

Tarra Jolly

Subject: FW: Opposition for W-3493

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

Sent: Tuesday, August 24, 2021 1:48 PM

To: Gary Roberts <garyr@cityofws.org>

Subject: [EXTERNAL] Wooten Farms Case No. 3493

Winston-Salem Planning Board
c/o Gary H. Roberts, Jr. AICP
Project Planner
Winston-Salem/Forsyth County
City-County Planning Board
100 E. First Street, Suite 225
Winston-Salem, NC 27102

Re: Case No. 3493 Wooten Farms

I am a resident of Winston-Salem, North Carolina and reside at 4925 Garden View Drive, Winston-Salem. I am writing to voice concerns and object to the proposed rezoning of property located on Kernersville Road for a development called Wooten Farm (hereinafter “Wooten”) also known as Case No. 3493. I will be unable to participate in any virtual zoning meeting.

Kernersville Road is a two-lane road that was never intended to handle the traffic load it now bears. Daily, Kernersville Road has bumper-to-bumper traffic on the three-mile section from the intersection with Linville Road to the Kernersville Marketplace in Kernersville. Linville Road is bumper to bumper during rush hours. Sedge Garden Road, Robbins Road, Linville Road, Union Cross Road and Glenn Hi Roads all have heavy traffic as well.

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. This already bad situation will worsen if more of these high-density developments are built.

There are already many developments that are limited to Kernersville Road for ingress and egress. Because of the heavy traffic drivers in these developments tend to pull out into traffic when they get tired of waiting. This is a safety issue.

Wooten will be situated on Kernersville Road between Scotland Ridge and Vernon Farms. Kernersville Road will be the only way in or out. While I understand a turning lane is contemplated for the entrance to Wooten, I don't believe that is sufficient. Can the Planning Board somehow require Wooten builders to have a secondary access point?

I hope the Planning Board requires or strongly suggest the builders makes sure Wooten has sidewalks for children and pedestrians. In the case of Vernon Farms, the sidewalks are about the only positive thing about its high-density design. It is another safety issue. At Vernon Farms and some of the other high-density developments, the single-family homes have truncated driveways, so extra vehicles are parked on both sides of the street. This limits visibility and raises concerns about children darting out between cars. Can the Planning Board also make sure the neighborhood streets in Wooten will be wide enough to accommodate the on-street parking for safety purposes?

I understand Wooten will have public sewage. I would like to make sure that is the case. Most of older developments in the area are all on septic tanks which is not good as it relates to Salem Lake.

In general, I object to these high-density developments. They are reminiscent of the developments common in suburbs around Washington D.C., Atlanta, the Hampton Roads area of Virginia, and other large cities. I would prefer Forsyth County retain some of its "small town" feel.

Thank you for your attention.

Sincerely,

Vivien Gunter