

Tarra Jolly

Subject: FW: [EXTERNAL] W-3577: Rezoning Opposition

From: Gus Torde <rgtorde@gmail.com>

Sent: Thursday, April 6, 2023 11:04 PM

To: Marc Allred <marca@cityofws.org>; Barbara Hanes Burke <bhburke@cityofws.org>; marlina@cityofws.org

Subject: [EXTERNAL] W-3577: Rezoning Opposition

Dear Elected City Representatives,

I am writing to express my strong opposition to rezoning case # W-3577, the proposed rezoning at the south side of Lewey Lane, across from Belle Avenue and Alma Drive. While the local community may be unable to prevent development, which will be detrimental to the area, nearly all residents in the Clayton Acres and St. Andrews neighborhoods are completely opposed to the addition of multi-family housing. This proposed rezoning, and eventual build, will cause traffic and safety problems, not provide essential infrastructure to low-income residents, destroy local wildlife habitat, and potentially lower the property values of the existing community. We already have a homeless camp adjacent to our neighborhood which causes undesirable foot traffic throughout our dead end streets. Many residents have told us stories about homeless breaking into homes, squatting and stealing. As a community, we desire to make this a safe and better place for all the current and future residents. We do not see how a low income, 200+ unit, complex would achieve that.

Traffic and the safety of pedestrians are major areas of concern. Traffic would increase by at least 200% with all traffic being directed through a residential area. Many people in these areas have young children, walk their dogs, or walk for general exercise. There is already a huge concern about drivers that do not comply with the speed limits and threaten the neighborhood's safety. The addition to the apartment complex would put the residents in a dangerous area for daily activities. As well as safety, the roads are not maintained by the city, and since the city does not have the funding to repave the roads, this traffic would deteriorate the roads at a much higher rate and bring the area's aesthetic down.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned property development should consider the impact on local wildlife habitat.

Property values will likely decrease in the area if multi-family apartments are built. Multi-family dwellings are inconsistent with the neighborhoods developed in the area.

I urge you to disapprove the proposed rezoning. From recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

***Gus Torde
Angel Oaks Dr
Winston-Salem***