

Cumulative Impact Assessment Exhibit

Proposed Maymead Hot-Mix Asphalt Plant — 6010 Gun Club Road, Clemmons, NC

Prepared by a concerned resident, adapting the cumulative-impact-assessment checklist framework from M. Edwards, *Community Guide to Development Impact Analysis* (Univ. of Wisconsin–Madison, 2000), Box 5.8. Ratings reflect verified findings only; categories marked PENDING await further information.

Jurisdiction varies by category — air quality: Forsyth County EAP; soil/groundwater: NC DEQ Hazardous Waste Section. Last updated: August 2026.

Resource Category	Impact Rating	Basis / Notes
Subsurface Conditions (soils, groundwater)	MAJOR	Adjacent 6020 parcel (former WS Police firing range): a Dec. 3, 2008 NCDENR memo confirms lead contamination in soil and groundwater, with a remediation plan that did not propose treatment to levels protective of human health. Separately, 6010 itself (the plant site) was previously used as a skeet range under the same ownership (Gun Club Associates); a 2008 receptor 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. No soil assessment of 6010 has been identified — this warrants investigation.
Hydrology (drainage, storm-water, water quality, supply)	MAJOR	Both 6010 and 6020 border Muddy Creek. 6020's official site plan cites FEMA Flood Panel 3710359950J (June 2, 2009) confirming flood plain status; the City's 2012 Brownfields application also documents jurisdictional wetlands on site.
Landforms (topography, floodplains, related water quality)	MAJOR	Confirmed via FEMA Flood Panel 3710359950J (see Hydrology, above).
Wildlife and Vegetation (habitat, conservation areas)	PENDING	No site-specific biological survey has been identified to date; not yet assessed.
Land Use (zoning, long-range plans, adjacent uses)	MAJOR	Parcel is zoned General Industrial; an asphalt plant is a permitted use by right under NC SB382 (2024), requiring no rezoning, public hearing, or Council vote. The Village of Clemmons has no zoning authority over the project.
Natural Hazards (seismic, other)	NONE	No specific natural hazard concerns identified beyond flood plain status (see Hydrology/Landforms).
Cultural Resources (historic, archaeological)	NONE	No cultural or historic resource concerns identified to date.
Utilities / Services (water, sewer, solid waste, drainage)	PENDING	Not yet assessed; recommend confirming with Forsyth County and Village utility providers.
Transportation (traffic circulation, road/bridge capacity)	MAJOR	The Kinnamon Rd. 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) update, which lists a contract (Let) date of April 18, 2028 and right-of-way acquisition beginning in 2026. An extended closure is expected, which would force a detour onto Kinnamon Rd. — a narrow, two-lane road with known sinkholes, steep grades, sharp curves, and culverts. At the June 22, 2026 Council meeting, a Kinnamon Road resident and former contractor/site developer testified that Kinnamon Rd. was not designed for heavy truck traffic and that trucks regularly went into ditches in icy conditions this past winter; he offered supporting photographs. A Traffic Impact Analysis may be required for the driveway permit; none has been filed.
Hazardous Materials (site contamination, storage of hazardous substances)	MAJOR	Adjacent 6020 parcel: ~\$870,000 spent on remediation/capital improvements (2008–2011) per the City's Brownfields application. The City withdrew that application Oct. 11, 2016, citing intent to pursue a Land Use Restriction via the Inactive Hazardous Sites Branch. A 2017 NC Hazardous Waste Section letter confirms lead-contaminated groundwater had migrated off-site by then, onto a separate City-owned parcel east of 6020 — not onto 6010. A 2017 Groundwater Assessment separately proposed natural attenuation, est. 10–20 years for lead to reach safe drinking-water standards. As of 2026, a current NC DEQ hydrogeologist confirms no Land Use Restriction was ever filed. 6010 itself has not been shown to be contaminated in soil — but no record of independent soil testing has been found either.
Other (ambient air quality, noise, public controversy)	MAJOR	Air emissions from the proposed hot-mix asphalt plant are the central community concern. Maymead filed an air permit application with the Forsyth County EAP on July 16, 2026, requesting Synthetic Minor status (325 tons/hour, 2,500 tons/day, 300,000 tons/year). Dispersion modeling submitted with the application shows benzene at 50.2% of its allowable annual health-based limit — the narrowest margin of any pollutant modeled; formaldehyde, nickel, and arsenic were modeled at 1–7%. The application is under technical review; a 30-day public comment period follows publication of the draft permit, and a public hearing is required if significant comment is received. Significant, sustained community opposition has been documented at public meetings, and a resident petition is being prepared for submission to the EAP.

Key Unresolved Question: The proposed asphalt plant would sit on a former skeet range never independently soil-tested, immediately adjacent to a site where the City of Winston-Salem stated its intent in 2016 to pursue formal closure and, by current DEQ staff's own account, never completed. That parcel also lies within a FEMA-designated flood plain. A permit application has been filed with Forsyth County EAP; the technical review and public comment period will dictate the remaining timeline. The Kinnamon Rd. bridge project timeline (2027–2029, not yet finalized) would also force a multi-year detour onto an already hazardous road just as the plant adds its own truck traffic. These factors should be reviewed cumulatively, not in isolation.

Sources: NCDENR Assessment & Clean-Up Plan (Nov. 13, 2008) & memo (Dec. 3, 2008); WS Brownfields Application, Jan. 23, 2012 (site plan, FEMA Panel 3710359950J); withdrawal letter, Oct. 11, 2016; NC Hazardous Waste Section letter, Apr. 7, 2017; Maymead air permit application, filed Jul. 16, 2026 (Forsyth County EAP); Forsyth Co. tax records; NC SB382 (2024); NCDOT Division 9 project update (Jan. 2026); correspondence with Forsyth County EAP, NC DOT District 9, and NC DEQ Hazardous Waste Compliance Branch; public testimony, Clemmons Village Council meeting, June 22, 2026.