

## Tarra Jolly

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**Subject:** FW: [EXTERNAL] Comments from Bethania Woods on PBR #2023-21 - Bethania Forest  
**Attachments:** Bethania NC Road Addition 1964-24-06.pdf; Screenshot (1961).png

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**From:** Niki Calhoun <niki.calhoun@hotmail.com>

**Sent:** Monday, January 8, 2024 10:20 PM

**To:** 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>

**Cc:** 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>; Joy Berrong <loolooland28@yahoo.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' <jrobbins5@triad.rr.com>; benjaminatuttle@gmail.com; breetuttle06@gmail.com; Gail & Steve Bean <jgailbean@mindspring.com>; jodi2day@gmail.com; tetascribe@gmail.com; jimteta1@gmail.com

**Subject:** [EXTERNAL] Comments from Bethania Woods on PBR #2023-21 - Bethania Forest

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?

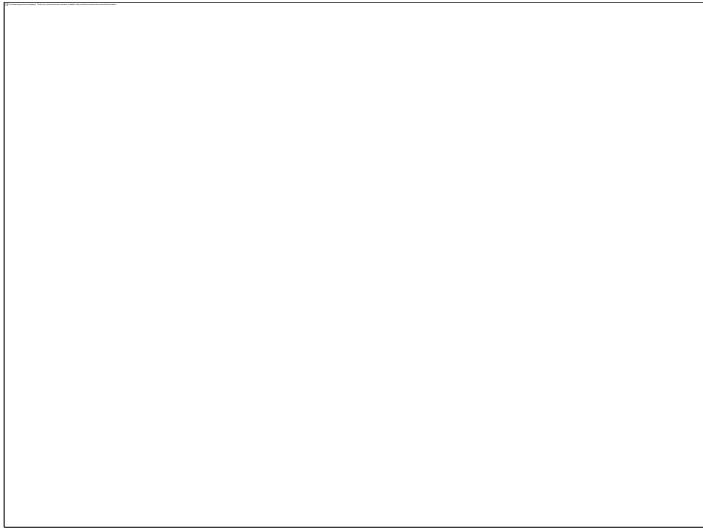
- I understand that the NCDOT Division 9 has acknowledged receipt of the TIA from Stimmel Associates and has presented it to Scott Jones, District Engineer and JP Couch, Division Traffic Engineer as stated under #17 of General Comments. My question is has the final driveway permit officially been approved 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.



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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](mailto: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

STATE OF NORTH CAROLINA  
STATE HIGHWAY COMMISSION

TERRY SANFORD, GOVERNOR

MERRILL EVANS, CHAIRMAN

CLIFTON L. BENSON  
C. WATSON BRAME  
GRAHAM ELLIOTT  
LAUCH FAIRCLOTH  
JAMES K. GLENN  
WILLIAM E. HORNER  
TED JORDAN  
D. WORTH JOYNER  
JACK B. KIRKSEY



JAMES G. W. MACLAMROC  
TOM MCLEAN  
ANDREW W. NESBITT  
CLINT NEWTON  
H. G. PHILLIPS  
E. MURRAY TATE, JR.  
J. ELSIE WEBB  
J. GILLIAM WOOD  
PAUL R. YOUNTS

W. F. BABCOCK, DIRECTOR

June 24, 1964

MEMO TO: Division 9 Engineer  
FROM: James S. Burch  
SUBJECT: Change Secondary Road Numbers

We have been authorized to make the following change in Secondary Road Numbers on County Maps as indicated below. We request that you make similar change on your file maps in Division and District, and have the necessary changes made by your Sign Supervisor on the ground. We are changing our basic county maps accordingly. If our plan does not fit actual ground conditions, please return this with letter of explanation and recommendation.

County Forsyth

Old numbers \_\_\_\_\_  
New numbers 1812, 1813, 1814 ✓  
Cancel numbers \_\_\_\_\_

Petition No. 7464  
Length .36 miles  
Report Date 3-25-64  
Date of Approval 4-2-64  
Road Name Queen's Grant Rd &  
Bear Creek Rd.

System Addition x  
System Deletion \_\_\_\_\_  
System Reassignment \_\_\_\_\_  
Number Reassignment \_\_\_\_\_  
(See Map)

Remarks: ~~1812 - .15 Queens Grant Rd.~~ ✓  
~~1813 - .1 Bear Creek Rd.~~ ✓  
1814 - .11 Bear Creek Rd. ✓

JSB:gh

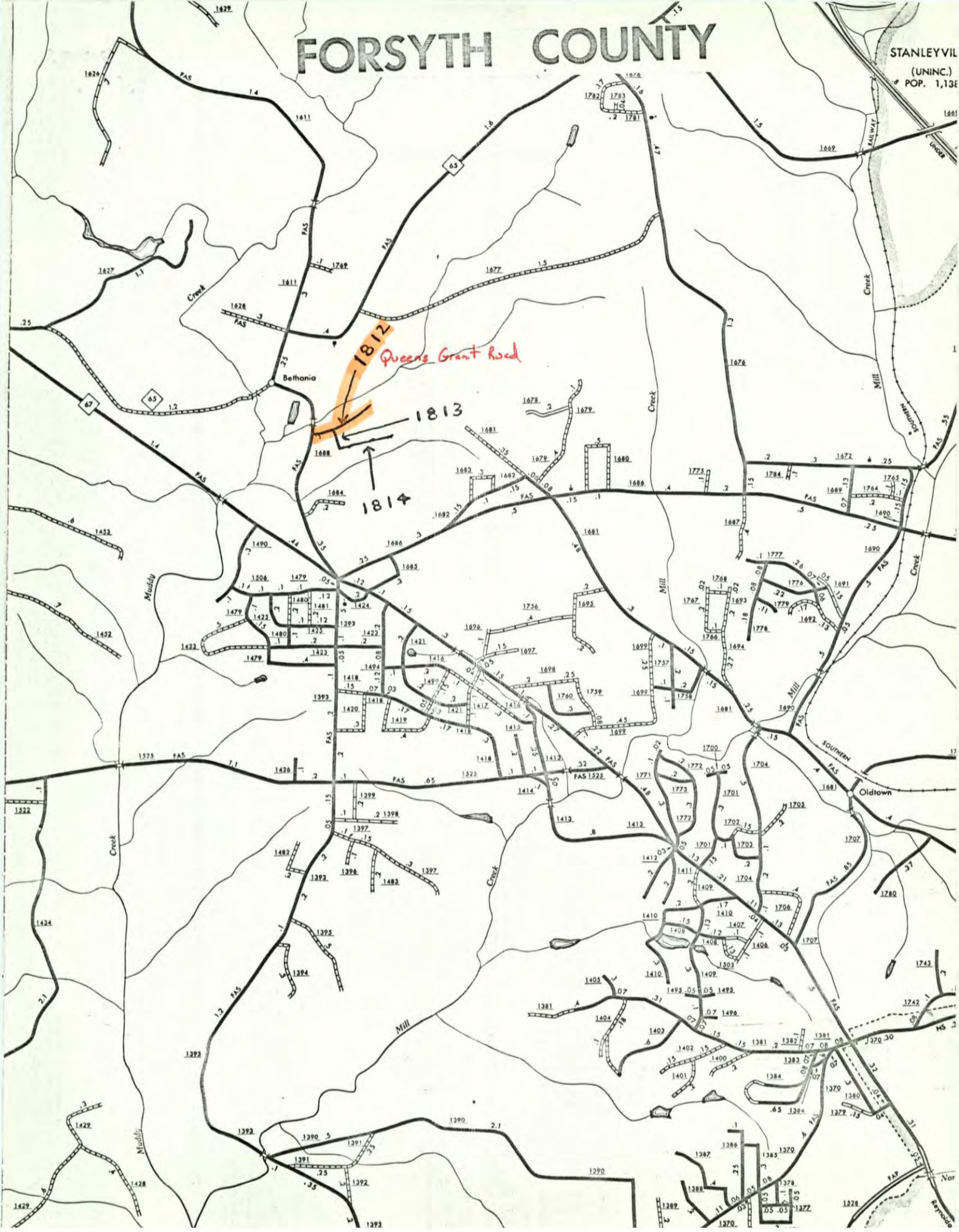
cc: Bridge Department  
Traffic Engineer

*James S. Burch*  
PLANNING ENGINEER



# FORSYTH COUNTY

STANLEYVILLE  
(UNINC.)  
POP. 1,136





NORTH CAROLINA STATE HIGHWAY COMMISSION  
SECONDARY ROAD INVESTIGATION REPORT

County Forsyth  
Township Old Town

Co. File No. 8  
Div. File No. \_\_\_\_\_

Date March 25, 1964

Pet. # 2464

Type of Report: Addition to System , Abandonment \_\_\_\_\_, Other \_\_\_\_\_

SR No. or Local Name SR 1812 Queen's Grant Road and Bear Creek Road SR 1814

Length 0.36 Width 24' Type B. S. T. Condition Good

Is this a subdivision street subject to the construction requirements for such streets? Yes

Is this a residential street subject to participation paving? Paved B. S. T.

Number of homes having entrances into road 8

Other uses having entrances into road None

Is road a school bus route? No

Is road a mail route? Yes

Additional information applicable Subdivision built under State Supervision.

Cost to place in acceptable maintenance condition: Total Cost \$ 0.00

Grade, drain, stabilize \$ \_\_\_\_\_, Drainage \$ \_\_\_\_\_, Other \$ \_\_\_\_\_

Remarks and Recommendations To be added.  
Subdivision built and paved B. S. T. under State Supervision.

Reviewed and approved \_\_\_\_\_  
Division Engineer

(Attach map or sketch of road)  
(Addition or abandonment only)

(Do not write in this space)  
For Use of Secondary Roads Department

Petition No. \_\_\_\_\_

(Do not write in this space)  
For Use of Planning Department



This tract is subject to the restrictions in a deed from the Board of Provincial Elders of the Southern Province of the Moravian Church (or Unitas Fratrum) to J. R. Yarbrough and his wife, Ruth N. Yarbrough, dated October 29, 1962. The said restrictions are as follows:

1. Nothing but a single, private, detached dwelling or residence designed for the occupancy of one family, and a private garage for the sole use of the respective owners or occupant of the land upon which the garage is erected, shall be erected on any lot into which these premises may be subdivided, nor shall said premises be used for any purpose other than residential purposes.
2. There shall not be erected on these premises any residence which shall have an enclosed, livable ground floor space of less than 1800 square feet for a one-story dwelling, nor less than 1000 square feet for a dwelling of more than one story, exclusive of any portion thereof used for a garage, carport, porch, or breezeway. In any event, the enclosed livable floor space of any residence erected on these premises shall be a minimum of 1800 square feet irrespective of the number of floor levels.
3. No residence shall be built upon these premises which residence shall cost less than \$20,000.00.
4. No structure of a temporary character, trailer, basement, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently.
5. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
6. This tract has been subdivided in accordance with the plat prepared by Joyce Mapping Company, Winston-Salem, North Carolina, dated October, 1962, recorded in the office of the Register of Deeds of Forsyth County, North Carolina, Plat Book 21, page 100, and labeled as follows: Bethania Woods, Bear Creek Section, Old Town Township, Moravian Church Property, J. R. Yarbrough, Owner. The referred to plat shows and these restrictions provide: that this tract is subdivided into twenty-six (26) lots, numbered 1 through 26; that any structure on lots numbered 1 through 4, 14, 15, 17, 21 through 24 and 26 shall be set back from any street with which the referred to lots have a common boundary, a minimum of seventy-five (75) feet; that any structure on lots numbered 6 through 13, 16 and 25 shall be set back a minimum of fifty (50) feet from any street with which the referred to lots have a common boundary; that any structure on lots numbered 19 and 20 shall be set back from any street with which the referred to lots have a common boundary, a minimum of one hundred (100) feet; that any structure on lot numbered 5 shall be set back a minimum of sixty (60) feet from the street contiguous to its western boundary and fifty (50) feet from the street contiguous to its northern boundary; and that any structure on lot numbered 18 shall be set back a minimum of seventy-five (75) feet from the street contiguous to its northern boundary and sixty (60) feet from the street contiguous to its western boundary. None of these lots may be subdivided for a period of thirty-nine (39) years from the date of this deed with the exception of lot numbered 9 which may be divided into three (3) lots.



The purpose of these restrictions is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each lot owner, as this property is subdivided, the full benefit and enjoyment of his home, with no greater restriction upon the fee and undisturbed use of his lot than is necessary to insure the same advantages to the other possible lot owners. Anything tending to distract from the attractiveness and value of the property for residential purposes will not be permitted. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

The said covenants, conditions, restrictions and reservations as heretofore set out shall be perpetual and shall apply and be forever binding upon the grantee, his heirs, executors, administrators and assigns, and are imposed upon such realty as an obligation and charge upon same for the benefit of the grantor herein named, its successors and assigns; and as a general plan for the benefit of said tract.





## Tarra Jolly

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**Subject:** FW: [EXTERNAL] Re: Bethania Woods/Queens Grant Rd

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**From:** Niki Calhoun <niki.calhoun@hotmail.com>

**Sent:** Monday, January 8, 2024 12:09 PM

**To:** Bryan D. Wilson <bryandw@cityofws.org>; Nick Smith <nicks@cityofws.org>; Tarra Jolly <tarraj@cityofws.org>; Marc Allred <marca@cityofws.org>

**Cc:** Jones, Scott A <sajones8@ncdot.gov>; rogburn@ncdot.gov; Long, Ashley M <amlong1@ncdot.gov>; Brent Rockett <brockett@townofbethania.org>; mleonard@townofbethania.org; Michelle Leonard <mml.muddysneakers@gmail.com>

**Subject:** [EXTERNAL] Re: Bethania Woods/Queens Grant Rd

Some people who received this message don't often get email from [niki.calhoun@hotmail.com](mailto:niki.calhoun@hotmail.com). [Learn why this is important](#)

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Mr. Wilson,

Would you be able to provide the documentation showing that NCDOT has in fact reviewed the TIA for Queens Grant Road and finds this state road #1812 is valid to be connected to with no alterations or improvements to be done with regards to PBR docket# 2021-01 (continued from # 2023-21) as well as re-zoning docket# W-3603 please? My understanding after having conversations with both Randy Ogburn, Senior Assistant District Engineer at NCDOT as well as an email received from the NCDOT District Engineer, Scott Jones, (reference his email below) that NCDOT has not been involved with the review of or provided any recommendations pertaining to this RPD project thus far as of mid December. The last TIA report I have was dated 9/28/2023.

At the neighborhood outreach meeting held on 10/26/23 at the Reynolda branch library, the Stimmel representative Luke Dickey, advised the audience that WSDOT would only be involved with their side of things as this entire RPD project is located inside Winston-Salem city limits and that anything pertaining to Queens Grant Road would be handled by NCDOT as it is only located inside the Town limits of Bethania and is maintained only by NCDOT.

Therefore, I would surmise that both NCDOT and WSDOT should be coordinating and working together on this project to determine the necessary standards that would need to be followed by both WSDOT and NCDOT. Would this not be the case, especially seeing as how it is being proposed to use the current dead-end Queens Grant Road as a connection from the Town of Bethania to extend it into the Winston-Salem City limits directly into this new proposed RPD? In fact, the very property line for this RSD project is the actual line where City land abutts Town land and is also where Queens Grant Road abutts this proposed development. Would a resolution not be required of both the City and the Town to make this road connection and extend a Town road into a City limit? Kindly advise at your earliest convenience.

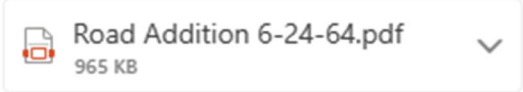
Below is the email from the NCDOT District Engineer that I reference...



Jones, Scott A <sajones8@ncdot.gov>

To: You; Ogburn, Randall E; Long, Ashley M; Rhyne, John P; Neal, Kevin D; Ivey, Stephen P

Cc: Mark Jones; Gary & Annette Nelson; Val Fleming; Neal Kon; Joy Berrong; Ann Gordon; Tom Dixon



Ms. Calhoun,

I've attached the road addition package (dated 6/24/64) from when Queens Grant Road (0.15 miles) & Bear Creek Road

Regarding the existing condition of Queen's Grant Road, to my knowledge, NCDOT has made no recommendation (one way development). However, I have spoke to Division Maintenance about the drainage concerns and am happy to meet with mind that improvements will likely impact planting areas, trees, parking areas, etc. that are currently within the 60' right

Please let me know if you'd like to meet to discuss options and I'm happy to coordinate. Thank you.

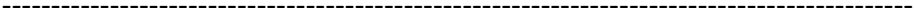
**Scott A. Jones, PE, PLS**  
District Engineer  
Division 9  
District 2 Office

336-747-7900 (office)  
[sajones8@ncdot.gov](mailto:sajones8@ncdot.gov)

375 Silas Creek Parkway  
Winston-Salem, NC 27127



*Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.*



Thank you Mr. Wilson for your time, review and consideration of this matter.

With Kind Regards,

Niki Calhoun, resident of Bethania Woods  
4885 Queen Grant Road  
Winston-Salem, NC 27106  
336-823-4399  
[Niki.Calhoun@hotmail.com](mailto:Niki.Calhoun@hotmail.com)

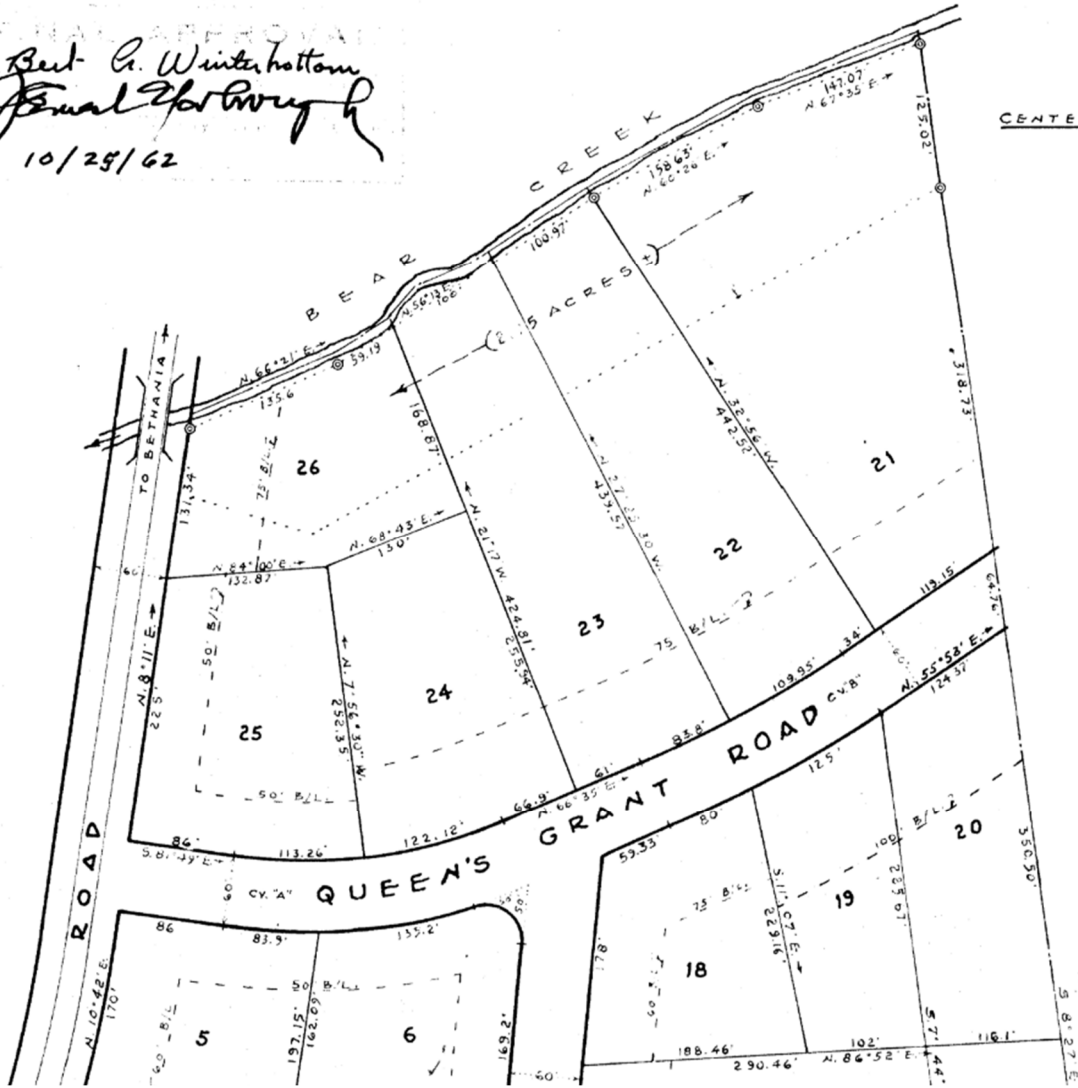
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**From:** Bryan D. Wilson <[bryandw@cityofws.org](mailto:bryandw@cityofws.org)>  
**Sent:** Friday, December 29, 2023 10:50 AM  
**To:** Brent Rockett <[dragonflyecos@outlook.com](mailto:dragonflyecos@outlook.com)>  
**Cc:** [niki.calhoun@hotmail.com](mailto:niki.calhoun@hotmail.com) <[niki.calhoun@hotmail.com](mailto:niki.calhoun@hotmail.com)>; Brent Rockett <[brockett@townofbethania.org](mailto:brockett@townofbethania.org)>  
**Subject:** RE: [EXTERNAL] Bethania Woods/Queens Grant Rd

Good Morning Mayor Rockett,

I've attached the screenshot and the original plat showing the stub street for Queens Grant Rd. You can see that the right-of-way goes all the way to the property line. During review of the Bethania Woods subdivision and Traffic Impact Analysis (TIA), neither WSDOT or NCDOT stated that Queens Grant Rd. was substandard, and therefore that connection is valid. I hope this information clarifies your question and please reach out if I can be of further assistance.

to Bert A. Winterbottom  
 from [Signature]  
 10/25/62



CENTER LINE CURVE D

- CURVE "A" -  
 T. = 129.85'  
 Δ = 31° 56'  
 R. = 458.88'

- CURVE "B" -  
 T. = 100.00'  
 Δ = 10° 42'  
 R. = 1067.84'

- CURVE "C" -  
 T. = 70.00'  
 Δ = 22° 45'  
 R. = 347.94'

ALLRED

**Bryan D. Wilson, CZO**

Principal Planner-Land Use Administration

Phone: (336)747-7042

Email: [bryandw@cityofws.org](mailto:bryandw@cityofws.org)

100 East First Street, Suite 337

Winston-Salem, NC 27101

---

**From:** Brent Rockett <[dragonflyecos@outlook.com](mailto:dragonflyecos@outlook.com)>  
**Sent:** Thursday, December 28, 2023 3:00 PM  
**To:** Bryan D. Wilson <[bryandw@cityofws.org](mailto:bryandw@cityofws.org)>  
**Cc:** [niki.calhoun@hotmail.com](mailto:niki.calhoun@hotmail.com); Brent Rockett <[brockett@townofbethania.org](mailto:brockett@townofbethania.org)>  
**Subject:** [EXTERNAL] Bethania Woods/Queens Grant Rd

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Hi Bryan,

In your email to Thad and Donna Stamper you stated that “Queens Grant Road was dedicated as a future through street when it was originally platted in 1962. “. Would you share this documentation. We are doing our due diligence on this matter. Our research has revealed a copy of the original Deed along with the plat from the Board of Provincial Elders of the Southern Province of the Moravian Church to Mr. J.R. Yarbrough on October 29, 1962 with their restrictions. I also have the March 25, 1964 report and the June 24, 1964 letter from the State of North Carolina State Highway Commission regarding the addition of Queens Grant and Bear Creek Roads to their system. We did not see this mentioned in either of these documents.

Thank you for assistance.

Brent Rockett

Bethania Mayor

Begin forwarded message:

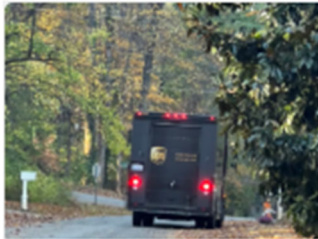
**From:** Niki Calhoun <[niki.calhoun@hotmail.com](mailto:niki.calhoun@hotmail.com)>  
**Date:** December 13, 2023 at 3:24:15 PM EST  
**To:** "Jones, Scott A" <[sajones8@ncdot.gov](mailto:sajones8@ncdot.gov)>, "Long, Ashley M" <[amlong1@ncdot.gov](mailto:amlong1@ncdot.gov)>, "Ogburn, Randall E" <[rogburn@ncdot.gov](mailto:rogburn@ncdot.gov)>  
**Subject:** Re: Signatures for road abandonment petition form

Hello Mr. Jones,



I would also like to request the total length of Queens Grant Road (from start at Bethania Road to its dead-end) that is listed and shown in the official NCDOT files please. If you would kindly provide me with this information at your earliest convenience, I would greatly appreciate it. Thank you for your time.

Next, I was forwarded an email today from Bryan D. Wilson, CZO & Principal Planner-Land Use Administration of the City of Winston Salem. Please refer to his comments under #3 in his email below. I would like to confirm this is indeed true that NCDOT recommends no changes be made to Queens Grant Road if it is connected to a new subdivision and would need to accommodate daily travel of residents in **476** new residential homes plus **135** new townhomes? Kindly advise how this decision was determined by NCDOT? Photos of ongoing drainage issues and the size of the road width of Queens Grant Road were also forwarded to him which I'm attaching for reference...



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

From: **Bryan D. Wilson** <[bryandw@cityofws.org](mailto:bryandw@cityofws.org)>

Date: Tue, Dec 12, 2023 at 4:10 PM

Subject: RE: [EXTERNAL] Bethania Woods/Queens Grant, case #PBR 2023-21

To: Donna Stamper <[stamperd48@gmail.com](mailto:stamperd48@gmail.com)>

Cc: Marc Allred <[marca@cityofws.org](mailto:marca@cityofws.org)>, Tarra Jolly <[tarraj@cityofws.org](mailto:tarraj@cityofws.org)>

Good Afternoon, Thad and Donna Stamper,

I wanted to first thank you for your very thoughtful email correspondence. I certainly understand and appreciate your concerns. I will make sure that the Planning Board receives your correspondence below when this case is heard. I wanted to relay some important information regarding this project below to provide some additional information:

1. This case as well as the rezoning case (W-3603) have now been automatically continued to the January 11<sup>th</sup>, 2024 hearing date. The developer is continuing some onsite surveying prior to proceeding.

2. I want to stress that the PBR 2023-21 case is for a Planned Residential Development (PRD) for single-family homes only. The PRD use is already allowed by-right, and therefore the role of the Planning Board in this case is to ensure that the proposed plan meets Unified Development Ordinance (UDO) requirements. Therefore, it will not be a public hearing item. The Planning Board will certainly ask any questions they feel are relevant, but they will not be soliciting comments from either proponents or opponents of the case. The Planning Board is the final review authority in this part of the development. The rezoning case (W-3603) will be a public hearing item and will proceed to Winston-Salem City Council after the Planning Board hearing. If you have any concerns related to the rezoning project, there will be an opportunity for you to speak to the Planning Board.
  
3. Related directly to your issues with the connection to Queens Grant Road: the proposed street connection that is shown on the site plan is a UDO street connectivity requirement. The development ordinance specifically requires that new development connect to existing street stubs where at all possible. Queens Grant Road was dedicated as a future through street when it was originally platted in 1962. The purpose of this requirement is to minimize the traffic flow on any one connection and to disperse traffic as much as feasible. As a part of their submission, the developer performed a Traffic Impact Analysis (TIA) that was reviewed by Winston-Salem Department of Transportation (WSDOT) and the NCDOT. This TIA report was then utilized to recommend specific future road facility improvements to accommodate additional traffic and to ensure safe turning movements into and out of the development. Within their analysis, neither DOT found the existing Queens Grant Road to be substandard to a degree as to prevent a through street connection, and so the developer is required to construct it as proposed in this case.

**Bryan D. Wilson, CZO**

Principal Planner-Land Use Administration

Phone: (336)747-7042

**Email:** [bryandw@cityofws.org](mailto:bryandw@cityofws.org)

100 East First Street, Suite 337

Winston-Salem, NC 27101

## Signatures for road abandonment form

Ogburn, Randall E <rogburn@ncdot.gov>

Tue 11/7/2023 3:41 PM

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

Cc: Jones, Scott A <sajones8@ncdot.gov>

Niki,

Per our conversation, here is our standard practice for the number of signatures required:

If the right of way is already "public" and of sufficient width, then a majority can sign. If right of way has to be d needed, then all property owners need to sign.

Therefore, it appears that you would simply need a majority of the homeowners to sign the abandonment.

### **Randy Ogburn**

Sr. Assistant District Engineer

Division 9, District 2 Office

North Carolina Department of Transportation

336 747 7907 direct line

336 761 2004 fax

[rogburn@ncdot.gov](mailto:rogburn@ncdot.gov)

375 Silas Creek Parkway

Winston-Salem, NC 27127



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Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

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**Tarra Jolly**

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**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 of 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](mailto: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

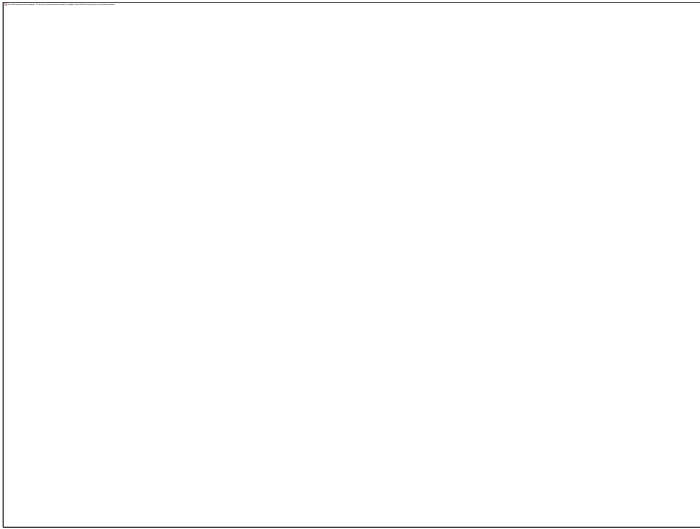
of the UDO that all subdivisions shall be designed to have a **consistent development pattern**, even to the development of outside adjoining properties. Both Queens Grant Road and Bear Creek Road are part of the small Bethania Woods neighborhood, and if this road is connected to so it can be extended 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>



<image.png>

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](mailto: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>