

Tarra Jolly

Subject: FW: [EXTERNAL] Another Perspective on the proposed deforestation of our Bethania Neighborhood

From: Looloo <loolooland28@yahoo.com>

Sent: Monday, January 8, 2024 10:49 PM

To: Niki Calhoun <niki.calhoun@hotmail.com>

Cc: Marc Allred <marca@cityofws.org>; 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>; Jones, Scott A <sajones8@ncdot.gov>; Norris, Randy E <renorris@wsfcs.k12.nc.us>; Long, Ashley M <amlong1@ncdot.gov>; Brent Rockett <brockett@townofbethania.org>; Michelle Leonard <mml.muddysneakers@gmail.com>; mleonard@townofbethania.org; Georganne Mackaronis <gmackaronis@gmail.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>; Neal Kon <nealdkon@gmail.com>; Ann Gordon <anniesmayday60@gmail.com>; Thad Stamper <tcs45@triad.rr.com>; Donna Stamper <stamperd48@gmail.com>; Greg Silva <gsilva001@triad.rr.com>; Doug Curtis <ram271@twc.com>; rrobbins1@triad.rr.com; jrobbins5@triad.rr.com; benjaminatuttle@gmail.com; breetuttle06@gmail.com; Gail & Steve Bean <jgailbean@mindspring.com>; jodi2day@gmail.com; tetascibe@gmail.com; jimteta1@gmail.com

Subject: [EXTERNAL] Another Perspective on the proposed deforestation of our Bethania Neighborhood

To Whom It May Concern:

AS LISTED BY MY NEIGHBOR AND FRIEND, NIKI

Dear Sirs and Madams of the City off Winston-Salem Planners of Land Use & Development; Marc Allred, Lizka Bradley, Rory Howard, Tarra Jolly, Nick Smith, and Bryan Wilson,

Would you kindly forward a copy of this email to all Members of the City-County Planning Board; Walter Farabee, Jason Grubbs, Clarence Lambe, Mo McRae, Salvador Patiño, Linda Schwab, Brenda Smith, Jack Steelman, and the presiding Chris Leake.

Both my life partner, Dr Neal Kon and myself are residents at 4886 Queens Grant Road. We are greatly concerned about the direct impact to the human, wildlife, flora, and fauna surrounding our home by the residential development of the K&W Cafeteria/Allred Farm into the proposed 476 single family homes and 128 townhomes.

Queens Grant Road, being one of the proposed access points to Bethania Forrest will actively contribute to the DEFORESTATION OF OUR BETHANIA HOME.

We must, in good conscience, make you directly aware of both human and environmental concerns regarding the proposed connection being made at the end of Queens Grant Road. We are the last house on the right where the road would be constructed.

Queens Grant Road is currently a very small state maintained road that drastically narrows as it comes to the gated dirt pathway at its dead end. Currently all neighbors on both Queens Grant and Bear Creek have signed a petition to have the state abandon the road in an effort for us to organize a HOA to take over maintenance.

Queens Grant already has many documented preexisting maintenance and drainage problems. It is my understanding that these issues have been addressed with NCDOT many times over the years by several homeowners. Every large rainstorm brings running water, pooling freestanding water, debris, and fallen limbs that I have personally removed to simply exit our driveway.

In fact, Bethania road, the ingress and egress to our neighborhood was closed due to flooding issues for a great deal of time. This caused hardship in and of itself for all of our neighborhood. Adding what I'm going to generously estimate as 1,000 additional cars is opening Pandora's box for Queens Grant, Bear Creek, and Bethania roads.

We simply do not have the infrastructure to support the additional traffic. There are no yellow or white painted lines on this road. I have repeatedly had to ask workers to move their vehicles on my end of the road to even get into or out of our driveway.

It is challenging for two large vehicles (pickups, SUVs, Amazon, UPS, FedEx) to navigate our end of the road simultaneously. We have a system of courtesy that allows one to go first. It works perfectly with the current traffic. However, it's a potential disaster if 1,000 more cars and an exponential number of delivery vehicles are added into the mix.

The drainage has been a problem for years and will continue to complicate all traffic increases on this road should you choose to put the stress of that much additional traffic on a roadway that was clearly not designed to accommodate it.

To suggest extending this quiet and small dead-end road as a main connection point to a residential development of this magnitude is not only preposterous, it's unsustainable.

Upon reviewing the Traffic Impact Analysis report created by Davenport, everyone in this neighborhood was appalled that the dates listed for when the evaluation coincided with fiber optic cable installation by Lumos. Who, incidentally, dug up yards, destroyed retaining walls and driveways with no advance notice to the residents.

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.

It's laughable that a two day traffic analysis on a roadway experiencing major disruption from fiber optic cable installation can be considered an adequate analysis of traffic patterns and the roadway's ability to handle additional traffic. This "study" was conducted while single sedans were not even able to pass through.

It is absurd that a reevaluation has not been conducted. A reevaluation is necessary to address how our small road can accommodate the predicted amount of traffic safely, effectively, and efficiently. Traffic patterns vary widely depending on if it's a school season, inclement weather, closure of areas of Bethania road, weekends. Two days does not a study make.

This doesn't even include the abhorrent disruption of the ecosystem and destruction of the environment. The wildlife in this neighborhood and across the way on Bethania Road will be devastated.

The price points for these homes are unaffordable to the average Forsyth family. The land is being destroyed. The deer and foxes I see in the backyard every morning, the raccoons I watch on my night video feed, the woodpeckers I listen to every afternoon, the cardinals and falcons I watch flying overhead are ALL GOING TO BE DISPLACED AND MOST LIKELY ROADKILL.

So much for Bethania Forest. When you deforest Bethania, you disrespect nature. Queens Grant is in Bethania. Taxes are paid to Bethania by every household in the neighborhood. I would strongly encourage you to consider the optics of this development not only to this neighborhood, but to the entire community. I would beg you to visit our neighborhood and see how tame the wildlife has become.

We're just one household being affected by this. Please take a moment to consider the impact of this situation.

Thank you for your time and consideration,

Joy Berrong and Dr Neal Kon

Sent from my iPhone

On Jan 8, 2024, at 22:20, Niki Calhoun <niki.calhoun@hotmail.com> wrote:

Dear Sirs and Madams of the City off Winston-Salem Planners of Land Use & Development; Marc Allred, Lizka Bradley, Rory Howard, Tarra Jolly, Nick Smith, and Bryan Wilson,

Would you kindly forward a copy of this email to all Members of the City-County Planning Board; Walter Farabee, Jason Grubbs, Clarence Lambe, Mo McRae, Salvador Patiño, Linda Schwab, Brenda Smith, Jack Steelman, and the presiding Chris Leake.

As a current resident of Queens Grant Road and a citizen of the Town of Bethania, in the county of Forsyth, and state of North Carolina, I would like to formally submit an opposition to the Bethania Forest planned residential development on behalf of the 16 households located within the Bethania Woods neighborhood. All residents are being copied on this email.

The neighborhood of Bethania Woods, which was platted in 1962 and established in 1964 has a spacious quiet feel to it with a natural wooded ambiance. I have personally spoken face to face with all 16 households and we are all in agreement that we vehemently oppose the connection of Queens Grant Road and Bear Creek Road to this planned residential development of Bethania Forest for many valid reasons. I'm sure with the many concerned residents of Bethania and Winston-Salem that you all are very busy at this time, therefore, I would like to address our primary concerns as it relates to our neighborhood of Bethania Woods and pertaining directly to the Interdepartmental Review comments from the various City Departments that have been made throughout the plan review process.

- We understand the UDO requirements of all subdivisions to have interconnecting streets to adjacent properties and this is the forefront reason for Queens Grant Road being listed as a connection under the Engineering, General Issues, #23 of General Comments, #1. However, it clearly states in 3.a. of the External Access Required section

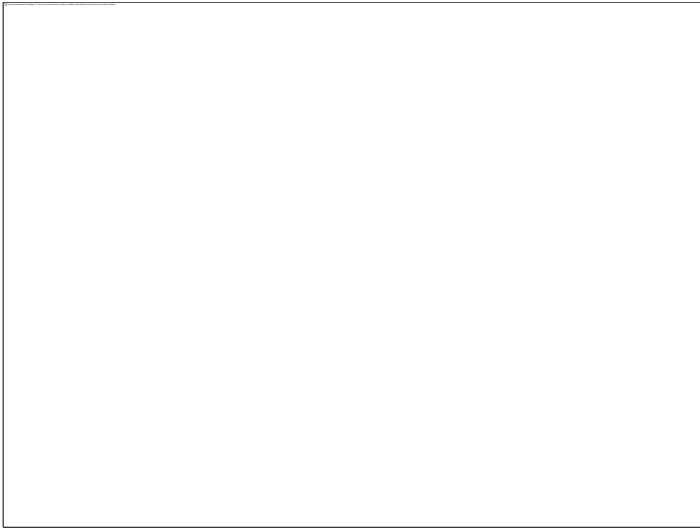
of the UDO that all subdivisions shall be designed to have a **consistent development pattern**, even to the development of outside adjoining properties. Both Queens Grant Road and Bear Creek Road are part of the small Bethania Woods neighborhood, and if this road is connected to so it can be extended into a new housing development, then the new residential development should be consistent in nature with the existing homes of Bethania Woods and follow all covenants, conditions and restrictions. The original road addition plat from June of 1964 includes these covenants thereof, which can be found on the attached document. Please refer to:

- Page 4, #1 - Restrictions to each dwelling being designed for the occupancy of one family.... wouldn't townhomes be disregarding this restriction?
- Page 4, #2 - Minimum square footage requirements of 1,800 per dwelling for new homes being built...can you verify that all (approximately~479) new residential homes being built will meet this requirement?
- Page 4, #6 - Each existing tract in Bethania Woods has a restriction to be set back a minimum of 50 feet (with some being 100 feet) from any street....will all newly built residential homes follow this same set back restriction?
- Page 5 - It is described in great detail that "the purpose of these restrictions is to ensure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the community". It goes on to state that "anything distracting from the attractiveness and value of the property will not be permitted" and that said covenants shall be forever binding.....I would like to note that this PRD **does not** follow any of these existing restrictions for Bethania Woods, therefore undoubtedly should not be connected to. Our 16 homes are all a good distance away from the road and surrounded by large dated trees. Most existing homes are valued significantly higher than the projected value of the new homes to be built. Our homes, while all unique in character, keep a similar large Tudor style open floor plan with many having basements, brick or original wood shaker siding, large stone fireplaces and even some with original hand laid mortar stone work still existing. My understanding is that all new homes proposed are to be built on slabs, small in footprint size to maximize the number of families it can accommodate per acre and stacked to offer additional livable space. Bringing in almost 600 households (between the proposed homes and townhomes) will without a doubt increase light pollution, noise nuisances, crime and security. The Bethania Woods community is filled with rare and protected flora, fauna and wildlife, all of which will be altered when our surrounding forest is demolished to build a development that is being named Bethania Forest!
 - Furthermore, can it be explained how a development outside of the Town limits of Bethania can be allowed to utilize the name Bethania to serve their own agenda without permission from the Town?
- It is my understanding that the district standards do recognize rural residential communities and should be involved with helping to protect the current community standards. Please consider these points and how much of a negative irreplaceable impact could be made on our neighborhood by such a massive development of this size, where thousands of residents could likely travel daily the short distance of 0.15 miles on Queens Grant Road and 0.12 miles on Bear Creek Road just to enter their over 575 home development!

- As the comments note in paragraph 6 of PBR 2023-21 under Stormwater General Issues #22, it is concluded that an HOA will be established by the developer....can you advise how an HOA can operate on a public right of way that it is proposed to be connected to by extension and must be traveled through to enter this new development?
- I understand that the NCDOT Division 9 has acknowledged receipt of the TIA from Stimmel Associates and has presented it to Scott Jones, District Engineer and JP Couch, Division Traffic Engineer as stated under #17 of General Comments. My question is has the final driveway permit officially been approved by both WSDOT and NCDOT requiring no alterations or improvements to Queens Grant Road with the final set of plans being 'marked' as required in Engineering, General Issues, #23 of General Comments, #11?
 - A connection to Queens Grant Road will undoubtedly require many improvements to be made by NCDOT, which falls in their lap to handle and fund for a project that is outside their district with it being inside city limits and the new roads being handled by WSDOT. There would need to be significant upgrades to lengthy ongoing drainage issues due to no existing ditches, continuous water runoff onto the existing roadway as well as road width issues for passing vehicles on a small road with no painted lines....all of which have been addressed numerous times over the years by multiple residents (including myself), to which we were told there was no budget that would allow for in the NCDOT. Has a budget been allowed for this in this project or where will the money come from now to fund this? As it stands now, they are preparing to tear down hundreds of acres of woods uphill all while Bethania Woods is downhill and will be detrimentally affected in many ways at our own expense. Below are photos I took myself with the first two being taken just 2 days ago at the beginning of Queens Grant Road.

- <Outlook-0e1zqqbu.jpg>

<Outlook-r2sedmgn.jpg>



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Thank you for your time and consideration.

Respectfully,

Niki Calhoun
4885 Queens Grant Road
Winston-Salem, NC 27106
336-823-4399
Niki.Calhoun@hotmail.com

On behalf of all current residents of Bethania Woods as follows,
Georganne Mackaronis, Mark and Regi Jones, Gary and Annette Nelson, Darryl and Valerie Fleming,
Jason Halsey & Niki Calhoun, Neal Kon & Joy Berrong, Ann Gordon & Tom Dixon, Gregory Silva, Benjamin
& Bree Tuttle, Gail Bean, Eli & Jodi Dayan, Jim and Joyce Teta, Brent & Beverly Rockett, Raflee & Janet
Robbins, Doug & Kaye Curtis, and Thad & Donna Stamper.

C.C. of this letter is also being mailed to:
PO Box 2511
Winston-Salem, NC 27102
<Bethania NC Road Addition 1964-24-06.pdf>
<Screenshot (1961).png>