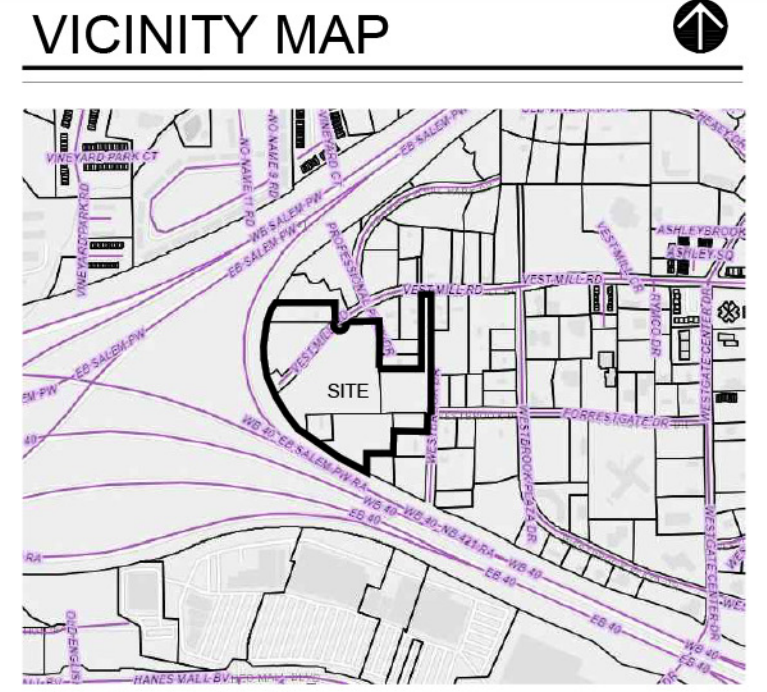


### ADJACENT OWNERS

Lot	Pin#	Deed Bk-Pg	Zoning	Owner	Owner Address	Owner City, State Zip
1	6804-08-7444.000	3411-4201	GO-S	Vest Mill LLC	12400 White Blvd S# 1450 Los Angeles, CA 90025	WINSTON-SALEM, NC 27103
2	6814-08-2256.000	3590-4320	RS9	Jonica Iowa Golden & Mark Golden	4002 West Mill Road Winston-Salem, NC 27103	WINSTON-SALEM, NC 27103
3	6814-08-3150.000	3355-3994	RS9	Sandra Kay Easter Revocable Trust & Sandra Kay Easter - Trustee	250 Murphy Avenue Lawrenceville, GA 30044	WINSTON-SALEM, NC 27103
4	6814-08-3060.000	1338-1558	RS9	Paul Hayes Heirs	3840 West Mill Road Winston-Salem, NC 27103	WINSTON-SALEM, NC 27103
5	6814-08-8303.000	1833-2989	RS9	Tonya M Miley	3932 West Mill Road Winston-Salem, NC 27103	WINSTON-SALEM, NC 27103
6	6814-08-6165.000	3544-2244	RS9	George W & Laura W Wise	216 Oakcroft Drive Madison Heights, VA 24572	WINSTON-SALEM, NC 27103
7	6814-07-6802.000	3355-3994	RS9	Sandra Kay Easter Revocable Trust & Sandra Kay Easter - Trustee	250 Murphy Avenue Lawrenceville, GA 30044	WINSTON-SALEM, NC 27103
8	6814-07-3548.000	0784-0204	RS9	Walter H Craver, Nancy C Craver	7757 Rinehart Lane Lawrenceville, NC 27012	WINSTON-SALEM, NC 27103
9	6814-07-4510.000	3251-3109	RS9	Ke Feng Wang, Dan Hua Chen	1404 Westbrook Dr Winston-Salem, NC 27103	WINSTON-SALEM, NC 27103
10	6814-07-2338.000	1815-6026	RS9	NC Department of Transportation	1806 Westbrook Plaza Dr St 201 Winston-Salem, NC 27103	WINSTON-SALEM, NC 27103



### SITE DATA

**Jurisdiction:** City of Winston-Salem, NC  
**Purpose Statement:** Proposed rezoning to include additional parcels from RS9 to proposed RM12-S adjacent to the previously approved W-3515, which would accommodate a 40 additional Multifamily Units development for a total of 194 Units.  
**Zoning:** Existing Zoning: RS9, RM-12-S; Proposed Zoning: RM-12-S  
**Site Acreage:** Parcel Acreage: 14.79 Acres +/-; WSCOT ROW Closure: 0.68 Acres +/-; NCOOT ROW Closure: 0.24 Acres +/-; Site Acreage: 15.71 Acres +/-; Prop. ROW Dedication: 1.42 Acres +/-; Final Site Acreage: 14.29 Acres +/-  
**Watershed Data:** Site is not located within a regulated watershed district.  
**Site Coverage:** Maximum Impervious Area Permitted: 75.00 %  
**Proposed Impervious:** Building to Land: 2.37 Acres +/- (16.59 %); Pavement to Land: 5.21 Acres +/- (36.46 %); Open Space: 6.71 Acres +/- (46.96 %)  
**Parcel Total:** 14.29 Acres +/- (100.00 %); Total Prop. Impervious: 7.58 Acres +/- (53.04 %)  
**Existing Impervious (Removed):** Building to Land: 0.10 Acres +/- (0.70 %); Pavement to Land: 0.51 Acres +/- (3.57 %); Open Space: 13.88 Acres +/- (95.73 %); Parcel Total: 14.29 Acres +/- (100.00 %); Total Ex. Impervious: 0.61 Acres +/- (4.27 %)  
**Net Impervious Increase:** 6.97 Acres +/- (48.78 %)  
**Infrastructure:** Water: Public within Easement; Sewer: Public / Private; Road: 50' Public ROW, 1,242 LF +/-  
**Common Recreation Area:** Req. Common Rec Area: 18,400 SF +/-; Prop. Common Rec. Area: 20,500 SF +/-  
**Building Data:** Max. Building Height: 45'; Type 3 Buildings-3 Story: 12,126 SF +/-; Type 4 Buildings-3 Story: 121,236 SF +/-; Type 5 Buildings-3 Story: 107,286 SF +/-; Storerooms: 35,763 SF +/- (3 Buildings - 107,286 SF +/-)  
**Clubhouse:** 4,700 SF +/-; Garage Units: 10,164 SF +/-; Total Building Size: 267,169 SF +/-  
**Parking Calculations:** Residential, Multifamily 1BR (148 Units @ 1.50 Sp. Per Unit): 72 Spaces +/-; DEED BK-PG: 3702-1893: 84 Spaces +/-; Vestmill Property Owner, LLC: 224 Spaces +/-; C/O Albert & Nancy Frost: 235 Spaces +/-; Liburn, GA 30047: 16 Spaces +/-; P: (336) 331-2886: 15 Spaces +/-; E: dcarr10814@gmail.com: 15 Spaces +/-; PIN#S: 6804-07-6911.000: 72 Spaces +/-; DEED BK-PG: 0000-0000: 84 Spaces +/-; Elizabeth Ann Burke: 224 Spaces +/-; P.O. Box 245: 235 Spaces +/-; Lonaconing, MD 21539: 16 Spaces +/-; P: (301) 727-2675: 15 Spaces +/-; E:albertbk@gmail.com: 15 Spaces +/-; PIN#S: 6804-07-5660.000: 27 Spaces +/-; DEED BK-PG: 3102-4274: 20 Spaces +/-; Myra Mize: 15 Spaces +/-; 4027 Vest Mill Road: 15 Spaces +/-; Winston Salem, NC 27103: 15 Spaces +/-; P: (336) 408-5178: 15 Spaces +/-; E: myramize@yahoo.com: 15 Spaces +/-; PIN#S: 6814-07-1504.000: 37 Spaces +/-; 6814-07-4623.000: 30 Spaces +/-; 6804-07-7578.000: 361 Spaces +/-; DEED BK-PG: 2889-1271: 20 Spaces +/-; 2889-1227: 20 Spaces +/-; Fallie Myers Shoaf Family Trust; Stewart, Rosemary Shoaf Trustee: 20 Spaces +/-; C/O Tim Shoaf: 20 Spaces +/-; 5428 Hanover Park Drive: 20 Spaces +/-; Winston Salem, NC 27103: 20 Spaces +/-; P: (336) 747-0781: 20 Spaces +/-; E: tshoaf88@gmail.com: 20 Spaces +/-  
**Total Parking Required:** 327 Spaces  
**Surface Parking Provided:** 331 Spaces +/-  
**Garage Parking Provided:** 30 Spaces +/-  
**Total Parking Provided:** 361 Spaces +/-  
**Bicycle Parking:** Clubhouse: 1 sp req @ 1.50 sp / 5,000 SF; Multifamily 23 req @ 125 sp / unit (Max. 20 Required): 20 Spaces +/-; Bicycle Parking Required: 20 Spaces +/-; Bicycle Parking Provided: 20 Spaces +/-  
**Building Setbacks:** Front: 25'; Rear: 25'; Side: 15'; Street: 20'; Other: 20'  
**Notes:** Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.  
**Streets:** 10' Streetway Min. required where parking is within 100' of a street ROW; 10' Streetway Min. where parking is within 100' of a street ROW.  
**MVSA Calculations:** Proposed MVSA: 185,343 SF +/-; MVSA Trees Required: 37 Trees; MVSA Trees Provided: Min. 37 Trees +/-

### Proposed Uses

Adult Day Care Home; Child Day Care; Small Home; Church or Religious Institution; Neighborhood; Family Group Home A; Habilitation Facility A; Library; Public; Nursing Care Institution; Police or Fire Station; Recreation Facility; Public; Residential Building; Duplex; Residential Building; Single Family; Residential Building; Twin Home; Swimming Pool; Private; Child Day Care; Large Home; Church or Religious Institution; Community; Family Group Home B; Family Group Home C; Life Care Community; Planned Residential Development; Residential Building; Multifamily; Residential Building; Townhouse; School; Private; School; Public; Utilities; Adult Day Care Center; Child Care; Sick Children; Child Day Care Center; Group Care Facility A; Habilitation Facility C; Park and Shuttle Lot; Urban Agriculture; Access Easement; Private Off-Site; Parking; Off-Site, for Multifamily or Institutional Uses

### Notes

- Boundary & Topographic Information...**  
 Boundary & Topographic Information from Sacks Surveying & Mapping, P.C. Survey dates: 01/19/2021
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, streets, 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 stormwater management devices, storm drainage and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.

### Vest Mill Apartments

**PETITIONERS / OWNERS:**  
 PIN# 6814-07-3892.000: PIN#S: 6804-07-6911.000  
 DEED BK-PG: 3702-1893: DEED BK-PG: 0000-0000  
 Vestmill Property Owner, LLC: Elizabeth Ann Burke  
 3050 Five Forks Trickum Road: C/O Albert & Nancy Frost  
 Liburn, GA 30047: P.O. Box 245  
 P: (336) 331-2886: Lonaconing, MD 21539  
 E: dcarr10814@gmail.com: P: (301) 727-2675  
 E:albertbk@gmail.com  
 PIN#S: 6804-08-7350.000: PIN#S: 6804-07-5660.000  
 DEED BK-PG: 3473-3048: DEED BK-PG: 3102-4274  
 Myra Mize: Allan Wayne Stewart  
 4027 Vest Mill Road: Winston Salem, NC 27103  
 P: (336) 408-5178: E: alstewart61@gmail.com  
 E: myramize@yahoo.com  
 PIN#S: 6814-07-1504.000: 6814-07-4623.000  
 6804-07-7578.000: DEED BK-PG: 2889-1271;  
 2889-1227  
 Fallie Myers Shoaf Family Trust;  
 Stewart, Rosemary Shoaf  
 Trustee  
 C/O Tim Shoaf  
 5428 Hanover Park Drive  
 Winston Salem, NC 27103  
 P: (336) 747-0781  
 E: tshoaf88@gmail.com



### TREE SAVE CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	684,269	Total Limits of Land Disturbance (in Square Feet)	
<b>Total Site Area Excluded From TSA</b>		<b>Total Excluded Area:</b>	61,700
Square Feet of Proposed R/O W's:	61,700	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:		Total Excluded Area:	61,700
<b>Minimum Tree Save Area Required:</b>	10% X 12%		
<b>Total Required Tree Save Area (in square feet)</b>	684,269		74,708
Total Site Size +/- Limits of Land Disturbance	684,269	Excluded Area	61,700
		Minimum TSA	74,708
		Total Required Tree Save Area	74,947
<b>Individual Tree Method Used:</b>			
Yes	X	No	
<b>Tree Stand Method Used:</b>			
Yes	X	No	
<b>New Trees Used for TSA Credit</b>			
Number of Trees 6"-9"	0	Number of Large Variety Trees Planted	35,250
Number of Trees 9'-12"	0		
Number of Trees 12'-15"	0		
Number of Trees 15'-18"	0		
Number of Trees 18'-24"	0		
Number of Trees 24'-36"	0		
Number of Trees 36'-48"	0		
Number of Trees 48'-60"	0		
Number of Trees 60'-75"	0		
Number of Trees 75'-90"	0		
Number of Trees 90'-108"	0		
Number of Trees 108'-126"	0		
Number of Trees 126'-144"	0		
Number of Trees 144'-162"	0		
Number of Trees 162'-180"	0		
Number of Trees 180'-216"	0		
Number of Trees 216'-252"	0		
Number of Trees 252'-306"	0		
Number of Trees 306'-360"	0		
Number of Trees 360'-432"	0		
Number of Trees 432'-504"	0		
Number of Trees 504'-600"	0		
Number of Trees 600'-720"	0		
Number of Trees 720'-864"	0		
Number of Trees 864'-1008"	0		
Number of Trees 1008'-1209"	0		
Number of Trees 1209'-1440"	0		
Number of Trees 1440'-1728"	0		
Number of Trees 1728'-2160"	0		
Number of Trees 2160'-2600"	0		
Number of Trees 2600'-3168"	0		
Number of Trees 3168'-3888"	0		
Number of Trees 3888'-4782"	0		
Number of Trees 4782'-5874"	0		
Number of Trees 5874'-7128"	0		
Number of Trees 7128'-8676"	0		
Number of Trees 8676'-10536"	0		
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