

## Tarra Jolly

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**Subject:** FW: [EXTERNAL] Bethania Woods/Queens Grant Road Connection/Bethania Forest Development  
**Attachments:** Screenshot (2026).png; Screenshot (2027).png; Screenshot (2028).png; Screenshot (1871).png; Screenshot (1959).png; Screenshot (1961).png

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**From:** Donna Stamper <stamperd48@gmail.com>

**Sent:** Monday, January 8, 2024 4:59 PM

**To:** Nick Smith <nicks@cityofws.org>; Tarra Jolly <tarraj@cityofws.org>; Marc Allred <marca@cityofws.org>; Scott A <sajones8@ncdot.gov>; rogburn@ncdot.gov; Ashley M <amlong1@ncdot.gov>; mleonard@townofbethania.org; Michelle Leonard <mml.muddysneakers@gmail.com>

**Subject:** [EXTERNAL] Bethania Woods/Queens Grant Road Connection/Bethania Forest Development

We are writing concerning the new housing development, Bethania Forest on the Allred LLC property, and the proposed connection through the neighborhood of Bethania Woods/Queens Grant, case #PBR 2023-21, road connections to the Bethania Forest project.

Queens Grant Road is a small neighborhood and residential street in the Town of Bethania.. It is not in the city of Winston-Salem. The street is narrow and not suitable for the flow of traffic in and out of the new development. A traffic study concluded that no improvements would be needed to Queens Grant Rd. if connected to the new development. Attached are photos of flooding and a single UPS truck stopped on the road for a delivery.

According to plans for the new development, there will be approximately 500 single family homes and 135 town-homes built. Given that most families have at least two cars, if half of the families were to use Queens Grant Rd. to enter and exit, that would be potentially 500 car trips, twice per day, not to mention UPS and Prime trucks, school buses and mail carriers. A major disruption to our quiet neighborhood and indeed, our lives. We purchased our home in this neighborhood some 20 years ago because it is secluded and quiet.

The traffic in and out of this neighborhood would also impact the amount of traffic going around and through to Main Street of Bethania, a National Historic Landmark, on their way to reaching Highway 52. The town has already had issues with the vibrations from traffic on the historic homes there and have banned large trucks such as semi trucks from going through the town.

As a reminder, Bethania Road also has issues and was closed down for over a year as the road was beginning to collapse due to the creek running underneath it.

There is a current connection that leads to the Allred property off of Bethania Road, within the city limits of Winston-Salem. This road is only 400 yards from Queens Grant Road and is already in place, leading us to wonder why our neighborhood and The Town of Bethania would need to be disrupted at all. A left turn only out of that road would take the hundreds new resident travelers directly to Reynolda Road, and away from Historic Bethania, where they can proceed into town or turn on to Shattalon Drive, which is a two lane, 45 mile per hour road, leading to University Blvd. and Interstate 52, and is much more suitable for handling all of the new traffic created by this new, very large development.

Looking at the Forsyth Geo-data Map (attached), it is easy to see many more suitable road connections that do not involve Historic Bethania and the ill-suited use of Queens Grant Rd for this project. Allred LLC is the owner of all of the property connected to Walker Road on the back side of the proposed development land. Walker Road is also a

two lane, 45 per mile hour road, which connects to Bethania Rural Hall Rd, a 50 mile per hour two lane road, which goes straight to Interstate 52. Additionally, there is already a connection to Bethabara Road, which leads to Shattalon Rd. and across to Bethabara Park Blvd. That is three connections already in place for the Bethania Forest Development.

We do hope all of these points will be taken into consideration when looking at the impact of this new development on our Historic Landmark Town of Bethania and our beautiful neighborhood of Bethania Woods, within that town.

Thank you for your consideration.

Thad and Donna Stamper

Bethania Woods Neighborhood

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1391 Plaza West DR  
Winston Salem NC 27103

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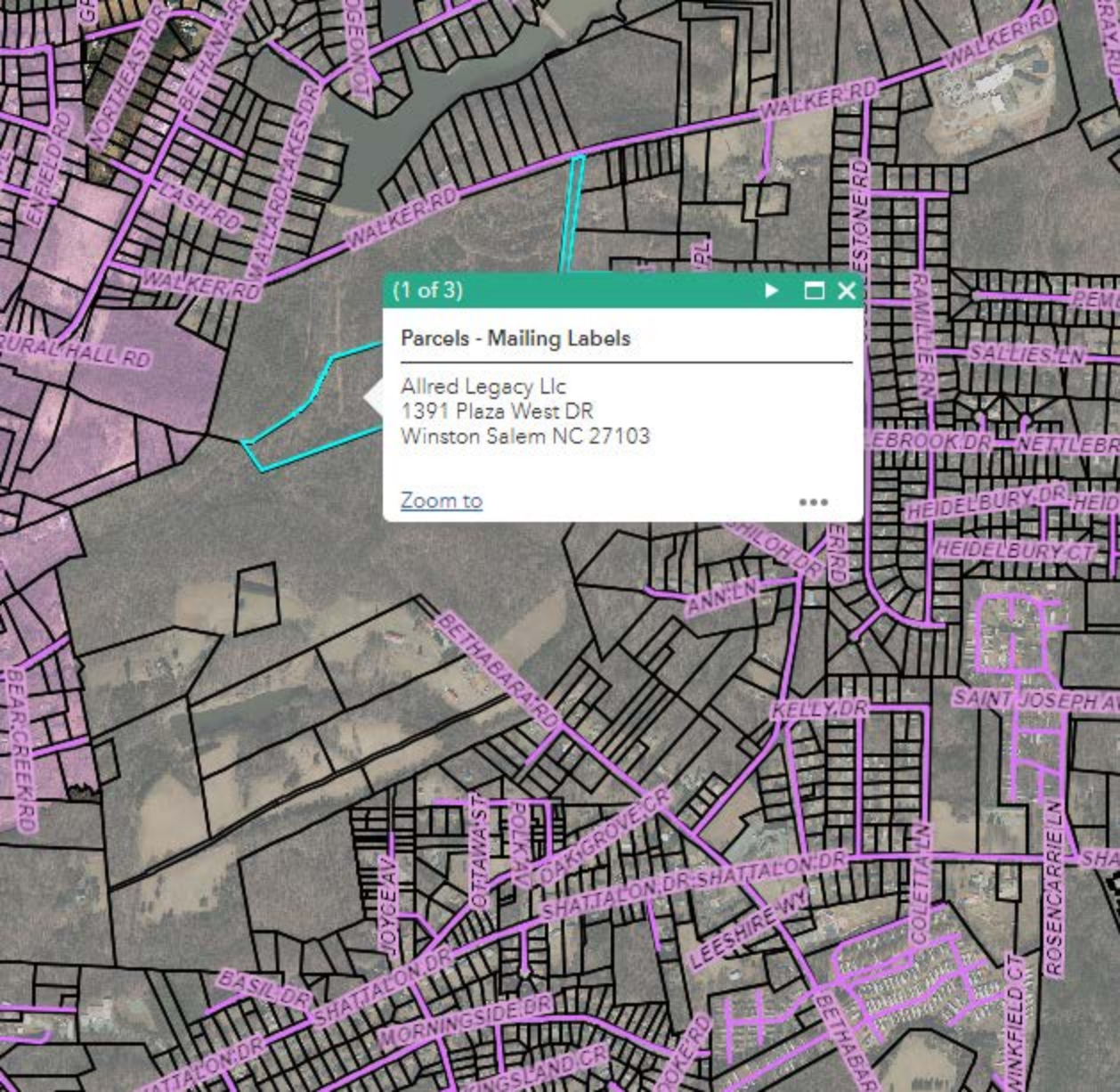


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## EXECUTIVE SUMMARY

The Allred Farm Development proposed development is located north of Reynolda Road and east of Bethania Road in Winston-Salem, NC. It will consist of 489 single family homes and 118 townhomes. Two full movement access points are proposed on Bethania Road, and one full movement access point is proposed on Bethabara Road. The development is expected to be constructed in two phases with the build-out years of 2025 and 2028. Information regarding the property was provided by Stimmel.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic.

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with WSDOT and NCDOT. This site has a trip generation potential of 3,310 daily trips, 236 trips in the AM peak hour, and 322 trips in the PM peak hour in Phase 1 and 5,195 daily trips, 372 trips in the AM peak hour, and 507 trips in the PM peak hour in Full Build.

In conclusion, this study has determined the potential traffic impacts of this development and recommendations have been given where necessary to mitigate the impacts of future traffic. It is recommended to provide a 100-foot northbound right turn lane with appropriate taper at Bethania Road and Site Access 1. The analysis indicates that with the recommended improvements in place, the proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The recommendations summarized in Figure A and in Table A should be constructed to comply with applicable NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and local standards.

**Table A – Summary of Recommended Improvements**

INTERSECTION	PHASE 1 BUILD RECOMMENDATIONS	FULL BUILD RECOMMENDATIONS
Bethania Road at Site Access 1	<ul style="list-style-type: none"> <li>• Construct a right turn lane on Bethania Road with 100 feet of storage plus appropriate deceleration and taper.</li> <li>• Design site drive according to applicable NCDOT and local standards.</li> </ul>	<ul style="list-style-type: none"> <li>• No additional improvements are recommended.</li> </ul>
Shattalon Drive at Bethabara Road/ Site Access 2		<ul style="list-style-type: none"> <li>• Design site drive according to applicable NCDOT and local standards.</li> </ul>
Bethania Road at Queens Grant Road/ Site Access 3	<ul style="list-style-type: none"> <li>• Design site drive according to applicable NCDOT and local standards.</li> </ul>	<ul style="list-style-type: none"> <li>• No additional improvements are recommended.</li> </ul>
All other intersections	<ul style="list-style-type: none"> <li>• No improvements are recommended.</li> </ul>	



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