

Tarra Jolly

Subject: FW: [EXTERNAL] Re: Queens Grant Flooding AGAIN

From: Looloo <loolooland28@yahoo.com>

Sent: Thursday, January 11, 2024 4:22 PM

To: Kenneth Binkley <Kenneth.Binkley@pultegroup.com>; WGHP TV <news@wghp.com>; Camille Gayle <news@abc45.com>; justin.lundy@wghp.com; Jeri Young <dyoung@wsjournal.com>; Spectrum News - Charter Communications <triadnews@charter.com>; Lizka Bradley <lizkab@cityofws.org>; Rory Howard <roryh@cityofws.org>; Tarra Jolly <tarraj@cityofws.org>; Nick Smith <nicks@cityofws.org>; Bryan D. Wilson <bryandw@cityofws.org>

Cc: Luke Dickey <LDickey@stimmelpa.com>; Niki Calhoun <niki.calhoun@hotmail.com>; dbrown@davenportworld.com; Jeffrey Fansler <JEFFREYGF@cityofws.org>; jpcouch@ncdot.gov; Brent Rockett <brockett@townofbethania.org>; Karen Keller <office@townofbethania.org>; townofbethania@aol.com; Mark Jones <mark.jones.6381@gmail.com>; Gary & Annette Nelson <nettieboo2@aol.com>; Val Fleming <ff.fleming936@yahoo.com>; Jason halsey <halseyj6@gmail.com>; Georganne Mackaronis <gmackaronis@gmail.com>; Ann Rognerud <anniesmayday60@gmail.com>; nealkon@gmail.com; Greg Silva <gsilva001@triad.rr.com>; breetuttle06@gmail.com; Gail & Steve Bean <jgailbean@mindspring.com>; jodi2day@gmail.com; tcs45@triad.rr.com; ram271@twc.com; rrobbins1@triad.rr.com; jimteta1@gmail.com; tetascribe@gmail.com; Stephen Owen <SOwen@stimmelpa.com>; Ogburn, Randall E <rogburn@ncdot.gov>; Marc Allred <marca@cityofws.org>; Kye Bunker <Kye.Bunker@pultegroup.com>

Subject: [EXTERNAL] Re: Queens Grant Flooding AGAIN

Mr Binkley,

I appreciate the update regarding my concerns about the environmental impact of the proposed development and the update on where the environmental impact study stands.

I would ask that, as the findings are reviewed and a finalized report is issued, that you keep me and my fellow neighbors apprised of the findings.

I would also say that transparency in this process has been somewhat lacking, and I welcome an open and honest dialogue in the future. I hope you understand that this is not personal. I'm not opposed to development of land.

I am vehemently opposed to development that endangers the environment, is unsafe or poorly researched, is clouded in its presentation of a complete picture of the process, or that precludes the community from open and honest discussion of their concerns.

I understand the need for housing, but I also understand the importance of balancing human needs and desires with the environmental impact in situations such as these. Earth is not a replenish-able resource.

That being said, I do appreciate your perspective and welcome a transparent discourse on our two varying opinions.

Respectfully,

Joy

Sent from my iPhone

On Jan 11, 2024, at 15:45, Kenneth Binkley <Kenneth.Binkley@pultegroup.com> wrote:

Ms. Berrong,

I am writing to give an update on the environmental report. For the T&E report, long story short it is still in process. Long story long, The full process entails an environmental consultant to do a desktop survey of the subject property to identify a full list of potential species candidates which covers both flora and fauna. Once that list is identified, then the environmental firm will investigate onsite and determine if suitable habitat is present and/or species found during said onsite survey and develop a preliminary report of their findings. Once the environmental firm has a preliminary report ready for review, it is then sent to the local office of the United States Fish and Wildlife Service (USFWS) for comments and/or concurrence until the report is finalized. The review cycle from this federal agency varies by region, but we must remain patient until they can thoroughly review the report and ultimately concur with the findings and/or recommend further action at appropriate times.

As far as this specific site, my understanding is the initial T&E report is complete and currently being reviewed by USFWS now, but we are hopeful a final report soon. Once we have a final report, we will most certainly be happy to share it. We cannot however share prematurely for the sake of making sure you have all the official Federally reviewed documentation of the findings.

Regarding residential development in general, the federal housing deficit is in the millions right now. This is not sustainable for our nation's population. The T&E report is one of the numerous due diligence items we do for potential development sites across the country regardless of private land ownership and or municipal requests to do so. Not all homebuilders go to this level of detail in the initial stages of development, but we try to gather as many facts as possible so that we can minimize the risks which will in turn help us fulfill our obligations in a responsible and legal manner. Knowing all this may not put all your concerns at ease, but I will continue to communicate with you as I can as development evolves even beyond these initial time restricted City zoning processes.

Thanks,

<image001.png>

Ken Binkley, PE

Land Planning and Entitlements Manager : : Triad Division

mobile (336) 480-5195

Kenneth.Binkley@PulteGroup.com

From: Looloo <loolooland28@yahoo.com>

Sent: Tuesday, January 9, 2024 10:18 PM

To: Kenneth Binkley <Kenneth.Binkley@pultegroup.com>

Cc: Luke Dickey <LDickey@stimmelpa.com>; Niki Calhoun <niki.calhoun@hotmail.com>; dbrown@davenportworld.com; jeffreygf@cityofws.org; jpcouch@ncdot.gov; Brent Rockett <brockett@townofbethania.org>; Town of Bethania <office@townofbethania.org>; townofbethania@aol.com; Mark Jones <mark.jones.6381@gmail.com>; Gary & Annette Nelson <nettieboo2@aol.com>; Val Fleming <ff.fleming936@yahoo.com>; Jason halsey <halseyj6@gmail.com>; Georganne Mackaronis <gmackaronis@gmail.com>; Ann Rognerud <anniesmayday60@gmail.com>; nealkon@gmail.com; Greg Silva <gsilva001@triad.rr.com>; breetuttle06@gmail.com; Gail & Steve Bean <jgailbean@mindspring.com>; jodi2day@gmail.com; tcs45@triad.rr.com; ram271@twc.com; rrobbins1@triad.rr.com; jimteta1@gmail.com; tetascribe@gmail.com; Stephen Owen <SOwen@stimmelpa.com>; Ogburn, Randall E <rogburn@ncdot.gov>; Marc Allred

<marca@cityofws.org>; Kye Bunker <Kye.Bunker@pultegroup.com>

Subject: Re: Queens Grant Flooding AGAIN

Mr Binkley,

Thank you so very much for following up with me regarding the drainage issues on Queens Grant Road.

I absolutely agree that the first step in solving a problem is to adequately grasp the totality of the situation. That being said, my primary concern is the environmental impact of the proposed project.

We were told that there was an independent environmental impact assessment being conducted. Has this study been completed? If so, would you kindly provide me with a copy of its findings.

I have been researching the subject at great length and am eagerly anticipating the conclusions drawn from the study commissioned by Pulte Homes.

I do feel, given current public sentiment regarding the preservation of precious natural resources and ever dwindling endangered species native to our small corner of the planet, that the City of Winston Salem should have an accurate representation of the environmental impact of this project.

If the study has been completed, I, along with my fellow neighbors, would greatly appreciate receiving a full copy of the final report. It is my primary concern and a personal passionate belief that humanity owes Mother Nature due process prior to willingly deforesting the natural habitat of our ecosystem.

I welcome the opportunity to speak with you about this project in detail. I wholeheartedly believe an open honest dialogue is not only ideal, but also, a necessary due diligence. In that spirit of cooperation and understanding, perhaps we could schedule a meeting with the residents of Queens Grant and Bear Creek to discuss the impact of this project.

Incidentally, after filming the abhorrent drainage on Queens Grant during the heavy rain today, something miraculous happened. Beauty like this can only be found in nature, and, with this development, the days it can be found are numbered.

As I was pondering how our ecosystem would be affected, the sky turned the most amazing shade of yellow, and a rainbow appeared. It quietly disappeared as I was taking photos.

Sadly, this particular view will be taken from nature soon. It's the field behind our house. The irony of taking this footage three hours apart is strangely comforting. I wanted to share it with you.

<image002.jpg>

Again, thank you so much for your willingness to respond to my concerns regarding this project.

Respectfully yours,
Joy Berrong
4886 Queens Grant
919-491-3864

Sent from my iPhone

On Jan 9, 2024, at 20:52, Kenneth Binkley <Kenneth.Binkley@pultegrocom> wrote:

Ms. Berrong,

Thanks for bringing this to our attention. The first step to resolving any problem is understanding the problem so again appreciate you taking the time to share this.

We will need for this development to gain Rezoning and Planned Residential Development approvals from the City of Winston-Salem prior to engaging engineers for the site design. Once engaged, our engineers will review the survey and site conditions and then develop an engineering design to safely capture and convey stormwater to City and State requirements. This design will then be reviewed by the various government agencies to gain development permit approvals for construction.

I have the utmost confidence in our collective team of surveyors, engineers, contractors and municipal staff reviewers to develop a set of plans to mitigate this current adverse condition upon development connection through this Public Right of Way. We hope to have your support so we can expeditiously resolve this problem together.

Feel free to email me any other concerns you have along Queen's Grant and I will communicate these to the appropriate people during the design process. Thanks again and have a good evening.

Thanks,

<image001.png>

Ken Binkley, PE

Land Planning and Entitlements Manager : : Triad Division

mobile (336) 480-5195

Kenneth.Binkley@PulteGroup.com

From: Looloo <loolooland28@yahoo.com>

Sent: Tuesday, January 9, 2024 2:53 PM

To: Luke Dickey <LDickey@stimmelpa.com>

Cc: Niki Calhoun <niki.calhoun@hotmail.com>; Kenneth Binkley

<Kenneth.Binkley@pultegroup.com>; dbrown@davenportworld.com;

jeffreygf@cityofws.org; jpcouch@ncdot.gov; Brent Rockett

<brockett@townofbethania.org>; Town of Bethania <office@townofbethania.org>;

townofbethania@aol.com; Mark Jones <mark.jones.6381@gmail.com>; Gary & Annette

Nelson <nettieboo2@aol.com>; Val Fleming <ff.fleming936@yahoo.com>; Jason halsey

<halseyj6@gmail.com>; Georganne Mackaronis <gmackaronis@gmail.com>; Ann

Rognerud <anniesmayday60@gmail.com>; nealkon@gmail.com; Greg Silva

<gsilva001@triad.rr.com>; breetuttle06@gmail.com; Gail & Steve Bean

<jgailbean@mindspring.com>; jodi2day@gmail.com; tcs45@triad.rr.com;

ram271@twc.com; rrobbins1@triad.rr.com; jimteta1@gmail.com;

tetascribe@gmail.com; Stephen Owen <SOwen@stimmelpa.com>; Ogburn, Randall E

<rogburn@ncdot.gov>; Marc Allred <marca@cityofws.org>

Subject: Queens Grant Flooding AGAIN

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Here's the current situation on Queens Grant Road. This happens routinely with heavy rain.

I thought it would be a helpful visual in the discussion of how inadequately the "drainage" functions.

This happens with EVERY heavy rain.

Had the traffic study been conducted for more than a period of two days, it would become abundantly clear that this road has always been riddled with drainage issues that prevent deliveries and make traversing the road dangerous for the residents.

It is completely irresponsible and dangerous to not adequately assess the traffic conditions over an extended period of time in varied but repetitive conditions.

<image002.png>

<image003.png>

Respectfully,

Joy Berrong

Sent from my iPhone

On Dec 13, 2023, at 11:45, Luke Dickey <LDickey@stimmelpa.com> wrote:

Niki,

Hope you are doing well.

Wanted to provide an update for those not on the original email chain that the zoning and PRD review has been continued from the December 14 Planning Board meeting to the January 11 Planning Board meeting.

As a follow up on Queens Grant Road, we have had a high-level review with NCDOT on potential requirements for connection. When engineering plans are developed, NCDOT will want to review the proposed drainage that will be going towards the existing section of Queens Grant Road to determine needs for drainage improvements. Additionally, minimum width requirements for the road

would need to be met – 18' to 20' from edge of pavement to edge of pavement.

We understand that there is a possibility that the neighborhood will request NCDOT to remove Queens Grant and Bear Creek from the State Maintained system and convert to a private road. Please keep us informed if the neighborhood formally petitions to NCDOT and timing. This will have impacts to the proposed plan layout and traffic distribution.

Please let me know if you have any questions.

Thanks,

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

LUKE DICKEY PLA

Vice President

P (336) 723-1067 x1119
D (336) 537-2384
601 North Trade Street Suite 200
Winston-Salem, NC 27101

stimmelpa.com

Stimmel Associates, P.A E-Mail Disclaimer

From: Luke Dickey

Sent: Friday, November 3, 2023 2:39 PM

To: Niki Calhoun <niki.calhoun@hotmail.com>;
kenneth.binkley@pultegroup.com; dbrown@davenportworld.com;
jeffreygf@cityofws.org; jpcouch@ncdot.gov; Brent Rockett
<brockett@townofbethania.org>; Town of Bethania
<office@townofbethania.org>; townofbethania@aol.com

Cc: Mark Jones <mark.jones.6381@gmail.com>; Gary & Annette Nelson
<nettieboo2@aol.com>; Val Fleming <ff.fleming936@yahoo.com>;
Jason halsey <halseyj6@gmail.com>; Georganne Mackaronis
<gmackaronis@gmail.com>; Ann Rognerud
<anniesmayday60@gmail.com>; nealkon@gmail.com; Looloo
<loolooland28@yahoo.com>; Greg Silva <GSILVA001@triad.rr.com>;
breetuttle06@gmail.com; Gail & Steve Bean
<jgailbean@mindspring.com>; jodi2day@gmail.com;
tcs45@triad.rr.com; ram271@twc.com; rrobbins1@triad.rr.com;
jimteta1@gmail.com; tetascribe@gmail.com; Stephen Owen
<SOwen@stimmelpa.com>; Ogburn, Randall E <rogburn@ncdot.gov>;
Marc Allred <marca@cityofws.org>

Subject: RE: Queens Grant Road #1812

Niki,

Thank you for reaching out and for sharing the documentation on existing conditions and issues. I had just sent out an email to those that attended the meeting (and provided emails) and others that have

reached out to us with questions that a 1-month continuance has been requested from the November 9 Planning Board meeting to the December 14th Planning Board meeting. There are a few on this email chain that will not receive that email because we did not have their email addresses, so this was a good timely message from you.

I have reached out to NCDOT to discuss Queens Grant Road and coordinating a date to review. Will provide an update once we have more information. *(Please note I did not see Randy Ogburn copied to the email, so have added him in with my response.)*

Attached are copies of the Interdepartmental Review comments from City Departments that we receive through the plan review process. These comments are also included in the staff report posted in the Agenda Book that goes to the Planning Board. The Agenda Book is typically posted ([Monthly Planning Board Items | City of Winston-Salem, NC \(cityofws.org\)](#)) by the end of Friday (today) prior to the Planning Board meeting. Since a continuance has been requested, the full staff report may not be included for this case until the December meeting. I have included Marc Allred with City Planning Staff to confirm.

Again, thank for attending the meeting and sharing your concerns not only for your property which is directly adjacent to the project, but also the concerns regarding your neighborhood.

From: Niki Calhoun <niki.calhoun@hotmail.com>
Sent: Friday, November 3, 2023 12:40 PM
To: Luke Dickey <LDickey@stimmelpa.com>;
kenneth.binkley@pultegroup.com; dbrown@davenportworld.com;
jeffreygf@cityofws.org; jpcouch@ncdot.gov; Brent Rockett
<brockett@townofbethania.org>; Town of Bethania
<office@townofbethania.org>; townofbethania@aol.com
Cc: Mark Jones <mark.jones.6381@gmail.com>; Gary & Annette Nelson
<nettieboo2@aol.com>; Val Fleming <ff.fleming936@yahoo.com>;
Jason halsey <halseyj6@gmail.com>; Georganne Mackaronis
<gmackaronis@gmail.com>; Ann Rognerud
<anniesmayday60@gmail.com>; nealkon@gmail.com; Looloo
<loolooland28@yahoo.com>; Greg Silva <GSILVA001@triad.rr.com>;
breetuttle06@gmail.com; Gail & Steve Bean
<jgailbean@mindspring.com>; jodi2day@gmail.com;
tcs45@triad.rr.com; ram271@twc.com; rrobbins1@triad.rr.com;
jimteta1@gmail.com; tetascribe@gmail.com
Subject: Queens Grant Road #1812

Hello Mr. Dickey,

Thank you for representing Stimmel at the informational meeting held this past Monday at the Reynolda Library and answering questions from many concerned residents that will be directly impacted by the massive planned residential development of the K&W Cafeteria/Allred Farm into

the proposed 476 single family homes and 128 townhomes with 4 proposed access points...one being Queens Grant Road, which is where I currently reside.

I feel it is necessary that all parties involved with the planning, review, evaluation, consideration and approval of this enormous RPD be made directly aware of the specific concerns regarding the proposed connection being made at the end of Queens Grant Road. Therefore, I am copying the following relevant parties on this email: J.P. Couch and Randy Ogburn with NCDOT, Jeffery Fansler with WSDOT, Kenneth Binkley with Pulte Group, Dionne Brown with Davenport, and Brent Rockett, Mayor of the Town of Bethania. I am also copying all 7 current households that reside on Queens Grant Road as well as the 9 households that reside on Bear Creek Road.

Queens Grant Road is a very small and short state maintained road that already has many existing maintenance and drainage problems that have been addressed with NCDOT many times over the years by several homeowners, including myself. There are no yellow or white painted lines on this road and it can be challenging for 2 vehicles to even pass each other at the same time. With only 3 homes on the right side of the road and 4 homes on the left side, we have adapted and accepted that the budget of NCDOT may not allow for necessary improvements to be made. However, this does not negate the fact that drainage has been a problem for years on this road and still exists! I am going to attach a photo from a couple of years ago when I initially reached out to NCDOT.



Attached is also a short video clip from a separate time that was taken at the dead-end of Queens Grant Road after a rainstorm. No flash floods were issued and yet our roadway was flooded

over and covered with debris due to the fall of the land and the lack of existing engineered drainage in place.

To suggest extending this quiet and small dead-end road and connect it into a residential development that could potentially house over 1,000 vehicles is down right preposterous! I would like to share a photo of Queens Grant Road that was taken yesterday 11/02/23 for everyone to see first hand what the condition of this road currently looks like and how narrow it truly is. Take special note of how much room is available to drive around a parked UPS truck.

<image001.jpg>

Upon reviewing the Traffic Impact Analysis report created by Davenport (which is attached for reference), we are all appalled that based on the dates listed, this evaluation was conducted simultaneously while all of our yards were being dug up and driveways destroyed with no notice so that Lumos could install fiber optic cables along the edge of the roadway. During this process, it was extremely difficult for even one car to pass through. I had to ask workers multiple times to move equipment and parked vehicles so that I could simply exit or enter my residence located at the end of the road at 4885 Queens Grant Road. Now kindly explain how a 2 day traffic analysis can be accurately conducted while single sedans were not even able to pass through??? A re-evaluation is undoubtedly necessary to address how our small road can accommodate the predicted amount of traffic safely, effectively and realistically!

I have personally spoken with several of my neighbors that reside either on Queens Grant Road or Bear Creek Road and they are all very concerned, as am I, pertaining to the driveway permit and roadway connection proposed to Queens Grant for this project that are or will soon be under review by DOT and the planning board. I was advised by Stimmel that NCDOT has made initial remarks back to them upon them submitting their request for plan review and the citizens of this community would like to request to see a copy of those comments and/or requirements detailed by DOT, specifically in regards to State Road # 1812. Please respond to this email at your earliest opportunity with that information or direct me to where this document of public record can be found. In addition, any explanation or data that was used for the decision that no improvements are necessary to Queens Grant Road as well as any documentation stating why our roadway is required to be connected to this project would be greatly appreciated.

On behalf of the residents of Bethania on Queens Grant Road and Bear Creek Road, we thank you for your time, understanding, and consideration. I look forward to receiving a timely response.

With Kind Regards,
Niki Calhoun
4885 Queens Grant Road
Winston-Salem, NC 27106
336-823-4399

niki.calhoun@hotmail.com

From: Looloo <loolooland28@yahoo.com>
Sent: Tuesday, October 31, 2023 9:52 PM
To: news@wghp.com <news@wghp.com>;
communityaffairs@wxii12.com <communityaffairs@wxii12.com>;
dyoung@wsjournal.com <dyoung@wsjournal.com>;
feedback@ground.news <feedback@ground.news>; news@abc45.com
<news@abc45.com>
Cc: Ann Dixon <anniesmayday60@gmail.com>; Niki Calhoun
<niki.calhoun@hotmail.com>; Luke Dickey <LDickey@stimmelpa.com>
Subject: Fwd: Queens Grant

Begin forwarded message:

From: Looloo <loolooland28@yahoo.com>
Date: October 31, 2023 at 21:20:42 EDT
To: ann gordon <anniesmayday60@gmail.com>, Luke
Dickey
Luke,

That was not a very nice response to Ann's concerns.

Kindness is an invaluable commodity. Strange and sad that it is so rare these days.

Have you actually been on Queens Grant? Space is extremely limited. It is a small roadway.

I understand you have a job to do. However, I feel like a personal meeting on Queens Grant might lend a better understanding of what reality is- versus what a study simultaneously conducted during a fiber optic cable line placement shows.

As previously stated, I will be calling you tomorrow late morning EST

Thanks again for all your help and support,

Joy

----- Forwarded message -----

From: ann gordon <anniesmayday60@gmail.com>
Date: Tue, Oct 31, 2023, 7:41 PM
Subject: Re: Queens Grant
To: Luke Dickey <LDickey@stimmelpa.com>

Well Luke as stated in my email, no way these many cars will be accommodated

unless you tear the up what we hold dear. No way that all this traffic can be routed down thoroughfares that are already horrendous to travel down in AM/PM traffic. Now, put buses on it and yet another mess! I don't know who these people are who did the so called study and said these roads HAD to include Queens Grant, but it's ridiculously absurd. Traffic will also be going through historic Bethania---only path to 52 and new 74, no other route from my neighborhood. So, sunshine can be blown anywhere but not with me!

On Tue, Oct 31, 2023, 6:59 PM Luke Dickey <LDickey@stimmelpa.com> wrote:

Ann,

Thank you for your email.

Below are the responses that I had provided to Joy.

1. Have confirmed that Pulte Homes has engaged an environmental consultant to provide a threatened and endangered species review on the site. That is currently in the process. A completion schedule has not been provided at this time.
2. Plans are at the preliminary level for zoning approval (for the townhomes) and planned residential development site plan approval for the single-family homes. NCDOT has provided initial comments

from the plan review for the connection to Queens Grant Road regarding driveway permits, road standards if the proposed subdivision roads are to be maintained by the state (*they will not be as they will be City of Winston-Salem public streets*), and turn lane requirements for the new street access directly on Bethania Road. I have reached out to Randy Ogburn with NCDOT to discuss if there will be additional requirements for Queens Grant Road as that was not mentioned in the review comments. Will be happy to let you know once we receive confirmation.

3. Queens Grant Road was included in the traffic impact analysis. Thank you for your comment regarding updating the TIA for Joyce Avenue connection. WSDOT has reviewed the TIA. In the plan review, WSDOT and City Planning required the connection to Joyce Avenue (city street). WSDOT requested for portions of property that have frontage on Joyce Avenue to provide a residential street to City standards (curb and gutter) with sidewalk on one side and to transition to the existing ribbon pavement. These details will be finalized as part of the engineering design documents and through the driveway permitting process.

Queens Grant Road, Bethabara Road, and Joyce Avenue are existing public streets that stub into the subject property. Per City development ordinance requirements, the proposed

development must connect to these streets.

From: ann gordon
<anniesmayday60@gmail.com>
Sent: Tuesday, October 31, 2023 6:03 PM
To: Luke Dickey
<LDickey@stimmelpa.com>
Subject: Queens Grant

I reside at 4880 Queens Grant Road and cannot imagine how anything was approved in our two lane neighborhood to accommodate the amount of traffic this monstrous development will bring. Turn lane or not--- the math is simple, at least 1000 cars in your proposed site for us to deal with. I want to know all the things Joy asked too. We have birdwatchers galore in our park across the street, wood peckers, hawks, and deer. We wa t you to LEAVE our quiet, close knit community alone and plan your access elsewhere. I've been down your proposed passageways and Bethabara and Shattalon cannot handle thus either. We need answers!!

From: Looloo
<loolooland28@yahoo.com>
Sent: Tuesday, October 31, 2023 12:35 PM
To: bcthomas@ncdot.gov
<bcthomas@ncdot.gov>;
rogburn@ncdot.gov
<rogburn@ncdot.gov>; Ann Dixon
<anniesmayday60@gmail.com>; Neal
Kon <nealdkon@gmail.com>; Niki
Calhoun <niki.calhoun@hotmail.com>;

Elise Ussery <elise.ussery@ncleg.gov>;
Kyle.Hall@ncleg.gov
<Kyle.Hall@ncleg.gov>; Brent Rockett
<brockett@townofbethania.org>;
LDickey@stimmelpa.com
<LDickey@stimmelpa.com>;
vivianaevans@gmail.com
<vivianaevans@gmail.com>

Subject: Fwd: Bethania Forest TIA

Hi

You are talking about the massive disruption of people, wildlife, flora, and fauna.

Have you performed an environmental study which would assess any damage to plant or wildlife in and around Queens Grant road (State Rd #1812)?

If so, could you please provide the findings.

Also, are you planning on using encroachment to widen the road to accommodate for this particular access point?

If so could you provide the project number and the DOT's signed agreement.

I really think you need to update the traffic study for Queens Grant and Joyce Avenue as a professional point of pride. It should be conducted because it is the right thing to do- not because you're waiting for someone to ask.

Thanks so much!

**Joy Berrong
Queens Grant Road**

From: Luke Dickey
<LDickey@stimmelpa.com>
Sent: Tuesday, October 31, 2023 10:48 AM
To: niki.calhoun@hotmail.com
<niki.calhoun@hotmail.com>;
hgough3@triad.rr.com
<hgough3@triad.rr.com>;
vivianaevans@gmail.com
<vivianaevans@gmail.com>;
lasko.eric@yahoo.com
<lasko.eric@yahoo.com>;
jgailbean@mindspring.com
<jgailbean@mindspring.com>;
halseyj6@gmail.com
<halseyj6@gmail.com>;
nettieboo2@aol.com
<nettieboo2@aol.com>
Cc: Stephen Owen
<SOwen@stimmelpa.com>; Luke Dickey <LDickey@stimmelpa.com>
Subject: Bethania Forest TIA

Thank you for attending the neighborhood meeting on Monday evening. As requested, we are providing the traffic study (TIA) that was conducted for the Bethania Forest project. Please note that due to the fluid nature of the rezoning process, revisions to the site plan and TIA may occur upon request by WSDOT and NCDOT. Also, the TIA does not show the connection to Joyce Avenue as it was based on the original submitted plan that did not have the connection. WSDOT & NCDOT has not requested an updated TIA showing the connection.

Reminder of Current Scheduled Meeting Dates:

Townhome Rezoning Request (Public Hearings)

Planning Board Mtg: Thursday, November 9 (4:30pm)

City Council Mtg: Monday, December 4 (6pm)

Single-Family Planned Residential
Development (Not a Public Hearing)

Planning Board Mtg: Thursday,
December 14 (4:30pm)

Please reach out to us if you have any
questions.

Stimmel Outreach Team

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CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.