

W-3603 Bethania Forest Neighborhood Outreach Report

On October 17th, 2023, 208 outreach letters were sent to property owners and neighbors within 500 feet of the subject site and beyond. The letters provided a summary of the rezoning request to RM8-S from RS9, as well as the details for the location and time of the “in-person” meeting. This information was provided in both English and Spanish languages. The letters also included an illustrative site plan of the proposed RM8 development and the proposed PRD adjacent to the subject property. A meeting was held on October 30, 2023 at 6:00 pm in the main auditorium of the Reynolda Manor Branch Library. Approximately 51 neighbors attended the meeting.

Correspondence Prior to Meeting:

- 1) Phone call from neighbor located on Joyce Avenue. Reviewed proposed rezoning plan and neighbor raised concerns regarding existing conditions of Joyce Avenue (curves, slopes, and width of road) .
- 2) Phone call from neighbor who owned property in the area and requested additional information. A digital copy of the invite letter and reference site plan was emailed to the neighbor, with a follow-up email that included an updated site plan of the townhome plan with connection to Joyce Avenue.
- 3) Meeting with Mayor of Bethania. Reviewed proposed plans (Rezoning and PRD). Comments were more applicable to the overall PRD, but concerns were mentioned regarding increased traffic to Queens Grant Road and overall area, including potential negative impacts to the historical structures in Bethania. Provided information on proposed improvements per the TIA on Bethania Road and average single-family home sizes.
- 4) A neighbor on Walker Road left a voicemail inquiring if a portion of the property on the south side of Walker Road was available. Returned call and left a voicemail stating that the neighbors information and request would be passed on to the developer.
- 5) A neighbor with property on Shattalon Drive left a voicemail requesting information on whether the townhomes would be for sale or rent and price ranges. Returned call and left a voicemail that the townhomes would be for sale and provided average price ranges.

Outreach Meeting (Reynolda Manor Branch Library):

- 1) Approximately Fifty One (51) neighbors attended the meeting. A formal presentation was given by Luke Dickey with Stimmel Associates, followed by a question and answer period. The formal presentation included an overview of the invitation scope on an aerial map for site context, zoning request, review of the site plan, buffers, access, stormwater, and the overall zoning process. The proposed PRD site plan adjacent to this site was

also presented and reviewed as a courtesy to provide context for the overall planned development. The PRD approval process was discussed as well as the fact that public hearings are not part of that process. Three presentation boards were displayed during the meeting: (a) invitation area/contextual aerial map (b) RM8 Rezoning Plan and (c) PRD subdivision plan. Please refer to attached plans. A bilingual interpreter also attended the meeting and provided translation services to Spanish speaking neighbors that attended.

Representatives included: Luke Dickey (Stimmel), Stephen Owen (Stimmel), Ken Binkley (Developer) and Kye Bunker (Developer)

After the plan and zoning overview, the floor was opened for questions. Although not part of this zoning request, the majority of the questions were related to the overall PRD subdivision and included concerns related to traffic, density, access, buffering, flooding, and environmental / historical preservation. Primary questions that were raised at the meeting related to the rezoning included:

- a) Traffic and the connection to Joyce Avenue was a primary concern of several neighbors. The neighbors felt that the connection would lead to influx of traffic onto Oak Grove Circle and Shattalon Drive and raised concerns that the existing width and sharp curve alignment of Joyce Avenue would be problematic with increased traffic.
Response was the development team had originally avoided showing a connection, but were required to make the connection in order to fulfill ordinance requirements. The new roads along the frontage of the property will be designed to city standards with suitable widths and curve alignments. The existing challenges are off-site and would need to be addressed by WSDOT.
- b) Question was raised regarding bufferyards.
Response was that 15' Type II bufferyards are provided to fulfill the ordinance requirements. Existing vegetation is to be preserved to the extent feasible and supplemental plantings added if needed. It was also noted that the buildings were located to provide an additional 50-100 feet or more of distance from the property boundaries.
- c) A neighbor questioned what the sales price of the townhomes would be.
The developer responded that the starting base price would most likely be in the \$280,000 - \$305,000 range.

Please refer to attached letter and plans/exhibits from the meeting.

Respectfully submitted,



Luke Dickey, PLA
Vice President
Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

OCTOBER 17, 2023

Neighborhood Outreach Letter

Dear Neighbor,

You are invited to a neighborhood meeting to review the proposed plans for an 118-unit townhome development as part of a larger planned residential development. The site is located north of Joyce Avenue and between Bethabara Road and Bethania Road, containing approximately 24-acres. The current zoning is RS9 (residential single family). To accommodate the proposed townhomes, the site is proposed to be rezoned to RM8-S (multifamily residential, 8-units per acre).

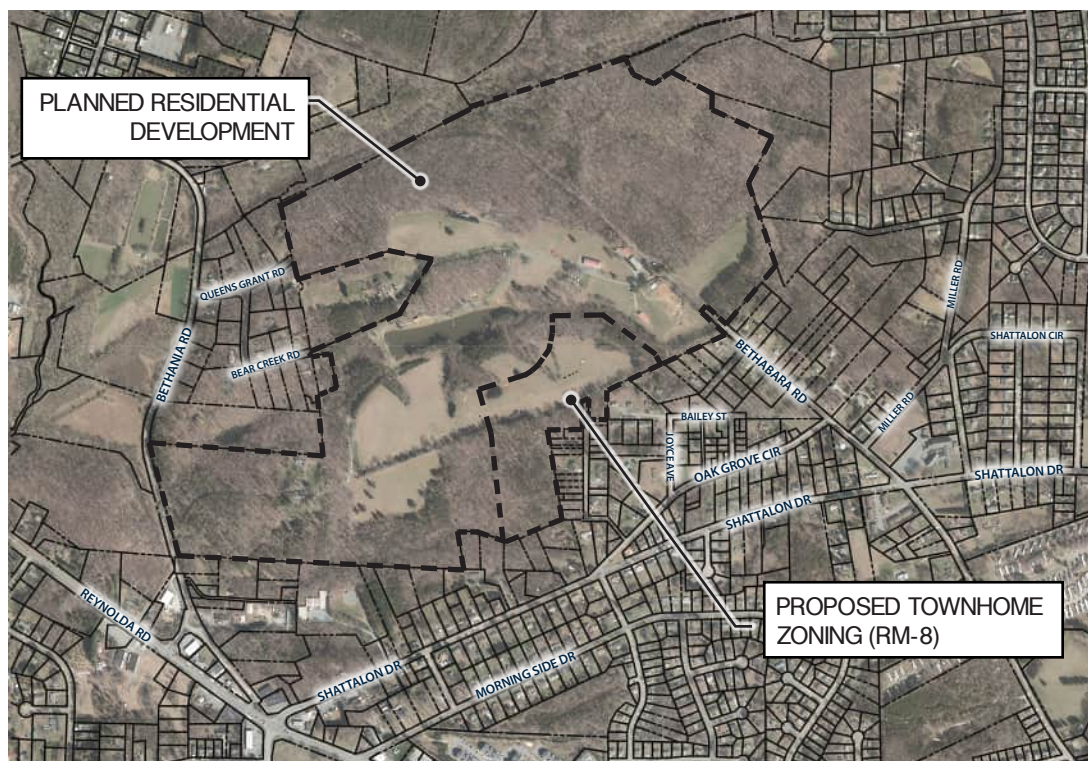
Please refer to attached location map of the site to be rezoned and the proposed preliminary site plan.

The proposed rezoning will be reviewed by the Planning Board who provides a recommendation for approval or denial. The City Council is the final approval authority.

If you have any questions or are unable to attend the meeting and would like to discuss the proposed rezoning, please reach out to outreach@stimmelpa.com. Or you can call Luke Dickey (agent of petitioner) with Stimmel Associates at (336) 723-1067.

Date: Monday, October 30, 2023
Time: 6pm to 7pm

Location: Reynolda Manor Branch Library
Main Auditorium
2839 Fairlawn Drive
Winston-Salem, NC 27106





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OCTOBER 17, 2023

Neighborhood Outreach Letter

Apreciado vecino,

Está invitado a una reunión del vecindario para revisar los planes propuestos para un desarrollo de casas Townhomes de 118 unidades como parte de un desarrollo residencial planificado más grande. El sitio está ubicado al norte de Joyce Avenue y entre Bethabara Road y Bethania Road, y contiene aproximadamente 24 acres. La zonificación actual es RS9 (residencial unifamiliar). Para acomodar las casas Townhomes propuestas, se propone que el sitio sea rezonificado a RM8-S (residencial multifamiliar, 8 unidades por acre)

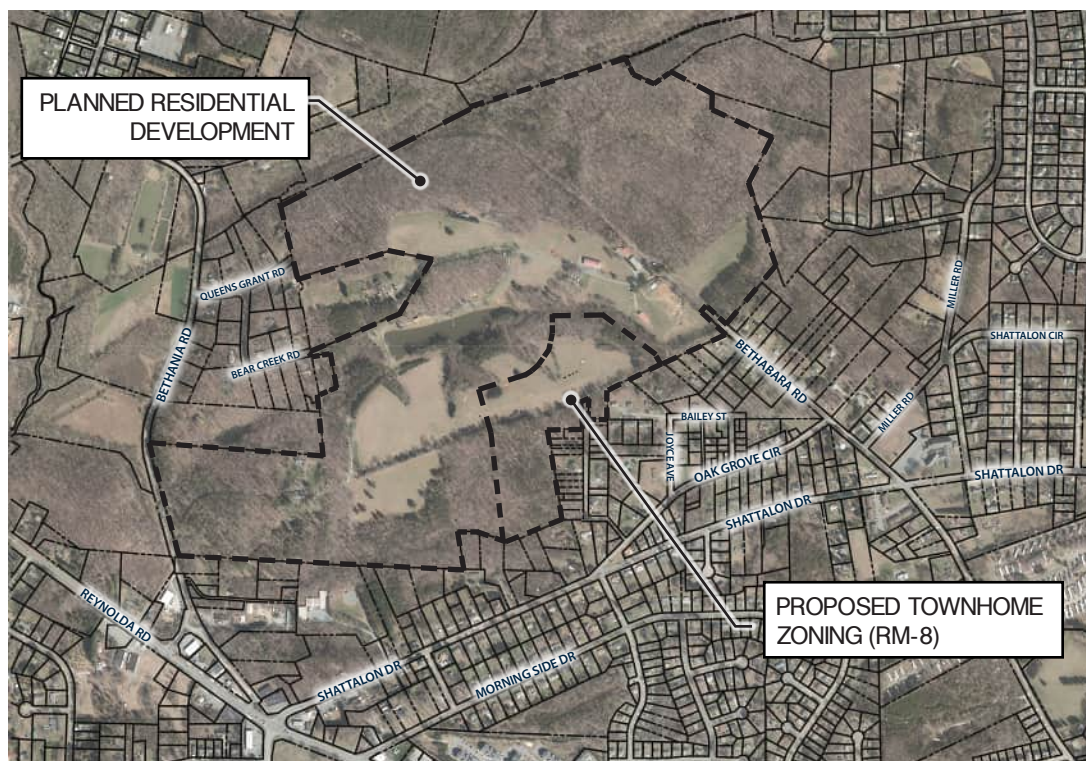
Consulte el mapa de ubicación adjunto del sitio que se va a rezonificar y el plan preliminar del sitio propuesto.

La rezonificación propuesta será revisada por la Junta de Planificación, quien proporciona una recomendación para su aprobación o denegación. El Concejo Municipal es la autoridad de aprobación final.

Si tiene alguna pregunta o no puede asistir a la reunión y desea discutir la rezonificación propuesta, comuníquese con outreach@stimmelpa.com. O puede llamar a Luke Dickey (agente del peticionario) de Stimmel Associates al (336) 723-1067.

Date: Lunes 30 de octubre
Time: De 18 a 19 horas

Location: Biblioteca Reynolda Manor
Auditorio Principal
2839 Fairlawn Drive
Winston-Salem, NC 27106

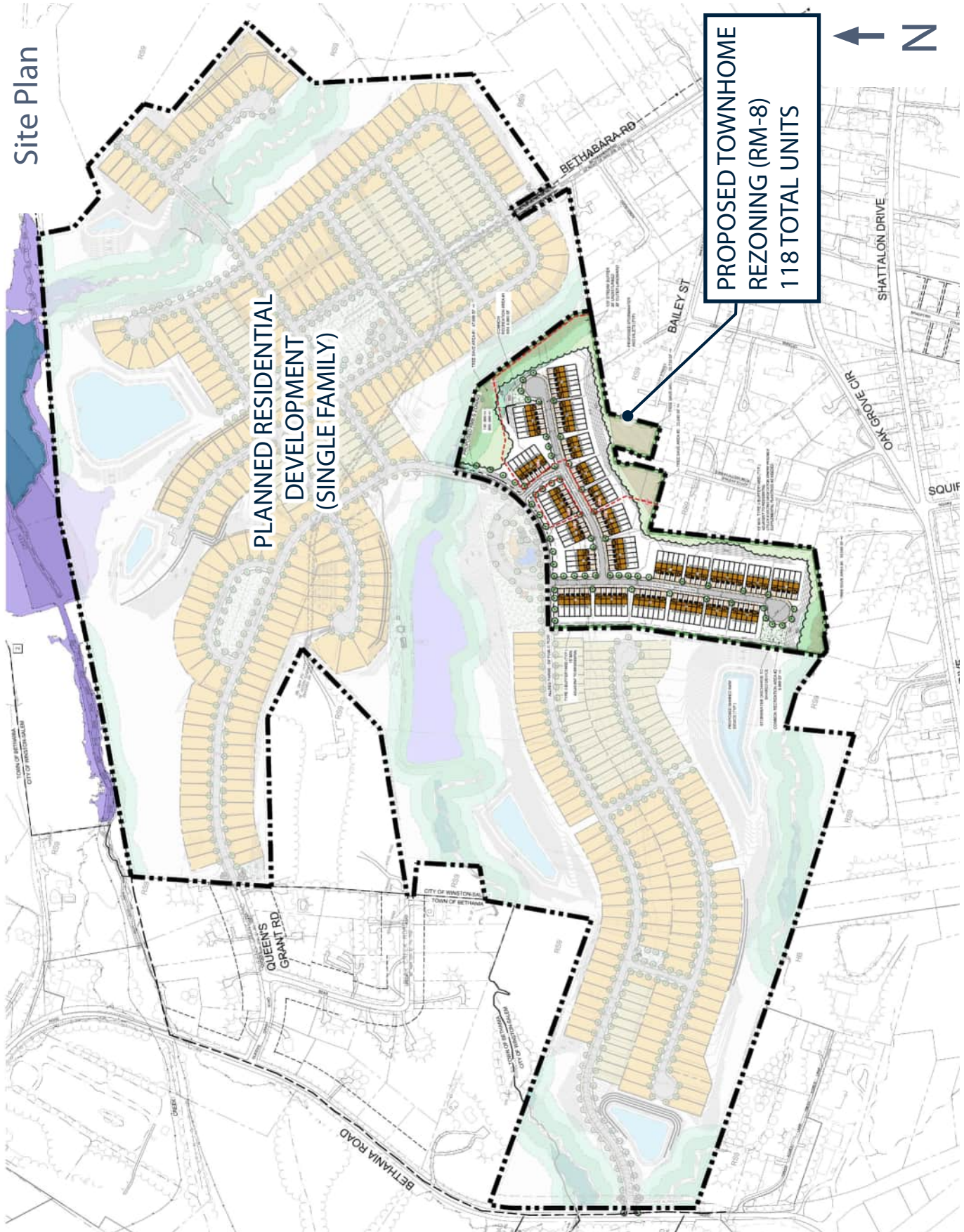




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 Winston-Salem, NC 27101
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OCTOBER 17, 2023

Site Plan



**This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.*

YORK DENA
5251 BETHANIA RD
WINSTON SALEM NC 27106

PASCU IUSTIN SORIN
3939 NW THIRTY SEVENTH 37TH PL
GAINESVILLE FL 32606

SPERANZA HILDEGARD B
3191 CENTER POINT DR UNIT 215
ORLANDO FL 32825

TANKERSLEY JOSEPH W
PO BOX 22
BETHANIA NC 27010

BEAN JANET GAIL SNIDER
5205 BEAR CREEK RD
WINSTON SALEM NC 27106

STATE OF NORTH CAROLINA
1321 MAIL SERVICE CENTER
RALEIGH NC 27699

ROBBINS RAFLEE Q
5212 BEAR CREEK RD
WINSTON SALEM NC 27106

TUTTLE BENJAMIN A
5209 BEAR CREEK RD
WINSTON SALEM NC 27106

THE JAMES G TETA REVOCABLE TRUST
5200 BEAR CREEK RD
WINSTON SALEM NC 27106

GORDON ANN BERDETTE ROGNERUD
4880 QUEENS GRANT RD
WINSTON SALEM NC 27106

STAMPER THAD C
5220 BEAR CREEK RD
WINSTON SALEM NC 27106

DAYAN ELI
4498 INWOOD DR
WINSTON SALEM NC 27106

STATE OF NORTH CAROLINA
1321 MAIL SERVICE CENTER
RALEIGH NC 27699

SILVA GREGORY L
5221 BEAR CREEK RD
WINSTON SALEM NC 27106

ROCKETT BRENT S
5208 BEAR CREEK RD
WINSTON SALEM NC 27106

MACKARONIS GEORGANNE
PO BOX 56
BETHANIA NC 27010

THE JAMES G TETA REVOCABLE TRUST
5200 BEAR CREEK RD
WINSTON SALEM NC 27106

KON NEAL DAVID
4886 QUEENS GRANT RD
WINSTON SALEM NC 27106

STATE OF NORTH CAROLINA
1321 MAIL SERVICE CENTER
RALEIGH NC 27699

CURTIS FAYNE DOUGLAS
5218 BEAR CREEK RD
WINSTON SALEM NC 27106

LASH HUBERT K
2071 WALKER RD
WINSTON SALEM NC 27106

THREE PROPERTIES LLC
PO BOX 20965
WINSTON SALEM NC 27120

RINKE JAMES EUGENE
2850 KISER RD
WINSTON SALEM NC 27106

ROBINSON SHANNON R
5060 JOYCE AVE
WINSTON SALEM NC 27106

RAYNOR KEVIN R
4913 SHATTALON DR
WINSTON SALEM NC 27106

CORBIN LOTTIE P
PO BOX 41
PFAFFTOWN NC 27040

DALTON SONSONIA J
5075 HIGHLAND PARK CT
WINSTON SALEM NC 27106

VARGAS DE NARVAEZ SHERLYS E
5085 POLK AVE
WINSTON-SALEM NC 27106

CASTILLO MARIO ALVAREZ
4925 SHATTALON DR
WINSTON SALEM NC 27106

HAUSER CARLA
5347 KINGSWELL DR
WINSTON SALEM NC 27106

MACKEY JOHNNY
5055 JOYCE AVE
WINSTON SALEM NC 27106

SPEAS CARRINGTON C
1038 THURMOND ST
WINSTON SALEM NC 27105

DAVIS MATTIE
5402 WINONA ST
WINSTON SALEM NC 27106

BLACKBURN ANTHONY
1447 SCOFIELD CT
RURAL HALL NC 27045

WALKER KATHERINE J
2872 BETHABARA RD
WINSTON-SALEM NC 27106

JELI ENTERPRISES LLC
4498 INWOOD DR
WINSTON-SALEM NC 27106

MORRISON MINNIE W
5055 OTTAWA ST
WINSTON SALEM NC 27106

CARPENTER WILLIAM R
2700 BAILEY ST
WINSTON SALEM NC 27106

MOORES CONSULTING SERVICES LLC
PO BOX 1546
WESTERVILLE OH 43086

GREER-MADREN HOMES
1400 BETHANIA RURAL HALL RD
WINSTON-SALEM NC 27106

DALTON SONSONIA J
2605 WOODCREEK RD
WINSTON SALEM NC 27106

ESPINOZA MARBELLA BUENO
5074 OTTAWA ST
WINSTON SALEM NC 27106

HURSH EMMA
110 ROSEWOOD DR
WINSTON SALEM NC 27127

ISOM JULIA
5680 BETHANIA RD
PFAFFTOWN NC 27040

FUSTER MASSA PEDRO JOSE
181 E 6TH ST STE 312
WINSTON SALEM NC 27101

NAVA DALINDA
4901 SHATTALON DR
WINSTON SALEM NC 27106

VARGAS DE NARVAEZ SHERLYS E
5085 POLK AVE
WINSTON-SALEM NC 27106

GREER-MADREN HOMES
1400 BETHANIA RURAL HALL RD
WINSTON-SALEM NC 27106

BRADY CLARENCE V
4503 TISE AVE
WINSTON SALEM NC 27105

BOWEN R SCOTT
4104 RYAN WAY
WINSTON SALEM NC 27106

EVANS ALFRED P
4995 SHATTALON DR
WINSTON SALEM NC 27106

DALTON SONSONIA J
2605 WOODCREEK RD
WINSTON SALEM NC 27106

CASTRO MODESTO JIMENEZ
5055 OTTAWA ST
WINSTON SALEM NC 27106

HABANA MARIA DEL ROCIO
2775 OAK GROVE CIR
WINSTON SALEM NC 27106

HAUSER JAMES LEE
5402 WINONA ST
WINSTON SALEM NC 27106

MILLER RODNEY LEE
7795 DUSTY TRL
GERMANTON NC 27019

ROBINSON STEVEN K
5045 JOYCE AVE
WINSTON SALEM NC 27106

GAONA-PEREZ IGNACIO
5064 OTTAWA ST
WINSTON SALEM NC 27106

LASH HUBERT K
2071 WALKER RD
WINSTON SALEM NC 27106

SHOUSE EVELYN ELIZABETH
2687 OAK GROVE CIR
WINSTON SALEM NC 27106

DAVIS MARY
4919 SHATTALON DR
WINSTON SALEM NC 27106

CAIN CARY D
1711 BUTLER ST
WINSTON SALEM NC 27107

GREER-MADREN HOMES
1400 BETHANIA RURAL HALL RD
WINSTON-SALEM NC 27106

RNR CONSTRUCT CO INC
5735 PHELPS CR
WINSTON SALEM NC 27105

FRED WILLIAM J
5025 JOYCE AVE
WINSTON SALEM NC 27106

MACKEY JOHNNY
5055 JOYCE AVE
WINSTON SALEM NC 27106

LASH PAUL
1048 DESHON TRL
LITHONIA GA 30058

BOWMAN JACK E
4949 SHATTALON DR
WINSTON SALEM NC 27106

ONEAL MONICA MICHELLE
2538 GRIFFITH MEADOWS DR
WINSTON SALEM NC 27103

BOWEN R SCOTT
4104 RYAN WAY
WINSTON SALEM NC 27106

FRANCE SUSAN ANN
3190 WIDE COUNTRY RD
PFAFFTOWN NC 27040

BAILEY CAROLYN A
330 BOULDER PARK CT SW
ATLANTA GA 30331

JELI ENTERPRISES LLC
4498 INWOOD DR
WINSTON-SALEM NC 27106

JONES ANNIE MAUDE
2643 STOCKTON ST
WINSTON-SALEM NC 27127

FLORES IRENE ALVAREZ
1940 BURGOPYNE CT
WINSTON SALEM NC 27107

MOORES CONSULTING SERVICES LLC
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ORELLANA MARIA S
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MACKEY JOHNNY
5055 JOYCE AVE
WINSTON SALEM NC 27106

CAYASSO RICHARD JOSE
2749 OAK GROVE CIR
WINSTON SALEM NC 27106

MATTESON RICHARD
10152 S OCEAN DR UNIT 119B
JENSEN BEACH FL 34957

YWCA OF WS & FORSYTH CO INC
1201 GLADE ST
WINSTON-SALEM NC 27101

PANKOW NATHANIEL
2851 KISER RD
WINSTON SALEM NC 27106

ALA VI LLC
1056 BURKE ST
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THEODORE C GLENN REVOCABLE
TRUST
311 HEYSE CT
FORT WASHINGTON MD 20744

DWIGGINS GRADY CARLTON
3320 BRIARCLIFFE CT
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SICKLERVILLE NJ 08081

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PATTON NORMA JEAN
2721 CHANUTE RD
WINSTON SALEM NC 27106

MCGEE CURTIS DILLARD
7920 BAUX MOUNTAIN RD
GERMANTON NC 27019

ZAFRA STEPHANIE DIOR
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WINSTON-SALEM NC 27106

REO PROPERTIES LLC
1056 BURKE ST
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DALTON SONSONIA J
5075 HIGHLAND PARK CT
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LEE SHEPERD
3909 SUNBEAM RD APT 709
JACKSONVILLE FL 32257

RNR CONSTRUCT CO INC
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WINSTON SALEM NC 27105

BLANCO JULIA A
4937 SHATTALON DR
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CARPENTER WILLIAM R
2700 BAILEY ST
WINSTON SALEM NC 27106

SHOUSE EVELYN ELIZABETH
2687 OAK GROVE CIR
WINSTON SALEM NC 27106

FRED WILLIAM J
5025 JOYCE AVE
WINSTON SALEM NC 27106

SMITH W DAVID
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YADKINVILLE NC 27055

ENTRUST
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MARIETTA GA 30064

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2202 LOUISE AVE
BALTIMORE MD 21214

HAUSER CLARENCE G
2868 KISER RD
WINSTON SALEM NC 27106

SALGADO LIZBETH
4906 SHATTALON DR
WINSTON SALEM NC 27106

AGUSTINIANO IRIVING ULISES HABANA
2275 OAK GROVE CIRCLE
WINSTON SALEM NC 27106

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PO BOX 396
LAKELAND GA 31635

THOMAS AUGDENE KAPP
4105 LORD JEFF DR
GREENSBORO NC 27405

HARRISON EARNEST
2825 BAILEY ST
WINSTON SALEM NC 27106

DAVIS MARY
4919 SHATTALON DR
WINSTON SALEM NC 27106

WALKER GERALD HAYES
2850 BETHABARA RD
WINSTON-SALEM NC 27106

DAVIS MATTIE
5402 WINONA ST
WINSTON-SALEM NC 27106

MELODIE VEREEN PROPERTIES LLC
957 TANBARK RD
LEXINGTON KY 40515

BOWEN R SCOTT
4104 RYAN WAY
WINSTON SALEM NC 27106

CARPENTER MARTHA D
2700 BAILEY ST
WINSTON SALEM NC 27106

SEPULVEDA ERIKA LILIANA
2620 OAK GROVE CIR
WINSTON SALEM NC 27106

COPE VALERIE GAYLE
7027 BRANDEMERE LN APT C
WINSTON SALEM NC 27106

STRATES PETER C
412 KYLE RD
WINSTON SALEM NC 27104

KELLY NURYS
5003 SHATTALON DR
WINSTON SALEM NC 27106

DICKEY ALPHONSO C
5020 SHATTALON DR
WINSTON SALEM NC 27106

GODINEZ SANTIAGO TORRES
4856 SHATTALON DR
WINSTON-SALEM NC 27106

PHILLIPS CODY M
5043 SHATTALON DR
WINSTON SALEM NC 27106

SOSA-MORAN MOISES JUNIOR
5008 HUTCHINS STREET
WINSTON SALEM NC 27106

HARDY BETTY SCOTT
PO BOX 263
WILSON NC 27894

GILLIAM MARILYN
5047 SHATTALON DR
WINSTON-SALEM NC 27106

READER ARTHUR LEE
4948 SHATTALON DR
WINSTON SALEM NC 27106

THROCKMORTON JANET M
225 LODGE ST
WINSTON SALEM NC 27105

LEWIS SARA YVONNE
5019 SHATTALON DR
WINSTON SALEM NC 27106

WHITEHEART MICHAEL R
2169 NEW CASTLE DR
WINSTON SALEM NC 27103

APPLE HOMES REI LLC
4009 CORNING PL STE E2 321
CHARLOTTE NC 28216

SNIDER LARRY PAUL
4423 SHATTALON GROVE LN
WINSTON SALEM NC 27106

INGRAM DOUGLAS W
5012 SHATTALON DR
WINSTON SALEM NC 27106

WELCH SHANA
5076 SHATTALON DR
WINSTON SALEM NC 27106

WILLIS BEVERLY LYNN CARTER
4918 SHATTALON DR
WINSTON SALEM NC 27106

PHILLIPS CODY M
5043 SHATTALON DR
WINSTON SALEM NC 27106

FISHER SHELLY M
4954 SHATTALON DR
WINSTON SALEM NC 27106

BETHEA JEREMY
2648 OAK GROVE CIR
WINSTON SALEM NC 27106

SOLOMAN VAUGHNITA P
3920 LAYSTON ST
WINSTON SALEM NC 27106

WILCOHESS LLC
539 S MAIN ST
FINDLAY OH 45840

USA SELLER SOLUTIONS LLC
2941 BATTLEGROUND AVE STE 39112
GREENSBORO NC 27408

STROUD BRIAN A
5035 SHATTALON DR
WINSTON SALEM NC 27106

COMPOS MARIA ELIA DIAZ
5079 SHATTALON DR
WINSTON SALEM NC 27106

NORRIS BRENDA G
5000 SHATTALON DR
WINSTON SALEM NC 27106

KIMBROUGH NATALIE D
2660 OAK GROVE CIR
WINSTON SALEM NC 27106

WITHERSPOON DONNA LASHAWN
4850 SHATTALON DR
WINSTON SALEM NC 27106

WEAZY PROPERTIES LLC
175 HOGAN CREEK RD
SILOAM NC 27047

ALFARO RINA P COREA
4936 SHATTALON DR
WINSTON-SALEM NC 27106

PHILLIPS CODY M
5043 SHATTALON DR
WINSTON SALEM NC 27106

REDMON JOSEPH GLENN
5067 SHATTALON DR
WINSTON SALEM NC 27103

BROOKS JAMES A
5061 SHATTALON DR
WINSTON SALEM NC 27106

ENGLE PETER
5087 SHATTALON DR
WINSTON SALEM NC 27106

HARTSELL PAGE B
2369 MAPLEWOOD AVE
WINSTON SALEM NC 27103

GARRISON WILTON W
3921 LAYSTON DR
WINSTON-SALEM NC 27106

SUMMERS NATALIE K
2660 OAK GROVE CIR
WINSTON SALEM NC 27106

STRICKLAND CLAUDIA JEAN
4942 SHATTALON DR
WINSTON SALEM NC 27106

WHITEHEART RAY E
2169 NEW CASTLE DR
WINSTON SALEM NC 27103

REDMON SAVANNAH JOY
5071 SHATTALON DR
WINSTON SALEM NC 27106

SAMUELS CARLTON L
5023 SHATTALON DR
WINSTON SALEM NC 27106

MARY S ISOM TRUST
5680 BETHANIA RD
PFAFFTOWN NC 27040

CITY OF WINSTON SALEM
PO BOX 2511
WINSTON SALEM NC 27102

THROCKMORTON JANET M
225 LODGE ST
WINSTON SALEM NC 27105

ROBLES JOSE R
5016 SHATTALON DR
WINSTON SALEM NC 27106

PHILLIPS CODY M
5043 SHATTALON DR
WINSTON-SALEM NC 27106

WALKER GARY B
4924 SHATTALON DR
WINSTON SALEM NC 27106

BROOKS TONJA
13135 BLAZE MANOR LN
CHARLOTTE NC 28215

MILLER BRIAN TERRELL
5042 SHATTALON DR
WINSTON SALEM NC 27106

CODY'S HAIRDESIGN INC
5057 BUTTERFIELD DRIVE
WINSTON-SALEM NC 27105

EAGLEVIEW COUNTRYSIDE GARDENS
LLC
13000 S TRYON ST STE F163
CHARLOTTE NC 28278

CLARK BOBBY
4978 SHATTALON DR
WINSTON SALEM NC 27106

CAMPBELL DARLENE D
2610 OAK GROVE CIR
WINSTON-SALEM NC 27106

WILCOHESS LLC
539 S MAIN ST
FINDLAY OH 45840

ADAMS WILLIAM D
5057 SHATTALON DR
WINSTON SALEM NC 27106

CRUZ ELENA
5017 SHATTALON DR
WINSTON-SALEM NC 27106

CLARK STH LLC
7101 GREYSTONE VILLAGE CT
CLEMMONS NC 27102

WILLIAMS KEITH L
5044 SHATTALON DR
WINSTON SALEM NC 27106

APPLE HOMES REI LLC
4009 CORNING PL STE E2 321
CHARLOTTE NC 28216

TRAIL SANDRA CAROL
2640 OAK GROVE CIR
WINSTON SALEM NC 27106

STRATES PETER C
412 KYLE RD
WINSTON SALEM NC 27104

HARTSELL PAGE B
2369 MAPLEWOOD AVE
WINSTON SALEM NC 27103

OSBORNE DONNA KIM
5084 SHATTALON DR
WINSTON SALEM NC 27106

SHIPP BARBARA MONTAZE
4912 SHATTALON DR
WINSTON-SALEM NC 27106

SPRINGS MELANIE
5009 SHATTALON DR
WINSTON SALEM NC 27106

DE ROSSO GRECIA E KELLY
5027 SHATTALON DR
WINSTON SALEM NC 27106

BARR ROBBIE CHADWICK
3945 BETHABARA RD
WINSTON SALEM NC 27106

BRADDY DILCY OCTAVIA
2851 BETHABARA RD
WINSTON SALEM NC 27106

NEW HOPE METHODIST CHURCH
5125 SHATTALON DR
WINSTON-SALEM NC 27106

EASLEY LOUISE
1209 W 90TH ST
LOS ANGELES CA 90044

FARABEE WALTER WADE
2815 BETHABARA RD
WINSTON SALEM NC 27106

BRADDY CHARLES EDWARD
2865 BETHABARA RD
WINSTON SALEM NC 27106

BRADDY ETHEL
PO BOX 344
BETHANIA NC 27010

BRADDY THOMAS M
2875 BETHABARA RD
WINSTON SALEM NC 27106

STEWART GWENDOLYN JOHNS
2795 BETHABARA RD
WINSTON SALEM NC 27106

SPEAKS TOMMIE K
4600 MILLER RD
WINSTON SALEM NC 27106

FARABEE WALTER W
2815 BETHABARA RD
WINSTON SALEM NC 27106

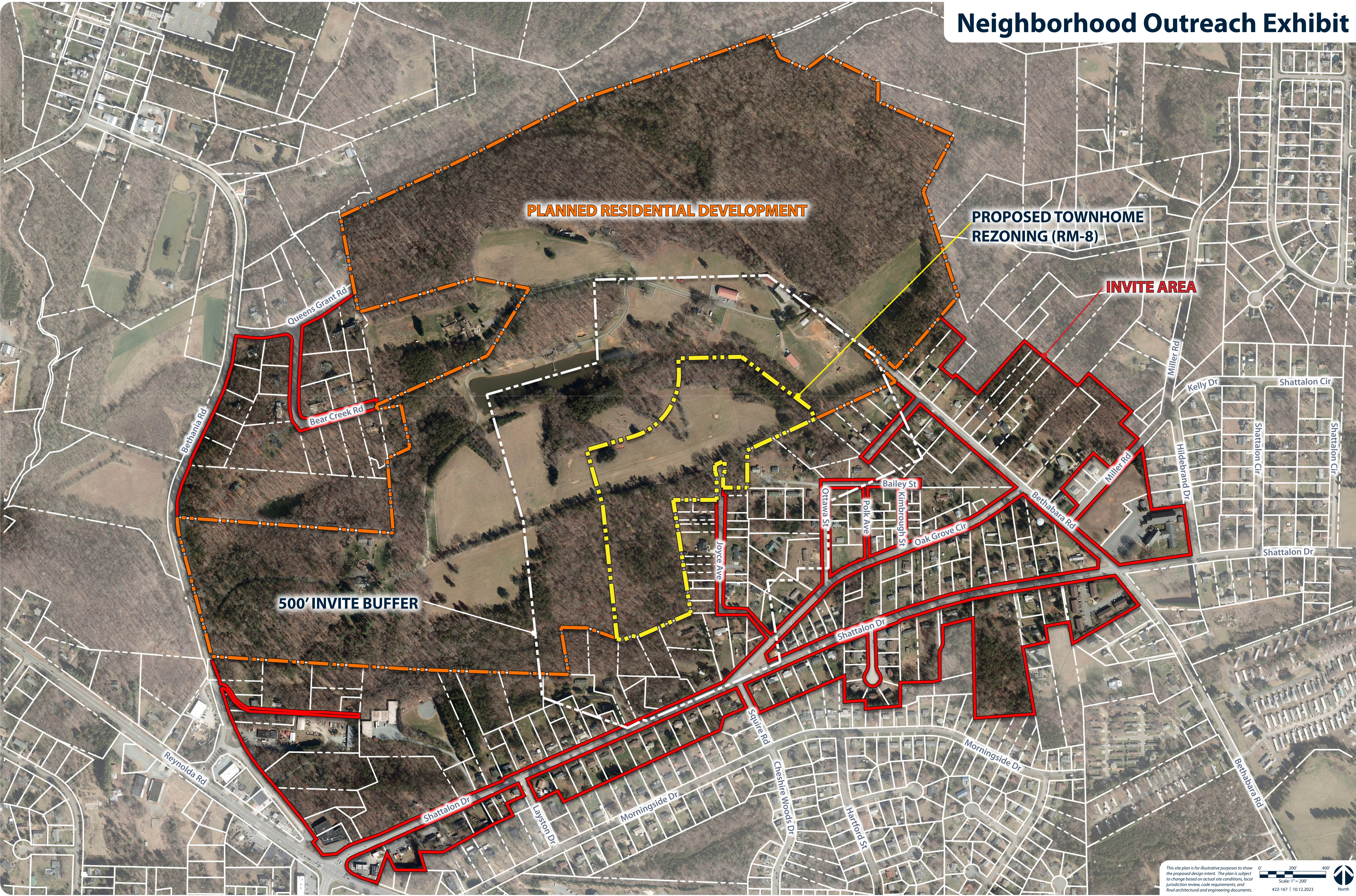
FARABEE WALTER WADE
2815 BETHABARA RD
WINSTON SALEM NC 27106

NEW HOPE METHODIST CHURCH
5125 SHATTALON DR
WINSTON-SALEM NC 27106

PATTON KEVIN R
2777 BETHABARA RD
WINSTON SALEM NC 27106

CARTER SHIRLEY P
5680 BETHANIA RD
PFAFFTOWN NC 27040

Neighborhood Outreach Exhibit



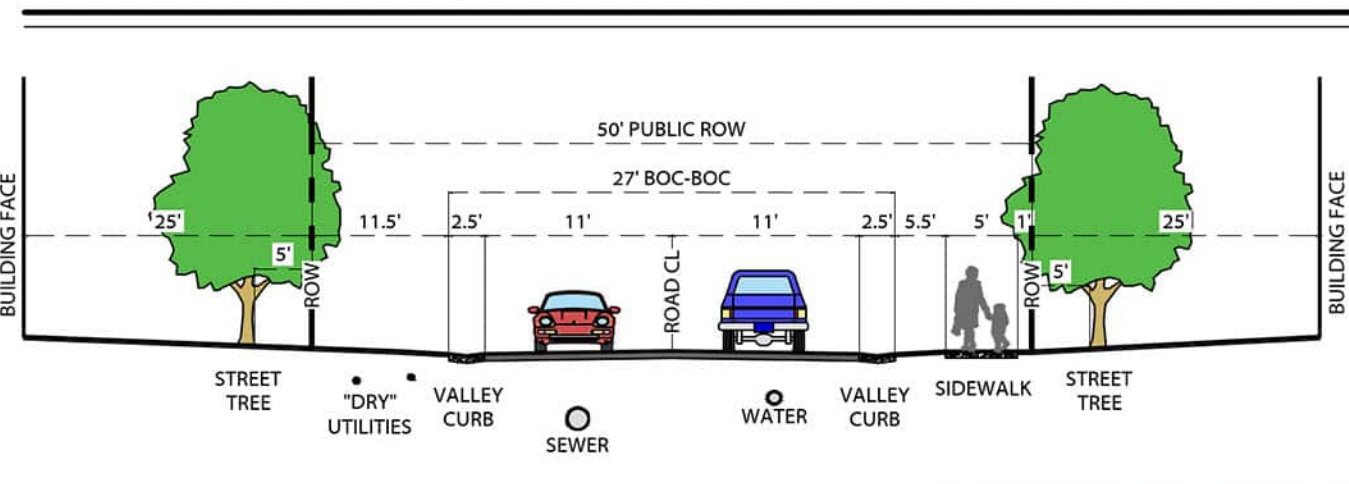
This site plan is for illustrative purposes to show the proposed design intent. The plan is subject to change based on actual site conditions, local jurisdiction review, code requirements, and final architectural and engineering documents.

Scale: 1" = 200'
#22-167 | 10.12.2023

Pulte - Allred Farm
Winston-Salem, NC

stimmel LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
WINSTON-SALEM, NC
CHARLOTTE, NC
www.stimmelpa.com 336.723.1067

ROAD SECTION (TYPICAL)



PROPOSED SHARED STORMWATER DEVICE

BETHANIA FOREST DRIVE - 50' PUBLIC ROW

TYPE II BUFFERYARD (TYP.) 15' MIN. ADJACENT TO RESIDENTIAL

PROPOSED SHARED SWM DEVICE (TYP.)

100' STREAM BUFFER 50' UNDISTURBED 50' OUTER LANDWARD

STORMWATER DISCHARGE TO SHARED DEVICE

COMMON RECREATION AREA #2 9,500 SF +/-

STORMWATER DISCHARGE TO SHARED DEVICE

COMMON RECREATION AREA #1 MIN. 4,000 SF

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED ROW CLOSURE (0.90 AC +/-)

PROPOSED STORMWATER AND INLETS (TYP.)

PROPOSED ROW CLOSURE (0.01 AC +/-)

PROPOSED ROW DEDICATION (0.03 AC +/-)

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PROPOSED ROW DEDICATION (0.03 AC +/-)

PROPOSED ROW CLOSURE (0.01 AC +/-)

PBR 2023-21
BETHANIA FOREST PRD
UNDER SEPARATE REVIEW



VICINITY MAP



SITE DATA

Jurisdiction
City of Winston-Salem, NC

Purpose Statement
The purpose of this request is to allow multifamily residential development townhomes as a Special Use Rezoning Request.

Zoning
Existing Zoning: RS9
Proposed Zoning: RM8-S

Site Acreage
Total Site Acreage: 24.51 Acres +/-

Watershed Data
Site is not within a regulated watersupply watershed district.

Site Coverage
Maximum Impervious Area Permitted: 70.00 %
Building to Land: 7.30 Acres +/- 29.78 %
Pavement to Land: 4.48 Acres +/- 18.28 %
Open Space: 12.73 Acres +/- 51.94 %
Parcel Total: 24.51 Acres +/- 100.00 %

Infrastructure
Water: Public
Sewer: Public
Road: Public ROW 2,632 LF +/-

Building Data
Max. Building Height: 45'
Townhomes: 135 Units +/-
Total Units: 135 Units +/-
Unit Size (Typ.): Middle Units: 22x100, End Units: 26x100
Overall Density: 5.5 DU / AC (135 Units / 24.51 AC = 5.5 DU / AC)

Connectivity Ratio
Links: 6 Nodes: 4
Connectivity Ratio: 1.5

Parking Calculations
Townhome Bedrooms: 3 Beds / Unit
Parking Required: 270 Spaces (@2 sp per unit)
Parking Provided: 270 Spaces (@2 sp per unit)
*Spaces provided at each unit via garages & driveways to meet minimum LDO requirements

Building Setbacks
Front: 25'
Rear: 25'
Side: 7' / 20' combined
Street: 20'

Bufferyards
Type Required: 15' Type II
Type Provided: 15' Type II

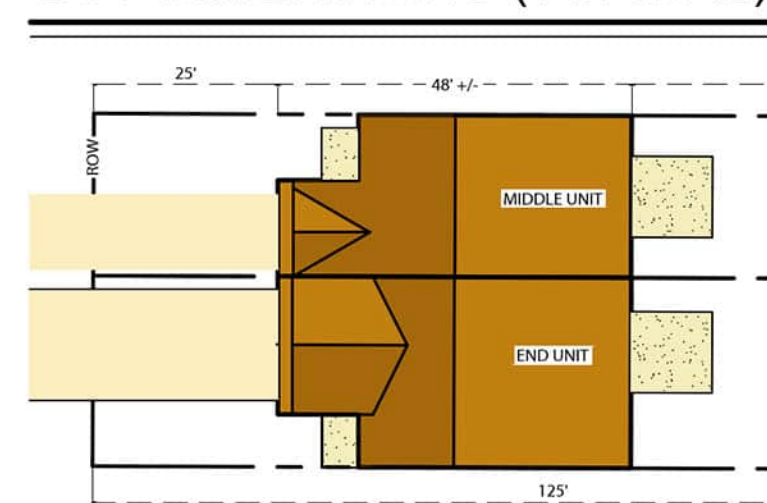
Streetyards
Type Required: 10' Min Streetyard
Type Provided: 10' Min Streetyard

COMMON REC. AREA
Common Recreation Areas
Total Common Rec Area Required: 13,500 SF +/- (eq. 100 / UNIT)
For 135 TH Units
Total Common Rec Area Provided: 13,500 SF +/-

BOUNDARY INFO

Segment	Bearing	Distance
L1	N00°08'51"W	74.85'
L2	N00°01'12"W	75.51'
L3	N22°04'30"W	28.87'
L4	N00°11'35"W	39.86'
L5	N85°28'12"E	65.80'
L6	S00°11'35"E	66.98'
L7	S21°33'31"W	26.92'
L8	S00°00'42"W	75.21'
L9		
L10		

LOT DIMENSIONS (TYPICAL)



ADJACENT OWNERS

ID	PIN #	Lots	Block	Property Owners	Property Owner Address	Zoning
1	6808-85-8133	20	3484	K & W RESTAURANT	1391 PLAZA WEST DR WINSTON-SALEM NC 27103	RS9
2	6808-85-8211	10	3484	K & W REST MAINTENANCE BLDG	1391 PLAZA WEST DR WINSTON-SALEM NC 27103	RS9
3	6808-85-8133	8A,3	3484	K & W RESTAURANT	1391 PLAZA WEST DR WINSTON-SALEM NC 27103	RS9
4	6808-74-7686	11	3484	K & W RESTAURANT	1391 PLAZA WEST DR WINSTON-SALEM NC 27103	RS9
5	6808-73-5690	3	3484	K & W RESTAURANT	1391 PLAZA WEST DR WINSTON-SALEM NC 27103	RS9
6	6808-83-8268	12	3489	K & W RESTAURANT	1391 PLAZA WEST DR WINSTON-SALEM NC 27103	RS9
7	6808-73-5319	411	3490	BOWMAN JACK E JR	4949 SHATTALON DR WINSTON-SALEM NC 27108	RS9
8	6808-83-8395	205	3490	HOMES GREER MADREN	0 SHATTALON DR WINSTON-SALEM NC 27108	RS9
9	6808-83-2377	208	3490	GLENN THEODORE C REVOCABLE TRUST	311 HEYSE CT FORT WASHINGTON MD 20744	RS9
10	6808-83-8250	422	3490	EVANS ALFRED & WYVANA	4995 SHATTALON DR WINSTON-SALEM NC 27108	RS9
11	6808-83-5648	71-73	105-107	BRADY CLARENCE V HEIRS	4503 TISE AVE WINSTON-SALEM NC 27105	RS9
12	6808-83-8745	67-69	105-103	KIMBROUGH ABRAHAM H	PO BOX 398 LAKELAND GA 31635	RS9
13	6808-83-8862	64	3489	JONES ANNIE MAUDE	2843 ST COCKTON ST WINSTON-SALEM NC 27127	RS9
14	6808-83-5837	64-65	98-99	AIN CARY D	1711 BUTLER ST WINSTON-SALEM NC 27101	RS9
15	6808-83-5832	62-63	96-97	RED PROPERTIES LLC	1056 BURKE ST WINSTON-SALEM NC 27101	RS9
16	6808-83-5927	60-61	94-95	AKA V LLC	1056 BURKE ST WINSTON-SALEM NC 27101	RS9
17	6808-84-5077	54-59	88-93	ROBINSON SHANNON & LANELL	5060 JOYCE AVE WINSTON-SALEM NC 27101	RS9
18	6808-84-5117	51-53	85-87	HARRISON EARNEST & VANESSA	2825 BAILEY ST WINSTON-SALEM NC 27101	RS9
19	6808-84-5211	51	85	MOORES CONSULTING SERVICES LLC	PO BOX 1546 WESTERVILLE OH 43086	RS9
20	6808-84-5215	49-50	83-84	MOORES CONSULTING SERVICES LLC	PO BOX 1546 WESTERVILLE OH 43086	RS9
21	6808-84-4331	80-82	3489	DALTON SONSONIA J	5075 HIGHLAND PARK CT WINSTON-SALEM NC 27108	RS9
22	6808-84-5361	46	3489	DALTON SONSONIA J	5075 HIGHLAND PARK CT WINSTON-SALEM NC 27108	RS9
23	6808-84-7352	24	3489	DALTON SONSONIA J	2605 WOODCREEK DR WINSTON-SALEM NC 27108	RS9
24	6808-84-7450	26-29	3489	DALTON SONSONIA J	2605 WOODCREEK DR WINSTON-SALEM NC 27108	RS9
25	6808-84-8392	20D	3489	HURSH EMMA	110 ROSEWOOD DR WINSTON-SALEM NC 27127	RS9
26	6808-84-9574	20A	3490	LASH HUBERT & ERICSTEEN	2071 WALKER RD WINSTON-SALEM NC 27108	RS9
27	6808-84-2710	22	3490	HAUSER CARLA	5347 KINGSWELL DR WINSTON-SALEM NC 27108	RS9
28	6808-84-4744	4	3617	RINKE JAMES EUGENE	2850 KISER DR WINSTON-SALEM NC 27108	RS9
29	6808-84-0993	33	3484	K & W RESTAURANT	1391 PLAZA WEST DR WINSTON-SALEM NC 27103	RS9

TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	1,067,600	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA	Square Feet of Proposed R.O.W.s: 160,208	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Minimum Tree Save Area Required:	Square Feet of Existing Utility Easements: 0	Total Excluded Area:	160,208
Total Required Tree Save Area (in square feet)	1,067,600		
Total Site Size / or Limits of Land Disturbance	160,208	X	0.12
Excluded Area	160,208	X	0.12
Total Required Tree Save Area	108,887		
Individual Tree Method Used:			
Yes	X	No	
Number of Trees 6-9"			
DBH:	0	X	500 SF = 0
Number of Trees 9.01-12"			
DBH:	0	X	750 SF = 0
Number of Trees 12.01-24"			
DBH:	0	X	1800 SF = 0
Number of Trees 24.01-36"			
DBH:	0	X	3000 SF = 0
Number of Trees Larger than 36.01"			
DBH:	0	X	4000 SF = 0
Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:			
Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	109,000
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0
Total Required TSA (in square feet)		Total TSA Provided (in square feet)	
108,887		109,000	

PROPOSED USES

WITHIN RM8-S DISTRICT
Residential Building, Duplex
Residential Building, Single Family, Residential Building, Twin Homes, Swimming Pool, Private Planned Residential Development, Residential Building, Multifamily, Residential Building, Townhouse.

NOTES

- Boundary & Topographic Information...**
From WSPC online GIS Data
- General Notes**
- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
 - Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
 - Proposed stormwater management devices, storm drainages, and utility layouts are schematic. Final layout may change per final engineering documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
 - Open space amenities are conceptual and may change based on final engineering plans.

BETHANIA FOREST

OWNERS/PETITIONERS:

All of the following:

PIN#	Lot / Block	Deed Bk-Pg
6808-84-7562.000	30 / 3489	00000-00000
6808-84-5405.000	31 / 3484	00000-00000
6808-85-8133.000	20 / 3484	00000-00000
6808-84-0990.000	33 / 3484	00000-00000
6808-83-0826.000	12 / 3490	00000-00000

A Portion of the following:

PIN#	Lot / Block	Deed Bk-Pg
6808-85-06521.000	0 / 3464	00000-00000
6808-85-06521.000	11 / 3464	00000-00000
6808-85-8133.000	20 / 3484	00000-00000
6808-84-0990.000	33 / 3484	00000-00000
6808-83-0826.000	12 / 3490	00000-00000

Owner: K & W Restaurant
1391 Plaza West Dr
Winston-Salem, NC 27103

Owner: K & W Restaurant
1391 Plaza West Drive
Winston-Salem, NC 27103

Owner: K & W Restaurant
1391 Plaza West Drive
Winston-Salem, NC 27103

Owner: K & W Restaurant
1391 Plaza West Drive
Winston-Salem, NC 27103

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1391 Plaza West Drive
Winston-Salem, NC 27103

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
E: frontdesk@stimmelpa.com
www.stimmelpa.com

SEALS:
PRELIMINARY DRAWING
NOT APPROVED FOR CONSTRUCTION
PROJECT NAME & LOCATION:

BETHANIA FOREST
WINSTON-SALEM, NC

PLANS FOR:

- PRE-SUBMITTAL
- SUBMITTAL
- REVISED SUBMITTAL

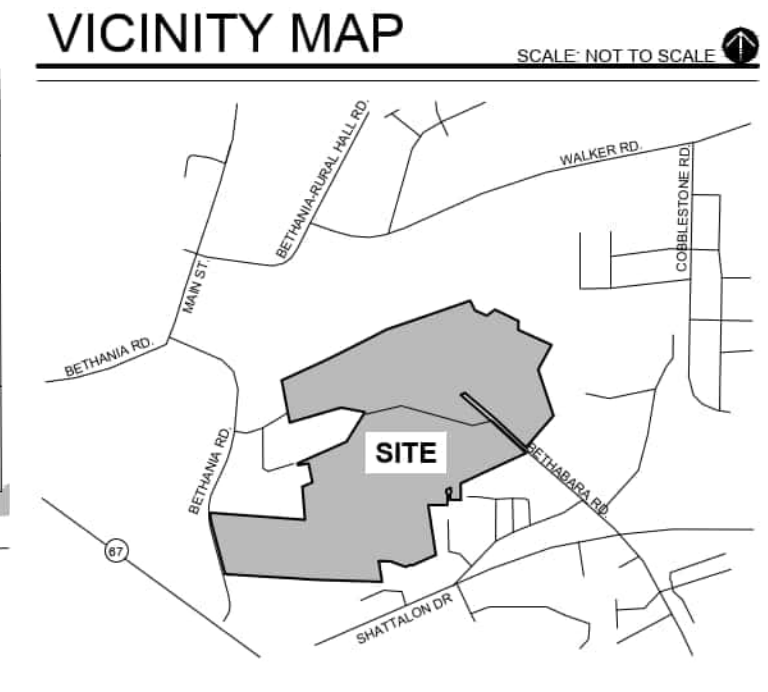
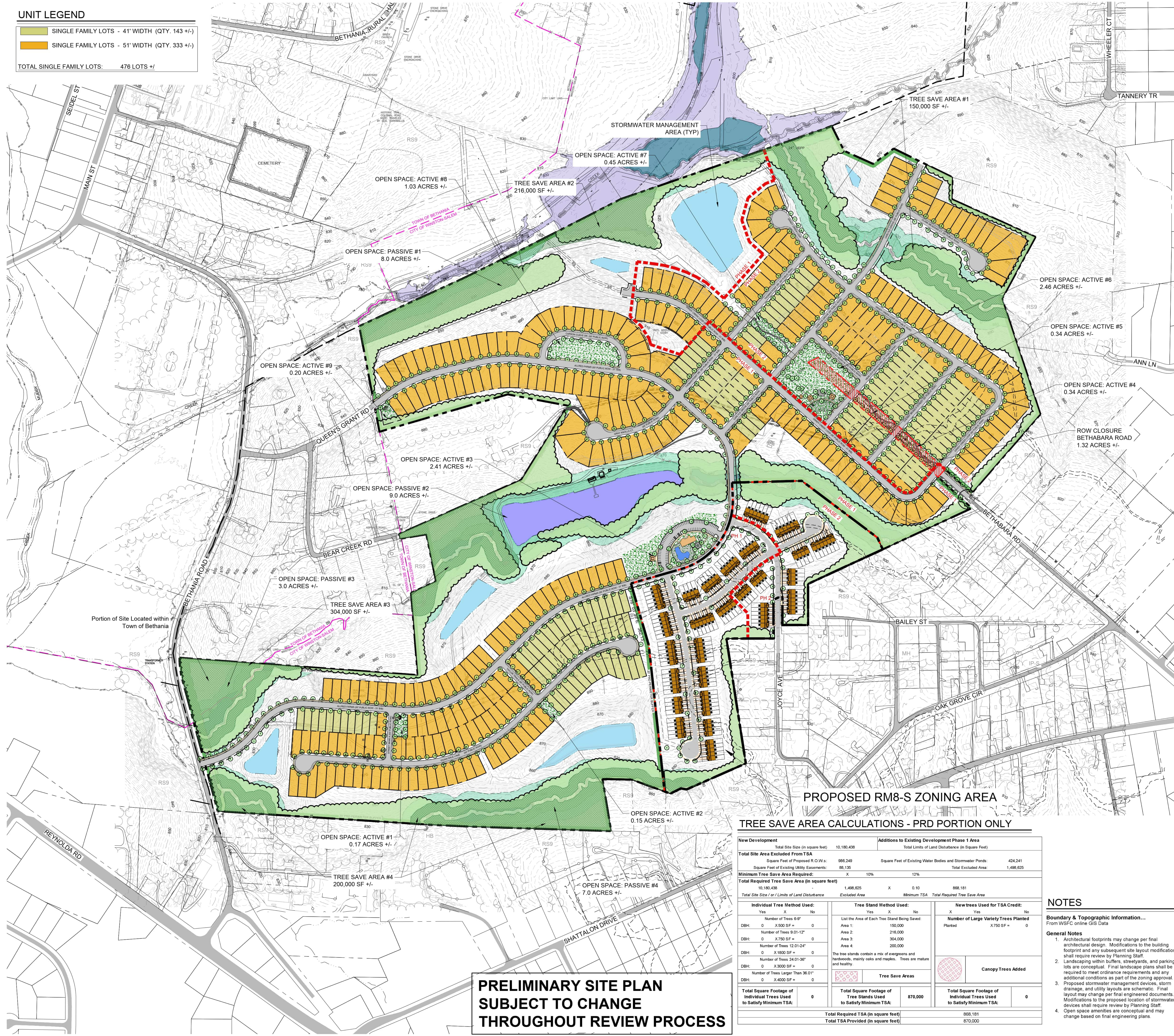
CLIENT:
Ken Binkley
Land Planning and Entitlements Manager
Pulte Group: Triad Division
3350 Peachtree Road, NE
Atlanta, GA 30326
C: (336) 480-5195
E: Kenneth.Binkley@PulteGroup.com

DATE	DESCRIPTION
10/03/2023	SUBMITTAL
09/25/2023	PRE-SUBMITTAL
SUBMITTAL DATE:	10/28/2023
PROJECT NO:	22-167
DRAWN BY:	SO / SCT
© STIMMEL ASSOCIATES, P.A.	

RM8 Rezoning Site Plan
RZ-1

UNIT LEGEND

	SINGLE FAMILY LOTS - 41' WIDTH (QTY. 143 +/-)
	SINGLE FAMILY LOTS - 51' WIDTH (QTY. 333 +/-)
TOTAL SINGLE FAMILY LOTS: 476 LOTS +/-	



SITE DATA

Jurisdiction: City of Winston-Salem, NC
Town of Bethania, NC

Purpose Statement: The purpose of this request is to allow a residential subdivision development of single family lots as a Planned Residential Development within the RS9 district.

Zoning:
Existing Zoning: RS9
Proposed Zoning: RS9 (PRD)

Site Acreage:
Existing Parcels: 207.88 Acres +/-
ROW Closure: 1.32 Acres +/-
Total Site Acreage: 209.20 Acres +/-

Watershed Data:
Site is not within a regulated watersupply watershed district.

Site Coverage:
RS9 Impervious:
Max. Impervious Area Permitted: No Limit %
Building to Land*: 39.29 Acres +/- 18.78 %
Pavement to Land*: 32.78 Acres +/- 15.67 %
Open Space: 65.55 Acres +/- 65.55 %
Totals: 209.20 Acres +/- 100.00 %

RS9 Total Impervious: 72.07 Acres +/- 34.45 %
*Includes general impervious allocations of 3,500sf of building and 1,500sf of pavement for each lot.

Infrastructure:
Water: Public
Sewer: Public
Road: Public ROW 20,225 LF +/-

Unit & Density Calculations:
Units Provided:
41' Wide Single Family Lots: 143 Units +/-
51' Wide Single Family Lots: 333 Units +/-
Total Units: 476 Units +/-

Density Provided: 2.28 Units / Acre +/-

Parking Calculations:
Parking Required: 952 Spaces (@ 2 / Lot)
Parking Provided: 1045 Spaces +/-
952 Spaces (@ 2 / Lot)
93 Spaces (2 Parking Lots)

Connectivity Ratio:
Links: 39 Nodes: 28
Connectivity Ratio: 1.39

Setbacks:
Setbacks waived per PRD requirements. 25' Front Street Setback to be provided to accommodate garages. Building spacing to conform to PRD requirements.

Perimeter Bufferyards:
Type Required: min. 20' Perimeter Buffer (PRD)
Type Provided: 20' Perimeter Buffer

Streetyards:
Type Required: 50' Thoroughfare Open Space
Type Provided: 50' Thoroughfare Open Space
Type Required: 10' at Parking Areas
Type Provided: 10' at Parking Areas

Open Space Requirements (RS9 PRD Portion)
PRD Area: 209.20 AC +/-
Open Space Required: 31.38 Acres +/- (@ 15%)
Passive Open Space: 26.68 Acres +/- (@ 85%)
Active Open Space: 4.70 Acres +/- (@ 15%)
Open Space Provided: 34.55 Acres +/-
Passive Space Provided: 27.00 Acres +/-
Passive Area #1: 8.00 Acres +/-
Passive Area #2: 9.00 Acres +/-
Passive Area #3: 3.00 Acres +/-
Passive Area #4: 7.00 Acres +/-
Active Spaces Provided:
Active Area #1: 0.17 Acres +/-
Active Area #2: 0.15 Acres +/-
Active Area #3: 2.41 Acres +/-
Active Area #4: 0.34 Acres +/-
Active Area #5: 0.34 Acres +/-
Active Area #6: 2.46 Acres +/-
Active Area #7: 0.45 Acres +/-
Active Area #8: 1.03 Acres +/-
Active Area #9: 0.20 Acres +/-

SEALS:

PRELIMINARY DRAWING

SEAL

NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:

STIMMEL ASSOCIATES, P.A.

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
E: frontdesk@stimmelpa.com
www.stimmelpa.com

BETHANIA FOREST

WINSTON-SALEM, NC & BETHANIA, NC

PROPOSED RM8-S ZONING AREA

TREE SAVE AREA CALCULATIONS - PRD PORTION ONLY

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	10,180,438	Total Limits of Land Disturbance (in Square Feet)	424,241
Total Site Area Excluded From TSA		Square Feet of Existing Water Bodies and Stormwater Ponds: 424,241	
Square Feet of Proposed R.O.W.s: 688,249		Square Feet of Existing Water Bodies and Stormwater Ponds: 424,241	
Square Feet of Existing Utility Easements: 68,135		Total Excluded Area: 1,496,625	
Minimum Tree Save Area Required: X 10% 12%			
Total Required Tree Save Area (in square feet)			
10,180,438	-	1,496,625	X 0.10
		868,181	X 0.12
Total Site Size +/- Limits of Land Disturbance		Minimum TSA	
10,180,438	-	868,181	868,181
Individual Tree Method Used:		Tree Stand Method Used:	
Yes	X	No	X
Number of Trees 6'-9'		List the Area of Each Tree Stand Being Saved:	
DBH: 0 X 500 SF = 0		Area 1: 150,000	
Number of Trees 9'-12'		Area 2: 216,000	
DBH: 0 X 750 SF = 0		Area 3: 360,000	
Number of Trees 12'-24'		Area 4: 200,000	
DBH: 0 X 1500 SF = 0		The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.	
Number of Trees 24'-36'			
DBH: 0 X 3000 SF = 0			
Number of Trees Larger Than 36'-0"			
DBH: 0 X 4000 SF = 0			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 0		Total Square Footage of Tree Stands Used to Satisfy Minimum TSA: 870,000	
Total Required TSA (in square feet): 868,181		Total TSA Provided (in square feet): 870,000	

NOTES

Boundary & Topographic Information...
From WFSFC online GIS Data

General Notes

- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
- Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
- Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineering documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
- Open space amenities are conceptual and may change based on final engineering plans.

PRELIMINARY SITE PLAN

SUBJECT TO CHANGE

THROUGHOUT REVIEW PROCESS

PREPARED BY:

STIMMEL ASSOCIATES, P.A.

601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com, 336.723.1067

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

0 200 400 600

NORTH

SCALE: 1" = 200'

PLANS FOR:

PRE-SUBMITTAL

SUBMITTAL

REVISED SUBMITTAL

CLIENT:
Ken Binkley
Land Planning and Entitlements Manager
Pulte Group: Triad Division
3350 Peachtree Road, NE
Atlanta, GA 30326
C: (336) 480-5195
E: Kenneth.Binkley@PulteGroup.com

DATE	DESCRIPTION
09/25/2023	PRE-SUBMITTAL
	SUBMITTAL DATE: 10/03/2023
	PROJECT NO: 22-167
	DRAWN BY: SO / SCT
	© STIMMEL ASSOCIATES, P.A.
	SHEET TITLE:
	Overall Site Plan
	PRD-1

NEIGHBORHOOD MEETING ATTENDANCE

Bethania Forest Rezoning

Winston-Salem, NC

Name	Address:	Phone:	Email:
DAVID HARTON	2190 WIDGEON CT WS		
Tom Dixon	4880 QUEENS GRANT RD		
NATHAN K. SUMMERS	2660 OAK GROVE CIRCLE		
SPENCER GLENW			
Niki Calhoun ^{TIA}	4885 QUEENS GRANT RD		
Mo + Martha Hartley			
Marty Edwards			
Binny Forbes	2159 WIDGEON CT/MALLARD		

NEIGHBORHOOD MEETING ATTENDANCE

Bethania Forest Rezoning

Winston-Salem, NC

Name	Address:	Phone:	Email:
HENRY FOUCH	27010 5570 MAIN ST BETHANIA		
Elwin T Beroth	5391 Bethanic Rd		
ED RICHTER	1861 BUNDWYBROOK DR		
VIVANS	4995 Snattalon DR. N		
Lattie Corbin	4999 Snattalon DR.		
Steven Robinson			
Chris Raper	5045 Joyce Ave		
R Michael Leonard	5575 Main Street Bethania		

NEIGHBORHOOD MEETING ATTENDANCE

Bethania Forest Rezoning

Winston-Salem, NC

Name	Address:	Phone:	Email:
Tressie Ellis (France, Susi, Anne)	3190 Wide Country Road Pfafftown, NC 27040		
James C. Hausel	5402 WINDY ST WS, NC 27106		
Valerie Fleming	4879 Queens Grant Rd		
Neal Non	4886 Queens Grant Rd		
Sonsonia Hopkins	5065 Joyce Ave		
Kevin Byars	1412 TURFMAN DR.		
Fallon Kufu	1830 Mallard Lakes Dr		
Eric Haske (TIA)	1832 Mallard Lakes Dr.		
* GAIL BEAN	5205 BEAR CREEK RD		
Tankersleys	5211 Bethania Rd		
WILLIAM FRIED	5025 JOYCE AVE		
Melynda Dunigan	1875 Mallard Lakes DR		

NEIGHBORHOOD MEETING ATTENDANCE

Bethania Forest Rezoning Winston-Salem, NC

Name	Address:	Phone:	Email: 33
RICH BUCHANAN	5994 RENWOOD DR		
MARK + Regi Jones	4701 QUEENS GRANT RD.		
Evelyn E. Shouse	2687 Oak Grove Cir.		
THOM SAMPER	5000 PRIME CEM 330		
JASON JALBY	4885 QUEENS GRANT RD		
Tina Wirtz	1548 Buddingbrook Ln		
M. del Rocio Habana	2775 oak grove cir		
Cedric Lash	BAILEY RD		
* Gary & Annette Nelson	4825 QUEENS GRANT RD.		
Jim + Jill Rinke	2850 Kiser Rd.		
Erin & Lance R. Zimm			
Gabriella Fred	5025 JOYCE AVE		