

Tarra Jolly

Subject: FW: [EXTERNAL] Fwd: Additional Neighborhood Perspective on the Deforestation of Land for Bethania Forest

From: Looloo <loolooland28@yahoo.com>

Sent: Wednesday, January 10, 2024 12:41 PM

To: 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>; mleonard@townofbethania.org; Karen Keller <office@townofbethania.org>; Randall E Ogburn <rogburn@ncdot.gov>

Subject: [EXTERNAL] Fwd: Additional Neighborhood Perspective on the Deforestation of Land for Bethania Forest

Sent from my iPhone

Begin forwarded message:

From: ann gordon <anniesmayday60@gmail.com>

Date: January 10, 2024 at 12:09:33 EST

To: Looloo <loolooland28@yahoo.com>, Niki Calhoun <niki.calhoun@hotmail.com>, Greg Silva <gsilva001@triad.rr.com>, Val Fleming <ff.fleming936@yahoo.com>, Jason halsey <halseyj6@gmail.com>, Brent Rockett <brockett@townofbethania.org>, Georganne Mackaronis <gmackaronis@gmail.com>, jodi2day@gmail.com, benjaminatuttle@gmail.com, Gail & Steve Bean <jgailbean@mindspring.com>, jimteta1@gmail.com, Mark Jones <mark.jones.6381@gmail.com>, Town of Bethania <office@townofbethania.org>

Subject: Fwd: Queens Grant Flooding AGAIN

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

From: **ann gordon** <anniesmayday60@gmail.com>

Date: Wed, Jan 10, 2024, 12:07 PM

Subject: Re: Queens Grant Flooding AGAIN

To: ann gordon <anniesmayday60@gmail.com>

Mr. Binkley. I am Ann Rognerud Gordon and I live at 4880 Queens Grant Road. My family is one of the oldest residents of Bethania Woods. We have been here since 1978.

I would like to vehemently oppose any and all things pertaining to your pillaging of our quiet two street neighborhood as well. Think it is probably considered FALSE advertisement to name a place Bethania Forest when it isn't in Bethania and you intend on removing the forest, don't you agree?

Our neighborhood is tight knit, mostly retired. We help our neighbors in time of need, cut felled or fallen trees and keep Bethania Woods and its outer boundaries clean and mowed. We've met with state DOT personnel to address the road flooding and were told the state had no monies to rectify the horrific damage this was causing. So, excuse all of us for not being on board with you or your engineering team wanting to do something now that it is beneficial to your cause. As a side note---- it was the Allred family

who caused the issue with trying to put in a driveway to the back half of their property without going through proper channels.

This proposed usage of our street is appalling. You apparently have not been around to see the traffic patterns during school hours, as anyone could lose their religion with first of the morning, end of the day traffic at Old Town School alone. In order to access 52 and the new 74, you go through three historical segments.

Bethania, the school by Bethania AME Zion, and the historical marker for the African American site by Wedgewood. Again, appalling.

Now to address nature and its affect this will have on them.

Nature Conservation is a MORAL philosophy and conservation movement focused on protecting species from extinction, maintaining and restoring habitats, enhancing ecosystem services, and protecting biological diversity as defined by Wikipedia. We have an abundance of wildlife in this area-- we have deer, pleated woodpeckers, hawks, owls and box turtles. Our Eastern box turtle is listed as vulnerable on IUCN species red list due to their rapid decline. How are these issues being addressed. Most of their natural habitat is being destroyed by your housing development.

As you can see, all of this neighborhood wants nothing to do with your infringement on our lives, homes and road access. I can only speak for myself and my household in saying I will never be supportive or on board.

On Wed, Jan 10, 2024, 11:07 AM ann gordon <anniesmayday60@gmail.com> wrote:

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

From: Looloo <loolooland28@yahoo.com>
Date: Tue, Jan 9, 2024, 10:21 PM
Subject: Fwd: Queens Grant Flooding AGAIN
To: Ann Dixon <anniesmayday60@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Looloo <loolooland28@yahoo.com>
Date: January 9, 2024 at 22:17:58 EST
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.

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

H { whuq d c # h q g h u

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 on 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). WSD OT 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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