



Town of Bethania Concerns and Comments

Subject: PBR 2023-21 "Bethania Forest" Planned Residential Development and W-3603 Proposed Townhomes Rezoning

The Town of Bethania has the following concerns on how this proposed development, which borders the Town of Bethania's town limits, will impact the town.

- 1) The development proposes two accesses to the property utilizing Bethania Road, which are only 0.4 miles apart. Two access points onto Bethania Road will place a large volume of traffic into Bethania. In addition to the main entrance on the property, this second access ties into Queens Grant Road in the area locally known as Bethania Woods. Queens Grant Road is approximately 0.1 miles in length with seven homes along this section of road that will be tremendously impacted by the traffic from this development along with the nine homes on Bear Creek Road that feed onto Queens Grant Road. Also, two residents of Queens Grant Road presently use motorized scooters on the road.
- 2) There will be a drastic change from the present undisturbed open fields to a tremendous number of impervious surfaces. With the size of this project even with erosion control measures installed, it is felt that the two waterways, Bear Creek and Laurel Creek, that naturally flow from this property will impact these two creeks downstream once they leave the property. These two creeks bookend the Bethania Woods development and flow through several residents' properties. Also, the residents of Bethania Woods depend on wells for their source of water.
Additionally, these two creeks flow under Bethania Road onto Black Walnut Bottoms which has been purchased by the State of North Carolina to protect historic land. Bethania maintains this landscape through a Memorandum of Understanding (MOU) with the North Carolina Department of Cultural Resources. The town has established several walking trails on this land with several bridges that cross these two creeks as they flow across Bethania Bottoms. The Town has already experienced problems caused by erosion along the creeks and on the land. There is a good chance that the erosion will increase and cause more problems.
- 3) Bethania has made a determined effort to minimize street and road lighting in an effort to preserve a dark sky area which is in keeping with the fact that Bethania features a colonial era historic landscape that is recognized by the National Park Service as a National Historic Landmark, the highest historical designation by the National Park Service. With any street lighting within the development, we ask that the developer consider measures that would minimize light pollution.
- 4) As for the proposed name of this development, "Bethania Forest", the Town of Bethania objects to the use of "Bethania". Not only is this development not within our town limits, but is not consistent with the very nature of the historical landscape design of the town.

We would hope that we could have constructive discussions to address our concerns.

Respectively Submitted,

Brent Rockett, Mayor

Town of Bethania Commissioners