

Tarra Jolly

Subject: FW: Opposition to W-3493

From: vgunter@triad.rr.com <vgunter@triad.rr.com>

Sent: Sunday, August 22, 2021 3:27 PM

To: Gary Roberts <garyr@cityofws.org>; Samuel Hunter <samuelhu@cityofws.org>

Subject: [EXTERNAL] Proposed Rezoning on Kernersville Road

Dear Mr. Roberts and Mr. Hunter:

I am a resident of Winston-Salem, North Carolina and have resided at 4925 Garden View Drive, Winston-Salem since 1985. I am writing to object to the proposed rezoning of property located on Kernersville Road for a development called "Wooten." Given the pandemic and the fact I am immunosuppressed, I would rather not attend the zoning meeting in person.

There are already too many of these small-lot high-density (town houses, duplexes, single-family homes, etc.) developments in this part of Winston-Salem and in Forsyth County as a whole. There is no longer a clear delineation between the city of Winston-Salem, Kernersville and the other surrounding townships. There are literally dozens of new housing developments built all over the Sedge Garden and Union Cross areas of Forsyth County within a few miles of this proposed Wooten development. There are several developments even closer to this proposed new one. Vernon Farms is less than 2 miles away from the Wooten site. Vernon Farm stretches between Linville Road and Kernersville Road. It is comprised of condominiums, town houses, and single family homes built on .09 acre lots with more being built every day. Less than a mile from Vernon Farms is Summerlyn Place with homes crammed together on .18 acre lots. Less than a mile from the proposed Wooten site is the Scotland Ridge development with homes on .21 acre lots. Sedge Meadow development is situated on Kernersville Road and along Robbins Road. There are dozens of older neighborhoods all within 3-4 miles of the proposed construction. Then there is the Weldon Village complex being built just 6 miles from this proposed development. It is high density as well and stretches from Highway 66 in Kernersville to Old Salem Road and beyond. How many high density neighborhoods does Forsyth County need?!

Sedge Garden Elementary School is only 1.4 miles from the newly constructed Smith Farm School. Hall-Woodward Elementary is only 2.8 miles from Sedge Garden Elementary. All three elementaries are packed. Southeast Middle School had trailers for additional classrooms on the first day it opened and that was over a decade ago. Glenn High School would be the most likely school for this proposed neighborhood. Glenn High is packed as well. And given the appearance of the sign in front of the school at the intersection of Union Cross Road and Glenn

Hi Road, the school is in dire need of additional funds. The boards on the sign are literally hanging off and the lettering is gone. See picture below.



Traffic is already heavy in the area. Kernersville Road is a two-lane road that was never intended to handle the traffic load it now bears. Sedge Garden Road, Robbins Road, Linville Road, Union Cross Road and Glenn Hi Roads all have heavy traffic now. Further aggravating the existing traffic situation is the right-of-way demolition being done by the Department of Transportation in preparation for construction of the new beltway. I already drive to High Point for groceries instead of fighting traffic on Kernersville Road. I cannot begin to imagine what it will be if this new high-density development is built.

What pressing need does this new development fulfill? Housing is being constructed all over this part of Forsyth County. There's no need for any additional high-density housing. It already exists in abundance so building more will glut the market and negatively impact the quality of life for everyone in the area.

Thank you for your attention. I truly hope the zoning request is denied.

Vivien Gunter