Steelman

From: Nelson J. Adams

Constance D. Cline

2626 Lockwood Drive

Winston-Salem, NC 27103

We are writing to ask you to oppose the re-zoning request W3529 "Somerset Heights" for multi-family homes which will connect to Lockwood Drive and Somerset Road.

We have lived on Lockwood Drive since 1999. Lockwood Drive is an 18' wide (according to City officials), 2-lane, quiet, dead-end street with approximately 18 homes. The homes in this neighborhood are typically on lots of 1/2 to 3/4 acre, and some much more, and rarely ever change hands. The residents of Lockwood keep their property well groomed and very well maintained. The proposed development is completely out of character with the existing neighborhood.

The parcel in question is currently zoned residential single-family (RS9). The re-zoning request is for RM5 so that multi-family units can be added to the development. The proposed development will cram 223 single and multi-family housing units (122 SFU and 101 MFU) with a claimed density of 2.5 units per acre (claimed by Stimmel at community meeting). This is only true if you count all 88 acres as buildable, which they clearly are not. Almost 40% of the 88 acre parcel is unbuildable floodplain! Such dissembling (lying) on the part of the developer and their engineering consultants does not breed confidence in anything else they have to say. We suggest that you, the Planning Board, be as skeptical of developer's claims, facts, and figures as we are. There are quite a few more errors and inaccuracies in the various papers and documents provided by

Stimmel and their transportation consultant, Davenport. Each error diminishes trust and confidence further and further. One example is the lying about density -- it's not the claimed 2.5 units/acre but actually almost the maximum allowed under RM5 (5 units/acre) if you count only the buildable acres, not all 88 acres. Another example is found on page 2 of the Davenport TIA Report, Table 1, where little, dead end, two lane, 18 feet wide Lockwood Drive is described as being 21 feet wide and with a speed limit of 45 mph! There is a 25 mph speed limit sign about 10 yards from our driveway! And that's only on page 2! Needless to say, there are many more problems with this document and with Stimmel's presentation.

One part of the Davenport document that does seem accurate is the estimate of 1,931 new vehicle trips per day if and when these proposed 223 new housing units are built and occupied. These almost 2,000 new trips will be divided between two 2-lane roads, Lockwood and Somerset. Both roads are at or lead to dangerous, blind intersections where multiple accidents have already occurred. Imagine adding 2,000 new trips per day to these already accident-prone, narrow, 2-lane roads! Not to mention the fact that neither Lockwood nor Somerset has sidewalks, and the intersections in question have only Stop signs, not traffic lights. We fear for the safety of the elderly, the dog-walkers, and the children who walk these roads, especially Lockwood, with that much more added traffic.

In summary, our major concern is traffic/vehicle/pedestrian safety and the threat to it from such a high-density development with so many new households. So we ask you to **please vote NO on this rezoning proposal.**

Sincerely,
Nelson Adams & Constance Cline