

Tarra Jolly

Subject: FW: [EXTERNAL] Proposed Bethania Forest Development
Attachments: Bethania Forest.pdf

From: Gail Bean <jgailbean@mindspring.com>
Sent: Monday, January 8, 2024 4:42 PM
To: Bryan Willard <bryanw@cityofwsfire.org>; Nick Smith <nicks@cityofws.org>; Tarra Jolly <tarraj@cityofws.org>; Marc Allred <marca@cityofws.org>
Cc: sajones8@ncdot.gov; rogburn@ncdot.gov; amlong1@ncdot.gov; brockett@townofbethania.org; mleonard@townofbethania.org; mml.muddysneakers@gmail.com
Subject: [EXTERNAL] Proposed Bethania Forest Development

Dear Madams and Sirs:

Please find attached a letter stating my personal, and I feel my neighbors, concerns regarding the proposed Bethania Forest development. This proposal may "look good on paper," but does not reflect the impact it would have on the existing Bethania Woods community, or the larger area affected in other planned exit/entrances to this massive area.

I hope you will not allow this poorly devised plan to move forward.

Thank you,

Gail Bean

jgailbean@mindspring.com

336-403-8065 cell

Dear Sirs or Madams of the City-County Planning Board:

Needless to say my neighbors and I were shocked to learn of the rezoning request for the proposed townhouses, and the major development of the property behind our subdivision of Bethania Woods, PBR Case #2023-21, Zoning Case # W-3603. We feel this is ill advised for multiple reasons.

- The proposed name for the entire development area is Bethania Forest. This is hijacking the name Bethania when it has nothing to do with the historic area or town, yet it implies a quiet, serene, peaceful, wooded small town. This development has nothing in common with that.
- There would be no benefits to the historic town or the local community with the addition of this massive housing project as the tax base gained would go totally to Winston-Salem and nothing to Bethania.
- Almost everyone in Bethania Woods has a well and septic tank. The removal of trees and undisturbed lands, and the hardscaping of such a large area will cause significant runoff and adversely impact the water table and therefore affect the water we depend on for our homes.
- The proposed 100 year flood zone doesn't take 100 years to flood. Even with the current undisturbed land, the creeks and lakes/ponds have and will continue to flood on a regular basis after heavy rains. How much more will flooding occur once the land has been cleared and hardscaping, buildings, roads, driveways, walkways, etc. contribute to the excess runoff with no possibility to sink into the ground and replenish the water table.
- Past road work and/or construction has proven that debris will not be contained by usual methods and it will be up to the "downstream" homeowners to do the cleanup, the current residents of Bethania Woods. It will also be the "last best place" to throw your trash out before you get home.
- A project this size would need street lights throughout. Even with progressive fixtures, this would still add to light pollution which would disrupt the natural cycle of the area. As would the additional noise pollution of that many people, cars, kids, pets, outdoor activities, etc.
- The tiny size of the lots and proposed houses do not invoke a sense of community or attract an upscale permanent resident who will take pride in his neighborhood or care about the wellbeing of his neighbors such as exists currently.
- Packing this many houses/townhomes into such a small area will greatly increase the lawlessness of the area; drugs, alcohol, guns, theft, personal attacks, and a decrease in overall safety. I don't recall a single time anyone had to call the sheriff (yes sheriff) to our area.
- The proposed access to these properties is directly through Bethania Woods on Queens Grant road. Traffic would increase dramatically causing wear and tear on the road. Judging by the speed of current drivers on Bethania Road, Queens Grant will become just another highway to see how fast your vehicle can make it up the hill. This will make it impossible to walk your dog or stroll along the road in front of your own house due to the danger of cars moving at highway speeds. Not to mention an ice covered slip & slide hill coming down ending in Bethania Road.
- Currently we enjoy a quiet, dark, and rather restricted neighborhood due to the dead end streets. The influx of not only the phase 1 but the proposed phase 2 section (which apparently does not need a rezoning notice) would place a massive burden on our community and the town of Bethania, especially on the residents on Queens Grant and Bear Creek roads.
- Currently there are deer in the area. I see them almost every morning and most evenings browsing for acorns in my yard. Several are females with fawns. Has a plan been put in place to capture and relocate them? I doubt it. And there are other wildlife in the area which will be adversely affected. An endangered turtle just to mention one.
- We feel this massive construction project would devalue our existing homes that we have specifically purchased for it's rural feeling and sense of community.

Sincerely,

J. Gail Bean
5205 Bear Creek Road
Winston-Salem, NC 27106