

From: [Bryan D. Wilson](#)
To: asummey@prudentgrowth.com; [Tarra Jolly](#); [Ellie Levina](#)
Cc: kblevins@prudentgrowth.com; apattison@prudentgrowth.com; jerry@prudentgrowth.com; lwomble@prudentgrowth.com
Subject: RE: [EXTERNAL] Comments – W-3667 (Bethabara Village Apartments) – Adjacent Owner
Date: Thursday, October 9, 2025 2:45:15 PM
Attachments: [image001.png](#)

Good Afternoon Ashley,

I am confirming receipt of your correspondence below. We will be happy to furnish your email below to the Board members for their consideration today. As a reminder, the Planning Board is a recommendation body only for rezoning petitions. The case must move forward to City Council for final approval. You are also welcome to attend the meeting today at 4:30 PM. Thank you.

Bryan D. Wilson, CZO

Principal Planner-Land Use Administration

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From: Ashley Summey <asummey@prudentgrowth.com>
Sent: Thursday, October 9, 2025 2:20 PM
To: Ellie Levina <elliele@cityofws.org>
Cc: Kerri Blevins <kblevins@prudentgrowth.com>; Alexis Pattison <apattison@prudentgrowth.com>; Jerry Hahn <jerry@prudentgrowth.com>; Lucy Womble <lwomble@prudentgrowth.com>
Subject: [EXTERNAL] Comments – W-3667 (Bethabara Village Apartments) – Adjacent Owner

You don't often get email from asummey@prudentgrowth.com. [Learn why this is important](#)

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Dear Planning Staff and City-County Planning Board,

We are the adjacent multifamily owner at Bethabara Garden Apartments/5695 Hickory Knoll Drive, Winston-Salem, NC 27106/ PIN 6817-96-2344.000. We appreciate reinvestment and added housing supply in this corridor and, in principle, have no objection to the request to rezone ± 7.36 acres from RM18 to RMU-S to permit a 144-unit multifamily project at 19.6 du/ac (Case W-3667). Our goal is to ensure compatible development next to existing residents while supporting orderly growth.

Because this is a Special Use request, we understand the approval can include site-specific conditions. If the Board approves W-3667, we respectfully request the conditions below, each tailored to rezoning-level compatibility and consistent with the staff framework tying approval to plans/conditions:

1. **Edge compatibility (buffering & lighting).** Require a continuous landscaped buffer along the shared boundary with the adjacent apartments, with evergreen screening and fencing where feasible, and **full cut-off** site lighting oriented away from neighboring dwellings. This is a standard compatibility measure in conditional multifamily rezonings. (Staff notes the approval would be tied to elevations and site design—these conditions would implement that intent.)
2. **Access design and cut-through control.** The plan indicates driveway relocation/realignment to the Bethabara Rd/Old Town Rd intersection. We request a condition that final access geometry be coordinated with adjacent owners to minimize cut-through and queuing impacts on existing residential drives. (Projected 971 trips/day and the no-TIA determination make access management important at this corner.)
3. **Stormwater management at the shared edge.** The proposed stormwater pond is shown in the southeastern portion of the site. Please confirm, via condition if appropriate, that discharge points and grading will be designed to avoid increased runoff toward adjoining residential property and will connect to approved outfalls.
4. **Height/massing confirmation.** Maintain the maximum building height of 45 feet as indicated, and ensure building placement/elevations adjacent to existing apartments reflect that cap.
5. **Construction communication (good-neighbor practice).** While construction details are typically handled post-rezoning, we request a basic condition requiring designation of a single point of contact for adjacent owners and advance notice before major site activities (mass grading, utility tie-ins, lane shifts). This helps manage resident expectations without dictating means/methods.

We appreciate the applicant's investment and the staff's work on this case. These modest conditions would protect existing residents, reduce friction during build-out, and improve long-term compatibility while allowing the project to proceed.

Thank you for including these comments in the public record for W-3667 (Bethabara Village Apartments).

Please confirm receipt.

Sincerely,

Ashley G. Summey

Legal & Compliance Manager

Prudent Growth Partners, LLC

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