

What's Happening on Gun Club Road?

A Plain-Language Guide for Clemmons Residents

Updated August 2026

What is being proposed?

Maymead Inc., a paving company based in Mountain City, TN, has proposed building a hot-mix asphalt manufacturing plant at 6010 Gun Club Road in Clemmons — a 5.49-acre parcel zoned General Industrial, bordering Muddy Creek and near multiple residential neighborhoods, area businesses, and the Kinnamon Road corridor.

Can the Village of Clemmons stop it?

Not through zoning. State law (NC SB382, 2024) means the Village cannot use zoning to block a by-right industrial use. No rezoning vote or Council approval is required for Maymead to proceed.

However, Maymead cannot build or operate without an air quality permit — and that permit is issued by the Forsyth County Office of Environmental Assistance and Protection (EAP), a local agency with independent authority to approve, deny, or impose conditions on any air emissions permit in the county.

Where does the permit process stand right now?

Maymead filed an air permit application with the Forsyth County EAP on July 16, 2026, requesting Synthetic Minor status — production limits of up to 325 tons/hour, 2,500 tons/day, and 300,000 tons/year, with a roughly 22-foot control stack.

The application is now under technical review. Once a draft permit is published, a 30-day public comment period follows — and if the EAP receives significant public comment, it must hold a public hearing. That comment period is the strongest tool residents have.

Why should I be concerned about air quality?

The EPA classifies hot-mix asphalt plants as sources of hazardous air pollutants, including:

- Formaldehyde, benzene, toluene, and other VOCs — linked to cancer
- Polycyclic aromatic hydrocarbons (PAHs) — linked to cancer and neurological damage
- Fine particulate matter (PM2.5) — linked to respiratory illness, heart disease, and premature death

Maymead's own dispersion modeling, submitted with the permit application, shows benzene at just over half (50.2%) of its allowable annual health-based limit — the narrowest margin of any pollutant modeled. Formaldehyde, nickel, and arsenic were modeled at only 1–7% of their limits by comparison.

Children, the elderly, and anyone with a weakened immune system or respiratory condition are especially vulnerable. Operations typically begin between 4 and 5 AM, meaning emissions and truck traffic would impact the surrounding area during overnight and early morning hours.

What's the issue with the land next door?

The adjacent parcel, 6020 Gun Club Road, was the former Winston-Salem Police Outdoor Firing Range. In 2008, state environmental authorities documented lead contamination in both soil and groundwater. Nearly \$870,000 was spent on remediation, but the site was never formally closed out by the state — a current NC DEQ hydrogeologist has confirmed that no Land Use Restriction was ever filed.

A 2017 assessment found that lead-contaminated groundwater had already migrated off-site, and estimated it could take 10 to 20 years for lead to reach safe drinking-water standards through natural attenuation alone.

The proposed plant site (6010) was itself previously used as a skeet shooting range. Its soil has never been independently tested — though a 2008 well survey found the on-site groundwater well at 6010 exceeded the state lead standard, the only one of five nearby wells tested to do so.

What about Muddy Creek?

The boundary of 6010 Gun Club Road runs directly to Muddy Creek. FEMA flood mapping confirms the site is in a flood plain, and documentation for the adjacent parcel confirms jurisdictional wetlands nearby. Asphalt plant stormwater runoff contains PAHs, heavy metals, and hydrocarbons — all of which would flow toward an already-compromised watershed.

What about traffic?

The Kinnamon Road bridge over I-40 (NCDOT Project BR-0075) is scheduled for replacement in the 2027–2029 timeframe. Exact construction dates have shifted and are not yet finalized as of NCDOT's most recent (January 2026) project update, which lists a contract award date of April 18, 2028 and right-of-way acquisition beginning in 2026.

An extended bridge closure is expected. During construction, heavy truck traffic could be forced onto Kinnamon Road itself — a narrow two-lane road with known sinkholes, steep grades, sharp curves, and culverts. Residents have documented trucks going into ditches there in icy conditions.

What can I do?

- Sign the petition — it will be submitted to the EAP with names and addresses of local residents.
- Write a personal comment letter to the EAP Director at barnetwm@forsyth.cc. Even a few sentences about how this affects your family, your health, or your property makes a difference.
- Contact your Village Council members and ask them to formally write to the EAP on the community's behalf.
- Attend the public hearing once it's scheduled. Show up.
- Share this information with your neighbors.

Prepared for residents of Clemmons and neighboring Forsyth County communities.