

W-3667 Bethabara Village Apartments Neighborhood Outreach Report

On September 2, 2025, two hundred thirteen (213) neighborhood outreach letters were sent to property owners within 500 feet of the subject site and beyond to invite them to a neighborhood meeting. The letters provided a summary of the rezoning request and a copy of the site plan for the proposed multifamily development. The letter also provided the location and date for the proposed neighborhood meeting. Contact information for Luke Dickey with Stimmel Associates as representative of the petitioner was provided if a neighbor had any questions and/or was unable to attend the meeting.

The meeting was held on Thursday, September 18 at 6pm at the Reynolda Manor Branch Library located at 2839 Fairlawn Drive. The meeting was facilitated by Luke Dickey with Stimmel Associates. Three (3) neighbors attended the meeting and two (2) neighbors that could not attend reached out via phone. Primary concerns focused on the following items:

- 1) Traffic concerns in the overall area due to increased development and impacts to Historic Bethabara and Indiana Avenue.

Response – With development there will be additional traffic and working with WSDOT on the proposed alignment of the entrance drive and Old Town Road. The site is currently zoned RM18 and allows for up to 132 units. The zoning request would increase the amount of units by 12 units.

- 2) Neighbors expressed concerns regarding stormwater run-off from the proposed development and existing issues in the area.

Response – Project will be required to manage stormwater per the City of Winston-Salem requirements. The plan is looking at how a portion of the existing built upon portion of the site can be diverted to the stormwater pond. Currently the existing apartments and parking lots are not managed and sheet flow into Bethabara Road. Additional requirements/conditions may be placed on the site for stormwater management by the City due to the existing concerns in the area.

- 3) Neighbors expressed concerns regarding the removal of trees. One neighbor wanted to know the amount of stormwater run-off that would be coming from the site with the removal of the trees and development.

Response – a majority of the trees would be removed for grading of the site and install of utilities. New trees will be planted per requirements of the City. Agreed that there would be significant changes to the site with the removal of the trees. Regarding the amount of stormwater run-off coming from the site, response was that has not been studied in detail at this time as in the early phases of the project and did not have a specific calculation that could be provided. The stormwater device has been roughly sized based on the amount of impervious area that it will be treating. Final engineering will take place after zoning approval in accordance with the City requirements.

- 4) One neighbor expressed concerns regarding the approved multifamily development on Indiana Avenue and how that would impact them.

Response – We are not involved with that development and encouraged the neighbor to reach out to City Planning Staff for information on the approved plan and conditions.

- 5) The next significant dates for the Planning Board Meeting and City Council Meeting were shared with the neighbors.
- 6) The two neighbors that received the outreach letter called for additional information.

Please refer to the attached copy of the outreach invite letter and site plan provided to the neighbors.

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

SEPTEMBER 2, 2025

Neighborhood Outreach Letter

Dear Neighbor,

You are receiving this letter because your property is within 500-feet or in proximity of a proposed rezoning and are invited to a neighborhood meeting regarding the rezoning request.

The proposed rezoning request is for an expansion of the existing Bethabara Village Apartment community located at 2057 Bethabara Road. The site is approximately 7.36 acres and zoned Residential Multifamily (RM18) which permits up to 18 units per acre. The proposed plan is to provide an additional 96 units in three buildings to the already existing 48 units. The existing apartment buildings shall remain. The request is to rezone to Residential Multifamily Unrestricted (RM-U) to accommodate the additional units.

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

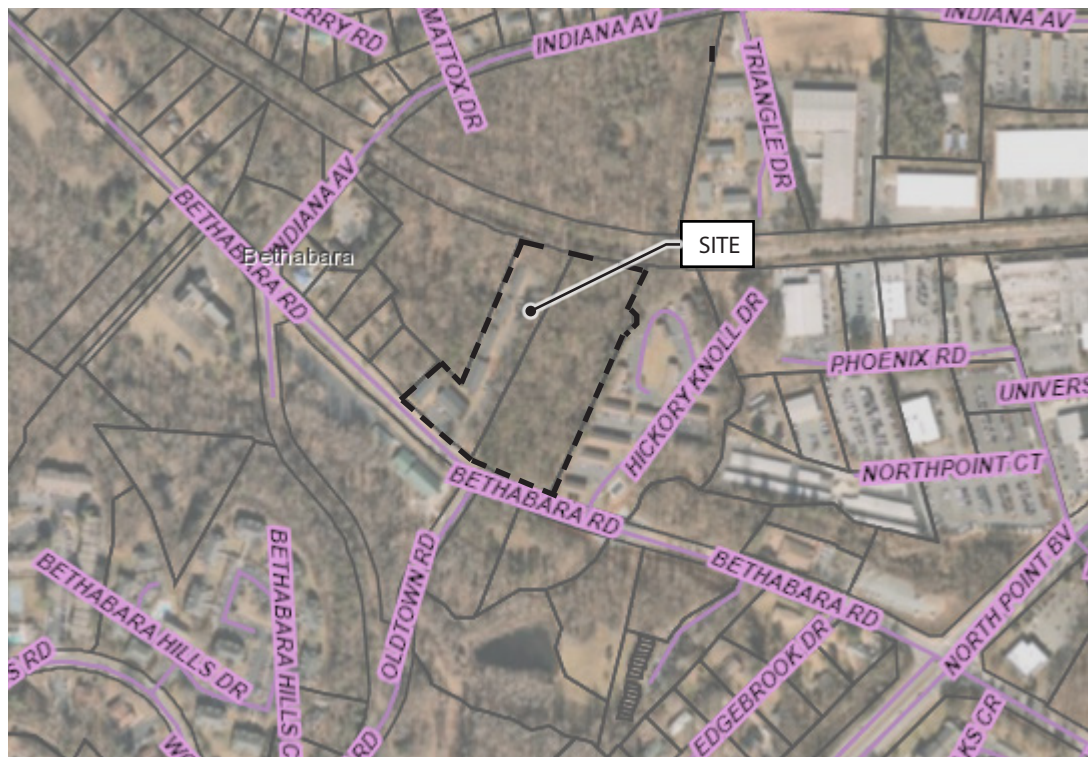
The proposed rezoning will be reviewed by the Winston-Salem/Forsyth County Planning Board who provides a recommendation for approval or denial. The Winston-Salem City Council is the final approval authority.

If you have any questions or would like to discuss the proposed rezoning, please email outreach@stimmelpa.com. Please include Bethabara Village in the subject line. Or you can call Luke Dickey (agent of petitioner) with Stimmel Associates at (336) 723-1067.

Date: Thursday, September 18

Time: 6pm to 7pm

Location: Reynolda Manor Branch Library
Large Meeting Room
2839 Fairlawn Drive
Winston-Salem, NC 27106

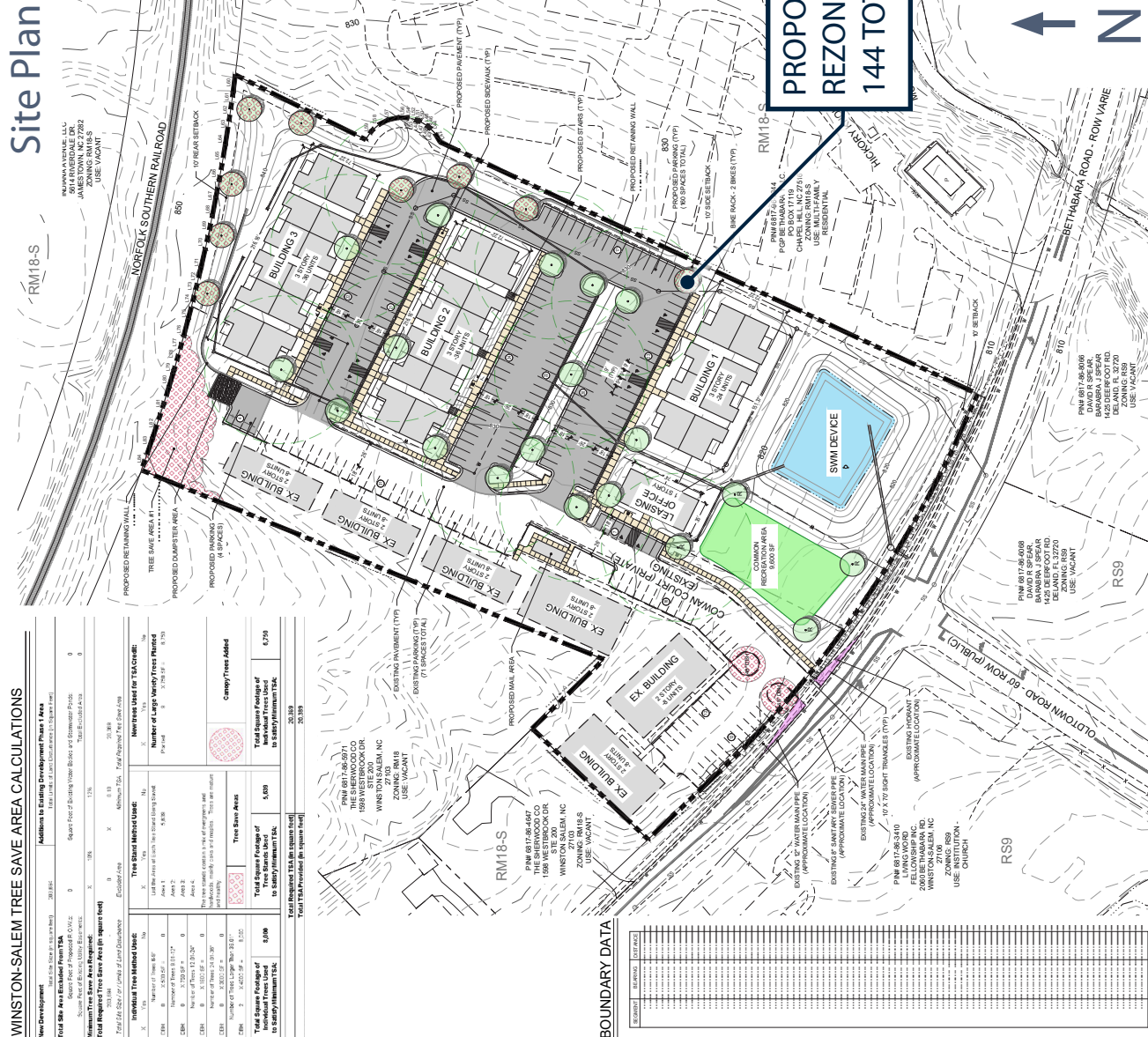




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SEPTEMBER 2, 2025

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.

BLAIR ROBERT M
7600 NORTHPOINT CT
WINSTON SALEM NC 27106

Pines At Bethabara Llc
420 W 4th ST STE 202B
Winston Salem NC 27101

WILSON LEGACY LLC
345 WITT ST
WINSTON SALEM NC 27103

Spear David R
1425 Deerfoot RD
Deland FL 32720

Sherwood Co The
1598 Westbrook DR STE 200
Winston Salem NC 27103

SLAXMI LLC
17926 Cachet Isle Dr
Tampa FL 33647

Bethabara Moravian Church
459 S Church ST
Winston-Salem NC 27101

LAMBERT ELIZABETH TEEL
2077 BETHABARA RD
WINSTON SALEM NC 27106

Lanier Williams Real Estate Llc
6495 Shallowford RD UNIT 200
LEWISVILLE NC 27023

GINKGO OLDE NORTH LLC
200 S. COLLEGE ST. SUITE 200
CHARLOTTE NC 28202

Dukes Olin Franklin
2106 Bethabara Rd
Winston Salem NC 27106

LONGLEAF PROPERTIES LLC
345 WITT ST
WINSTON SALEM NC 27103

Living Word Fellowship Inc
2060 Bethabara RD
Winston-Salem NC 27106

HOBBS PHILLIP M
103 Cheyenne Dr Apt V
Greensboro NC 27410

PGP BETHABARA 1 LLC
PO BOX 17119
CHAPEL HILL NC 27516

Neill Michael Properties Llc
691 Jonestown RD
Winston-Salem NC 27103

Bell Christie A
2081 Bethabara Rd
Winston Salem NC 27106

THE RESIDENCES AT INDIANA
AVENUE LLC
5614 RIVERDALE DRIVE
JAMESTOWN NC 27282

NDT LLC
7726 N POINT BLVD
WINSTON SALEM NC 27105

Hickory Glen Homeowners Assoc
PO BOX 99
Chapel Hill NC 27514

American Flag-North Pointe Llc
PO BOX 608
Smithfield NC 27577

TURNER GEOFFREY KENNARD
3642 APPOMATTOX DR
WINSTON SALEM NC 27106

MORALES JOANNA
3750 CHICKAMAUGA DR
WINSTON SALEM NC 27106

COUGHENOUR RUBY L
5725 ANTIETAM DR
WINSTON SALEM NC 27106

Saunders Louis Odaniel
5693 Chancellorsville Dr
Winston Salem NC 27106

Reynolds John Lea D
2107 Bethabara Rd
Winston Salem NC 27106

Fair Deborah W
5761 Antietam Dr
Winston Salem NC 27106

Abdus Shakur Amatallah
5744 Harpers Ferry Rd
Winston Salem NC 27106

Moorman Bonnie
5692 Bull Run Rd
Winston Salem NC 27106

Walker Sharon Diane
5668 Chancellorsville Dr
Winston Salem NC 27106

EZEQUIEL LUIS
5708 HARPERS FERRY RD
WINSTON-SALEM NC 27106

Springs Kenneth R
5665 Indiana Ave
Winston Salem NC 27106

Breeden Roland L
3734 Chickamauga Dr
Winston Salem NC 27106

BARR LEWIS N
5205 Sunrise Ter
Winston Salem NC 27105

DURHAM LAWRENCE J
205 OAKMONT DR
KERNERSVILLE NC 27284

Jackson Reginald W
5639 BULL RUN RD
WINSTON SALEM NC 27106

JOYNER DORIS
5701 HARPERS FERRY RD
WINSTON SALEM NC 27106

VSP2 HOMES 2 LLC
PO Box 464
Elmsford NY 10523

VB ONE LLC
3500 PARK CENTER DR STE 100
DAYTON OH 45414

Campbell Richard L
5743 Antietam Dr
Winston Salem NC 27106

Carter Christopher M
5686 Chancellorsville Dr
Winston Salem NC 27106

Thompson Elliott
5711 Indiana Ave
Winston Salem NC 27106

BENNY L MURRILL AND PATSY S
MURRILL REVOCABLE TRUST
5726 HARPERS FERRY RD
WINSTON SALEM NC 27106

BRADLEY CONSTANCE R
5707 ANTIETAM DR
WINSTON SALEM NC 27106

MATHEWS WILHELMINA C
3716 CHICKAMAUGA DR
WINSTON SALEM NC 27106

Poe Alfred A
5707 Chancellorsville Dr
Winston Salem NC 27106

Byrd Jerry E
PO BOX 510
KERNERSVILLE NC 27285

Sligh Napoleon
3721 Chickamauga Dr
Winston Salem NC 27106

Moore Linda
2532 Deercreek Dr
Winston Salem NC 27106

Fisher Robert W
5644 Bull Run Rd
Winston Salem NC 27106

CARPENTER ANTHONY N
5779 Antietam Dr
Winston Salem NC 27106

Jones Rudolph E
5721 Harpers Ferry Rd
Winston Salem NC 27106

Laprade Roxane Y
3642 Antietam Ct
Winston Salem NC 27106

Chapman Theodore
5657 Bull Run Rd
Winston Salem NC 27106

Isbell Tomme Jo
5635 Indiana Ave
Winston Salem NC 27106

Moser Donald R
5693 Bull Run Rd
Winston Salem NC 27106

CHILD KAREN P
2133 BETHABARA RD
WINSTON SALEM NC 27106

L And L Family Properties Llc
150 James WAY
ADVANCE NC 27006

Garcia Victor Manuel
3625 Appomattox Dr
Winston Salem NC 27106

Adams Tanya L
5720 Harpers Ferry Rd
Winston Salem NC 27106

RESENDIZ JOSE PABLO
5675 Chancellorsville Dr
Winston Salem NC 27106

BERENYI TAYLOR
2111 BETHABARA RD
WINSTON SALEM NC 27106

JEWELL ROBERT S
1020 BROOKSTOWN AVE STE 15
WINSTON SALEM NC 27101

NEWELL REBECA
5754 ANTIETAM DR
WINSTON-SALEM NC 27106

Jordan Pamela Lynn
5756 Harpers Ferry Rd
Winston Salem NC 27106

Evans Jamie L
5745 Harpers Ferry Rd
Winston Salem NC 27106

TONEY BERNICE
5674 BULL RUN
WINSTON-SALEM NC 27106

WATSON DEVETTA
5638 BULL RUN RD
WINSTON-SALEM NC 27106

Studevent Linda B
5713 Chancellorsville Dr
Winston Salem NC 27106

REESE DELORES
3727 CHICKAMAUGA DR
WINSTON SALEM NC 27106

SCOSR General Properties LLC
PO BOX 20189
Winston Salem NC 27120

Davis Taurin Eli
3733 Appomattox Dr
Winston Salem NC 27106

Summers Leigh
5663 Bull Run Rd
Winston Salem NC 27106

SALAZAR VASQUEZ CATALINA
5645 INDIANA AVE
WINSTON SALEM NC 27106

Triad Hua Llc
333 New Home ST
Winston-Salem NC 27104

ARTIS WILLIE FRANK
3636 Appomattox Dr
Winston Salem NC 27106

VASQUEZ-GARCIA FIDEL
5731 Antietam Dr
Winston Salem NC 27106

Jessup Melvin L
5738 Harpers Ferry Rd
Winston Salem NC 27106

Grooms Jimmy Lee
5698 Chancellorsville Dr
Winston Salem NC 27106

SIMMONS CHADWICK E
4298 FALCON RD
WINSTON SALEM NC 27106

Wade Roland Lewis
3709 Appomattox Dr
Winston Salem NC 27106

RS RENTAL III A LLC
199 LAFAYETTE ST FLOOR 7
NEW YORK NY 10012

Hauser Waldo S
5774 Harpers Ferry Rd
Winston Salem NC 27106

BRANSCOME ANDREA M
2115 BETHABARA RD
WINSTON SALEM NC 27106

Knox Malcolm G
3745 Chickamauga Dr
Winston Salem NC 27106

Connor Darian
3728 Chickamauga Dr
Winston Salem NC 27106

Holt Greg
506 E Main St
Pilot Mountain NC 27041

Flores Virgilio
5615 Indiana Ave
Winston Salem NC 27106

FERGUSON ANDREA D
3726 APPOMATTOX DR
WINSTON SALEM NC 27106

Glenn Mae Frances
PO BOX 11434
Winston Salem NC 27116

Lafoucade Rudven A
5645 Bull Run Rd
Winston Salem NC 27106

Foriest Evelyn P
5710 Antietam Dr
Winston Salem NC 27106

EADDY DAVID
5732 Harpers Ferry Rd
Winston Salem NC 27106

Eckard Juan M
5680 Chancellorsville Dr
Winston Salem NC 27106

COUNCIL JAY
5701 Chancellorsville Dr
Winston Salem NC 27106

READ MERRELL DALE
5901 LA SIERRA DR
PFAFFTOWN NC 27040

Moravian Home Inc
1000 Salemtowne DR
Winston-Salem NC 27106

Wright Norris A
1426 Clarion Dr
Valrico FL 33596

Cason Larry E
5650 Bull Run Rd
Winston Salem NC 27106

CARREON LUCILA ANGELES
5768 HARPERS FERRY RD
WINSTON SALEM NC 27106

Little James E
3715 Chickamauga Dr
Winston Salem NC 27106

Fulk Virginia E
801 Academy ST
Rural Hall NC 27045

Snead Evelyn M
5731 Harpers Ferry Rd
Winston Salem NC 27106

HOVATTER KATHRIN MARY
2624 BETHABARA RD
WINSTON SALEM NC 27106

SIMMONS DE VONTA N
3717 APPOMATTOX DR
WINSTON-SALEM NC 27106

Duckett Theodore R
PO BOX 11301
Winston Salem NC 27116

Burrell Jacqueline C
5686 Bull Run Rd
Winston Salem NC 27106

Thomas Sheldon Vincent
3635 Appomattox Dr
Winston Salem NC 27106

Martin Barbara P
5687 Chancellorsville Dr
Winston Salem NC 27106

CAROL ANNE INGRAM LIVING
TRUST
2123 Bethabara Rd
Winston Salem NC 27106

GANG KESLYN
5750 HARPERS FERRY RD
WINSTON SALEM NC 27106

Greenwood Patricia A
5662 Chancellorsville Dr
Winston Salem NC 27106

Roseboro Jeanette M
3650 Antietam Ct
Winston Salem NC 27106

BROADWAY JAMES R
3607 APPOMATTOX DR
WINSTON-SALEM NC 27106

Posey John Lewis
5668 Bull Run Rd
Winston Salem NC 27106

Glenn Spencer D
5632 Bull Run Rd
Winston Salem NC 27106

CUMBERLAND WENDY
5767 ANTIETAM DR
WINSTON SALEM NC 27106

JACKSON EARL
120 BIRDSONG LN
MOORESVILLE NC 28117

Miller Charles Girard
3733 Chickamauga Dr
Winston Salem NC 27106

BARRINGER CLENZO
5707 HARPERS FERRY RD
WINSTON SALEM NC 27106

Moore Linda Carol
1044 Glenmont RD
Winston Salem NC 27107

Hughes Benjamin F
3651 Antietam Ct
Winston Salem NC 27106

Green Janie H
5681 Bull Run Rd
Winston Salem NC 27106

FITTS EDWARD DYLAN
5687 BULL RUN RD
WINSTON SALEM NC 27106

MCINTYRE TAMARIAN POULETTA
3600 APPOMATTOX DR
WINSTON SALEM NC 27106

Taylor Karen L
716 Woodview Ridge TRL
Lewisville NC 27023

Boyd Wilma E
5737 Antietam Dr
Winston Salem NC 27106

POWERS SEAN
2103 BETHABARA RD
WINSTON SALEM NC 27106

Atwater Janis Carrie
3701 Appomattox Dr
Winston Salem NC 27106

Hicks Phillip D
5680 Bull Run Rd
Winston Salem NC 27106

Cheek Nolan Bradley
2117 Bethabara Rd
Winston Salem NC 27106

Olford Melvernia M
5692 Chancellorsville Dr
Winston Salem NC 27106

WILSON WILLIAM RENAY
PO BOX 1122
JEFFERSON NC 28640

BUSH ESQUE
3646 Antietam Ct
Winston Salem NC 27106

SPRUILL MARY
3751 CHICKAMAUGA DR
WINSTON-SALEM NC 27106

BLACKWELL ERIC
5780 Harpers Ferry Rd
Winston Salem NC 27106

Leak Beverly D
3722 Chickamauga Dr
Winston Salem NC 27106

COLEMAN CARMELITA
5773 ANTIETAM DR
WINSTON SALEM NC 27106

Adams Alfred L
5662 Bull Run Rd
Winston Salem NC 27106

Gladman John C
5651 Bull Run Rd
Winston Salem NC 27106

Reader Linda F
3734 Appomattox Dr
Winston Salem NC 27106

Patterson Sharelle Y
5713 Harpers Ferry Rd
Winston Salem NC 27106

Ignacio Aurelio Leon
5625 Indiana Ave
Winston Salem NC 27106

BAKER WEBSTER B
5700 ANTIETAM DR
WINSTON SALEM NC 27106

Stratford Investment Prop Ltd
1322 Titania LN
Mc Lean VA 22102

Bethabara Movavian Church
2100 Bethabara RD
Winston-Salem NC 27106

HAYES MARSHA D
5698 BULL RUN RD
WINSTON SALEM NC 27106

Board Of Prov Elders
459 S Church ST
Winston-Salem NC 27101

JAMES CONSTANCE B
3617 APPOMATTOX DR
WINSTON-SALEM NC 27106

Hughes Roger
4689 Tobacco St
Winston Salem NC 27106

Simmons Paula J
5663 Chancellorsville Dr
Winston Salem NC 27106

TRANSOU EVELYN M
5714 HARPERS FERRY RD
WINSTON SALEM NC 27106

ASHLINE KELLI
5760 Antietam Dr
Winston Salem NC 27106

Randallwood Properties Inc
1865 Curry RD
KERNERSVILLE NC 27284

Miller Murray L
5719 Chancellorsville Dr
Winston Salem NC 27106

FOGLE FARISMA R
3744 CHICKAMAUGA DR
WINSTON SALEM NC 27106

SFR BORROWER 2022 A LLC
120 SOUTH RIVERSIDE PLAZA STE
2000
CHICAGO IL 60606

DAVIS JOSEPH
5669 BULL RUN RD
WINSTON SALEM NC 27106

MCMANNEN BOBBY R
4847 Germanton Rd
Winston Salem NC 27105

MITCHELL SHELLEY M
1517 OLDTOWN RD
WINSTON-SALEM NC 27106

Koufman Lois E
1457 Old Town Rd
Winston Salem NC 27106

Ruiz Ricardo Rivera
1168 Edgebrook Dr
Winston Salem NC 27106

Lott Paul T
1155 Edgebrook Dr
Winston Salem NC 27106

Heller Rainer W
1125 Edgebrook Dr
Winston Salem NC 27106

Urban Bernard Alan
1996 Bethabara Rd
Winston Salem NC 27106

Baldwin Virginia Anne
121 Pembroke Ridge Ct
Advance NC 27006

Cook Janet H
5016 Warner RD
Pfafftown NC 27040

WEBSTER ANTHONY B
1467 Old Town Rd
Winston Salem NC 27106

MILLER ALLAN R
1173 EDGEBROOK DR
WINSTON SALEM NC 27106

Wilson Charles E
1177 Edgebrook Dr
Winston Salem NC 27106

GOOD GREENE TIARA DANTRELL
1120 Edgebrook Dr
Winston Salem NC 27106

STEPHENS ELISABETH C
1141 EDGEBROOK DR
WINSTON SALEM NC 27106

Marley Melissa
1470 Old Town Rd
Winston Salem NC 27106

Lainez Galeano Sally
1510 Old Town Rd
Winston Salem NC 27106

DUNN BRADLEY H
1115 EDGEBROOK DR
WINSTON SALEM NC 27106

CARROLL TIMOTHY J
1116 EDGEBROOK DR
WINSTON SALEM NC 27106

YALE PROPERTIES LLC
1518 OLDTOWN RD
WINSTON SALEM NC 27106

BRUCE JEANETTE LYNCH
105 MILLERS CROSSING CT
WINSTON SALEM NC 27103

Bohannon Larry E
1144 Edgebrook Dr
Winston Salem NC 27106

Goodrich Bruce J
1159 Edgebrook Dr
Winston Salem NC 27106

BROWN SPENCER
1131 Edgebrook Dr
Winston Salem NC 27106

Cross Creek Associates
125 Scaleybark RD
Charlotte NC 28209

WEBB ANDREW K
1160 Talley Rd
Westfield NC 27053

Rick Patricia Carol
239 Spring ST APT E2
Red Bank NJ 07701

Grandview Inc
PO BOX 129
Pfafftown NC 27040

Shega Paul J
1443 Old Town Rd
Winston Salem NC 27106

SILMAN ALYCIA K
1426 OLDTOWN RD
WINSTON SALEM NC 27106

Roebuck Mack L
1180 Edgebrook Dr
Winston Salem NC 27106

ULMER ELBERT ERNEST
1516 OLDTOWN RD
WINSTON-SALEM NC 27106

FRIENDSHIP GARDEN LLC
PO BOX 4025
GREENSBORO NC 27404

Wilson Charles E
1177 Edgebrook Dr
Winston Salem NC 27106

Garcia Angel L
1126 Edgebrook Dr
Winston Salem NC 27106

LEPINO JOHN JOSEPH
1160 EDGEBROOK DR
WINSTON SALEM NC 27106

Roberson Roy
1506 Old Town Rd
Winston Salem NC 27106

City Of Winston Salem
PO BOX 2511
Winston Salem NC 27102

Eller Steven Reece
1110 Edgebrook Dr
Winston Salem NC 27106

HUTCHINS ROBERT G
1119 EDGEBROOK DR
WINSTON SALEM NC 27106

MITZI ALEXANDER STANLEY
REVOCABLE TRUST
130 ALPINE CT
WINSTON SALEM NC 27106

STRATTON JEREMY S
1469 OLDTOWN RD
WINSTON SALEM NC 27106

COLONY MANOR LIMITED
PARTNERSH
3859 BATTLEGROUND AVE
GREENSBORO NC 27410

EUBANKS LARRY W
1169 Edgebrook Dr
Winston Salem NC 27106

MARTIN TODD ALAN
1150 EDGEBROOK DR
WINSTON SALEM NC 27106

BROWN REBECCA FUNDERBURK
1452 OLD TOWN RD
WINSTON SALEM NC 27106

POE DONNA K
267 KINGSMILL DR
ADVANCE NC 27006

Lambeth Marty S
1134 Edgebrook Dr
Winston Salem NC 27106

Cardall Gabrielle N
211 E 3rd St
Winston Salem NC 27101

ARISTIMUNO DANIEL
1035 ANCHOR ROAD
ST JOHNS FL 32259

Mayers Christine A
1172 Edgebrook Dr
Winston Salem NC 27106

MERRICKS STEVEN MERRICKS
650 EDGEWOOD DR
STANLEYTOWN VA 24168

HUTCHERSON TIMOTHY RAE
2946 ST MARKS RD STE H
WINSTON-SALEM NC 27103

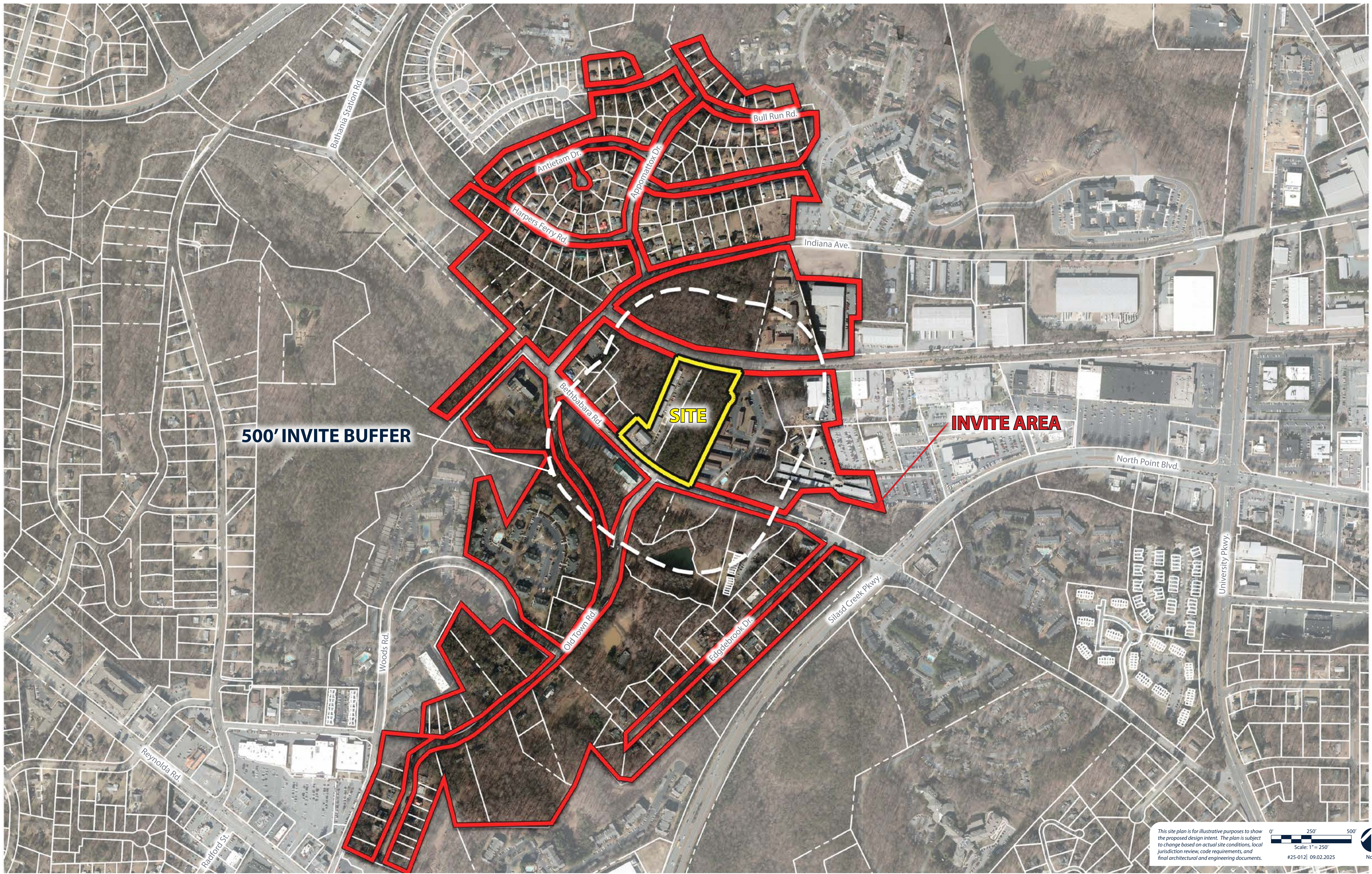
Price Iii Lovaner
2000 Bethabara Rd
Winston Salem NC 27106

Hoots Gregory Malcolm
170 Wellsprings Ct
Pfafftown NC 27040

Bruce Nancy Ann
1471 Old Town Rd
Winston Salem NC 27106

NEIGHBORHOOD MEETING ATTENDANCE

	Name	Address:	Phone:	Email:
1	Ann Heller	Edgebrook Dr		
2	Mary Gruhl	3751 Chickamauga Dr		
3	Tamara McIntyre	Appomattox Dr.		
4				
5				
6				
7				
8				
9				
10				
11				
12				



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.

0' 250' 500'
Scale: 1" = 250'
#25-012| 09.02.2025

North

WINSTON-SALEM TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)		Total Limits of Land Disturbance (in Square Feet)	
203,894			
Total Site Area Excluded From TSA			
Square Feet of Proposed R.O.W.s:		Square Feet of Existing Water Bodies and Stormwater Ponds:	
0		0	
Square Feet of Existing Utility Easements:		Total Excluded Area:	
0		0	
Minimum Tree Save Area Required:			
X		12%	
Total Required Tree Save Area (in square feet)			
203,894		20,369	
Total Site Size / or / Limits of Land Disturbance			
Excluded Area		Minimum TSA	
20,369		20,369	
Individual Tree Method Used:		Tree Stand Method Used:	
X Yes No		X Yes No	
Number of Trees 6-8'		List the Area of Each Tree Stand Being Saved:	
DBH 0 X 500 SF = 0		Area 1: 5,839	
Number of Trees 9-11-12"		Area 2:	
DBH 0 X 750 SF = 0		Area 3:	
Number of Trees 12-14-16"		Area 4:	
DBH 0 X 1800 SF = 0		The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.	
Number of Trees 14-16-18"			
DBH 0 X 3000 SF = 0			
Number of Trees Larger Than 36-01"		Canopy/Trees Added	
DBH 2 X 4000 SF = 8,000			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:		Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	
8,000		5,639	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	
8,000		6,750	
Total Required TSA (in square feet)		20,369	
Total TSA Provided (in square feet)		20,369	

BOUNDARY DATA

SEGMENT	BEARING	DISTANCE
L1	N44° 30' 54"W	24.75'
L2	N46° 47' 03"W	10.18'
L3	N47° 16' 36"W	10.18'
L4	N47° 46' 45"W	10.18'
L5	N48° 16' 27"W	10.18'
L6	N48° 46' 31"W	10.18'
L7	N49° 16' 31"W	10.18'
L8	N49° 46' 54"W	10.18'
L9	N50° 16' 56"W	2.79'
L10	N50° 16' 10"W	7.40'
L11	N50° 46' 06"W	10.18'
L12	N51° 16' 09"W	10.18'
L13	N51° 46' 15"W	10.18'
L14	N52° 15' 50"W	10.18'
L15	N52° 45' 53"W	10.18'
L16	N53° 15' 02"W	10.18'
L17	N53° 45' 33"W	10.18'
L18	N54° 16' 02"W	10.18'
L19	N54° 44' 58"W	0.60'
L20	N54° 46' 46"W	9.95'
L21	N55° 15' 37"W	10.18'
L22	N55° 45' 28"W	10.18'
L23	N56° 15' 26"W	10.18'
L24	N56° 45' 35"W	10.18'
L25	N57° 15' 18"W	10.18'
L26	N57° 45' 23"W	10.18'
L27	N58° 15' 11"W	10.18'
L28	N58° 44' 46"W	10.18'
L29	N59° 15' 08"W	10.18'
L30	N59° 44' 32"W	10.18'
L31	N60° 15' 28"W	10.18'
L32	N60° 44' 51"W	10.18'
L33	N61° 14' 39"W	10.18'
L34	N61° 44' 56"W	10.18'
L35	N62° 14' 17"W	10.18'
L36	N62° 44' 34"W	10.18'
L37	N63° 14' 45"W	10.18'
L38	N63° 44' 14"W	10.18'
L39	N64° 14' 28"W	10.18'
L40	N64° 44' 09"W	10.18'
L41	N65° 21' 12"W	29.76'
L42	S60° 33' 09"W	10.21'
L43	S45° 53' 18"W	6.97'
L44	S45° 54' 14"W	1.88'
L45	S45° 55' 57"W	1.35'
L46	S31° 13' 31"W	9.49'
L47	S31° 14' 05"W	5.81'
L48	S31° 12' 09"W	0.97'
L49	S31° 32' 33"W	1.64'
L50	S16° 34' 15"W	8.01'
L51	S16° 35' 59"W	0.56'
L52	S1° 54' 57"W	0.65'
L53	S1° 54' 03"W	9.41'
L54	S2° 18' 59"W	0.15'
L55	S12° 37' 42"E	0.12'
L56	S12° 46' 02"E	10.09'
L57	S27° 25' 26"E	10.21'
L58	S42° 05' 24"E	10.21'
L59	S59° 41' 22"E	10.13'
L60	S82° 55' 51"E	17.98'
L61	S82° 23' 50"E	17.99'
L62	S81° 51' 35"E	17.99'
L63	S81° 19' 43"E	17.99'
L64	S80° 47' 25"E	17.99'
L65	S80° 15' 16"E	17.99'
L66	S79° 43' 15"E	17.99'
L67	S79° 11' 08"E	17.99'
L68	S78° 38' 52"E	17.99'
L69	S78° 06' 59"E	17.99'
L70	S77° 34' 47"E	17.99'
L71	S77° 02' 37"E	17.99'
L72	S76° 30' 29"E	17.99'
L73	S75° 58' 12"E	5.04'
L74	S75° 58' 12"E	12.95'
L75	S75° 26' 35"E	17.99'
L76	S74° 54' 14"E	17.99'
L77	S74° 22' 05"E	17.99'
L78	S74° 02' 20"E	3.62'
L79	S73° 46' 45"E	14.37'
L80	S73° 17' 49"E	17.99'
L81	S72° 45' 49"E	17.99'
L82	S72° 13' 42"E	17.99'
L83	S71° 41' 25"E	17.99'
L84	S70° 47' 12"E	16.24'



SITE DATA

Jurisdiction
Winston-Salem, North Carolina

Purpose Statement
The purpose of this request is for both parcels to be rezoned from RM18 to RM-U-S to allow for Multi-family Residential.

Zoning
Existing Zoning: RM18
Proposed Zoning: RM-U-S

Site Acreage
Site Acreage: 7.36 Acres +/-
(Calculated from GIS parcel data)

Watershed Data
The site is not located within a water supply watershed district.

Growth Management Area
The site is located within GMA 3.

Site Coverage
Maximum Impervious Area Permitted: 85%

Proposed		
Building to Land:	1.00 Acres +/-	13.57%
Pavement to Land:	1.51 Acres +/-	20.46%
Open Space:	4.86 Acres +/-	65.97%
Parcels Total:	7.36 Acres +/-	100.00%

Existing Impervious: 1.40 Acres +/-

Total Impervious: 3.90 Acres +/- 53%

Infrastructure
Water: Public
Sewer: Public
Roads: N/A

Building Data
Maximum Building Height: Unlimited

Existing Units:	48	Units
1 Bedroom	24	Units
2 Bedroom	24	Units

Proposed Units:	96	Units
1 Bedroom	60	Units
2 Bedroom	36	Units
Overall Total Units:	144	Units
Overall Density:	19.6	Units/AC.

Building Summary		
Building 1		
1 Bedroom	12	Units
2 Bedroom	12	Units
Building 2		
1 Bedroom	24	Units
2 Bedroom	12	Units
Building 3		
1 Bedroom	24	Units
2 Bedroom	12	Units
Total		
1 Bedroom	60	Units
2 Bedroom	36	Units

Parking Calculation
Required Parking: 153 Spaces (Proposed Units)
(1 Bedroom 60 spaces @ 1.5 spaces per unit = 90 spaces)
(2 Bedroom 36 spaces @ 1.75 spaces per unit = 63 spaces)

Required Parking Existing Units: 78 Spaces

Total Required Parking Spaces:	231	Spaces
Total Provided Parking Spaces:	231	Spaces
Existing Parking:	71	Spaces
Proposed Parking:	160	Spaces

Bike Parking
Required Bike Parking: 12 Spaces
(96 x 0.125 = 12 Spaces)
Provided Bike Parking: 12 Spaces (6 Bike Racks)

Building Setbacks
Front: 10'
Rear: 10'
Side: 10'
Street: 10'

Bufferyards
Type Required: NA

Streetyards
Type Required: NA

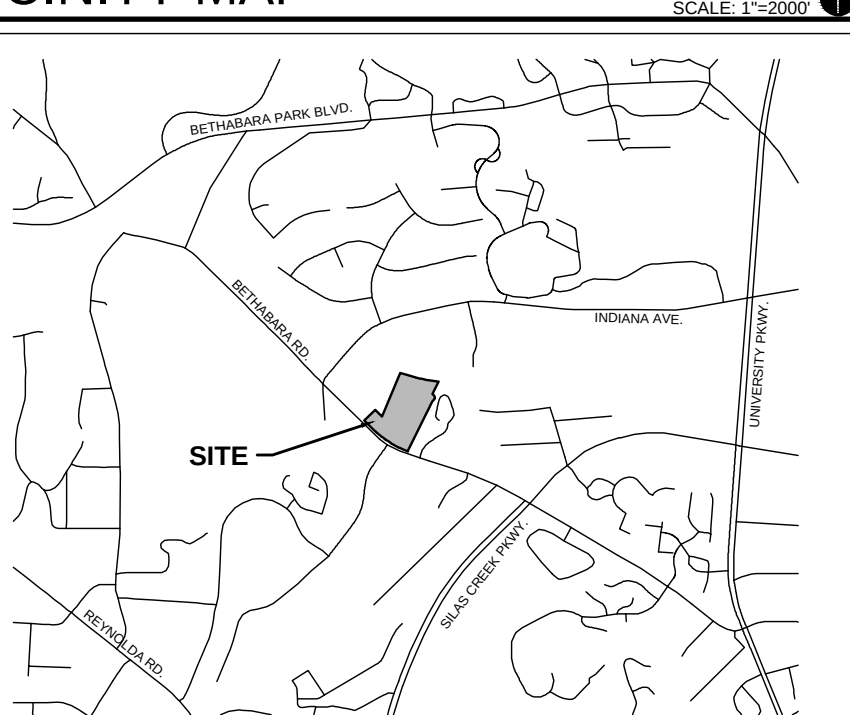
Motor Vehicle Surface Area (MVSA) Calculations
-75' from parking space to tree trunk.

Proposed MVSA area: *54,434 SF
Required Trees: 11 Trees
(54,434 x 500 = 10.88)
Provided Trees: 20 Trees
*Based on area for proposed new building and parking.

Common Recreation Area
Required Common Recreation Area: 9,600 SF
(96 units x 100 = 9,600 SF)
Provided Common Recreation Area: 9,600 SF

Common Rec. Landscaping (R): 4 Trees
(9,600 sf / 2,500 sf = 3.8 Trees)

VICINITY MAP



PROPOSED USES

Residential Building, Multifamily

NOTES

Boundary Information
Boundary data per Forsyth County digital GIS data.

Topographic Information
Topography per Forsyth County digital GIS data.

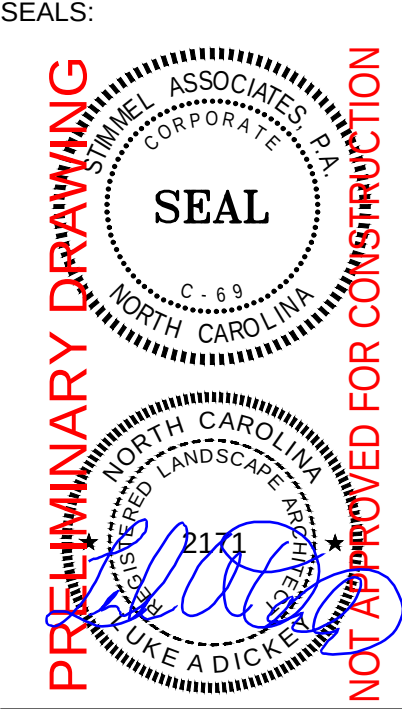
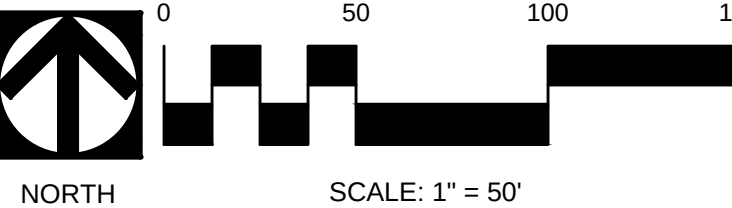
General Notes
1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
2. Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
3. Proposed storm drainage and utility layouts are schematic. Final layout may change per final engineered documents.

Bethabara Village Apartments

OWNERS/PETITIONERS:
PIN#: 6817-86-7614
Deed Bk-Pg: 3666 - 4373
Zoning: RM18
Owner: Wilson Legacy LLC
Attn: Ken Schwenke
345 Witt St.
Winston Salem, NC 27103
E: k.schwenke@WilsonLegacyLLC.com
C: 610.246.9831

PIN#: 6817-86-9631
Deed Bk-Pg: 3452 - 2645
Zoning: RM18
Owner: Longleaf Properties LLC
Attn: Ken Schwenke
345 Witt St.
Winston Salem, NC 27103
E: k.schwenke@WilsonLegacyLLC.com
C: 610.246.9831

PREPARED BY:
stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27103
www.stimmelpa.com 336.723.1067
hondak@stimmelpa.com



PROJECT:

BETHABARA VILLAGE APARTMENTS
WINSTON-SALEM, NORTH CAROLINA

PLANS FOR:

- q PRE-SUBMITTAL
- x SUBMITTAL
- q REVISED SUBMITTAL

CLIENT:
KEN SCHWENKE
WILSON LEGACY LLC
345 WITT STREET
WINSTON SALEM, NC 27103
C: 610.246.9831
E:
k.schwenke@WilsonLegacyLLC.com

DATE: 09.02.2025

REVISIONS:

DRAWN: SCT
JOB. NO: 22-045
SHEET TITLE:

REZONING PLAN

SCALE: 1"=50'

SHEET NO.:

RZ-1

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KERNERSVILLE, NC 27284
336.613.9569
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WILSON LEGACY
BETHABARA WOODS
APARTMENTS

INITIAL CONCEPT
ELEVATIONS

WINSTON-SALEM, NC

REVISIONS:

PRELIMINARY FOR REVIEW
NOT FOR CONSTRUCTION

ISSUE DATE: 08-25-2025

SHEET TITLE

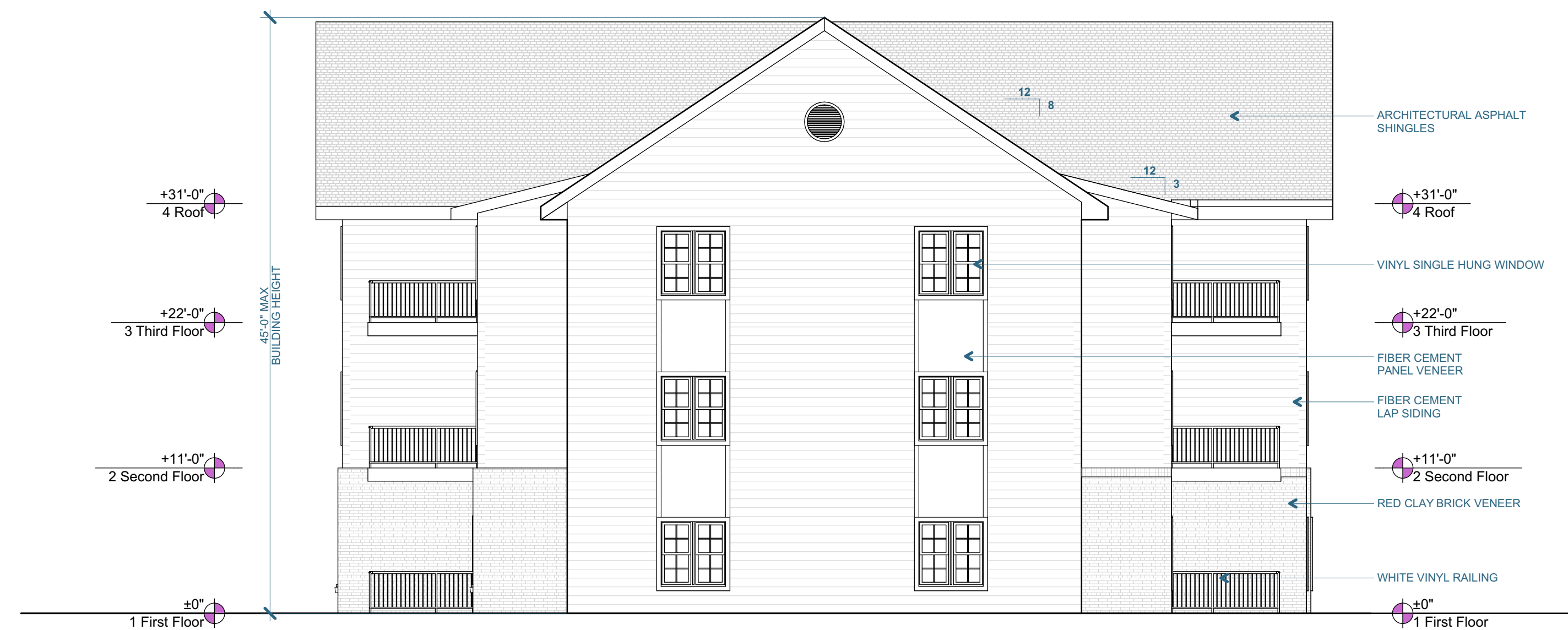
EXTERIOR
ELEVATIONS

A-201



TYPICAL FRONT / REAR ELEVATION

SCALE: 1/8" = 1'-0"



TYPICAL SIDE ELEVATION

SCALE: 1/8" = 1'-0"