



**ADJACENT OWNERS**

Lot	Pin#	Deed Bk-Pg	Zoning	Owner	Owner Address	Owner City, State Zip
1	6804-08-1444-0001	3411-4251	GO-S	Vest Mill LLC	12400 Wilshire Blvd. St. 1450	Los Angeles, CA 90025
2	6814-08-2256-000	3596-4320	RS9	Jonica Iowa Golden & Mark Golden	4002 Vest Mill Road	Winston-Salem, NC 27103
3	6814-08-3150-000	3355-3904	RS9	Sandra Kay Easter Revocable Trust & Sandra Kay Easter - Trustee	250 Murphy Avenue	Lawrenceville, GA 30044
4	6814-08-3060-000	1338-1558	RS9	Nathan M Bailey Trust, Bailey Ronald K Trustee, Bailey, Sandra Trustee	3940 Vest Mill Road	Winston-Salem, NC 27103
5	6814-07-3892-000	2861-3647	RS9	Walter H Craver, Nancy C Craver	212 Fred Sink Rd	Winston-Salem, NC 27102
6	6814-07-4846-000	0784-0204	RS9	Ke Feng Wang, Can Hua Chen	7757 Sherman Lane	Clayton, NC 27012
7	6814-07-4510-000	3251-3109	RS9	Ke Feng Wang, Can Hua Chen	1404 Westbrook Dr.	Winston-Salem, NC 27103
8	6814-07-2338-000	1515-0026	RS9	NC Department of Transportation	1605 Westbrook Plaza Dr St 201	Winston-Salem, NC 27103

**TREE SAVE CALCULATIONS**

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	567,640	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA	0	Square Feet of Existing Water Bodies and Storm Water Ponds	0
Square Feet of Existing Utility Easements	0	Square Feet of Existing Water Bodies and Storm Water Ponds	0
Minimum Tree Save Area Required:	10% X 12%	Total Excluded Area	0
Total Required Tree Save Area (in square feet)	567,640		
Total Site Size / or / Limits of Land Disturbance	0	X	0.12
Excluded Area		Minimum TSA	68,117
		Total Required Tree Save Area	68,117

  

Individual Tree Method Used:		Tree Stand Method Used:		New trees Used for TSA Credit:	
Yes	No	Yes	No	Yes	No
Number of Trees 6'-9"	0	List the Area of Each Tree Stand Being Saved:		Number of Large Variety Trees Planted	
Number of Trees 9.01'-12"	0	Area 1:	7,832	Planted	56 X 750 SF = 42,000
Number of Trees 12.01'-24"	0	Area 2:	9,732		
Number of Trees 24.01'-30"	0	Area 3:	4,680		
Number of Trees Larger than 36.01"	0	Area 4:	4,009		
		The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.			
		Tree Save Areas		Canopy Trees Added	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	26,183	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	42,000
Total Required TSA (in square feet)		Total TSA Provided (in square feet)			
68,117		68,183			

**VICINITY MAP**



**SITE DATA**

**Jurisdiction:** City of Winston-Salem, NC  
**Purpose Statement:** Proposed rezoning from RS9 to proposed RM12-S which would accommodate a 144 Unit Multifamily development.  
**Zoning:** Existing Zoning: RS9  
 Proposed Zoning: RM12-S  
**Site Acreage:** Parcel Acreage: 12.36 Acres +/-  
 WSDOT ROW Closure: 0.68 Acres +/-  
 NCDOT ROW Closure: 0.24 Acres +/-  
 Site Acreage: 13.28 Acres +/-  
 Prop. ROW Dedication: 1.41 Acres +/-  
 Final Site Acreage: 11.87 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: 2.06 Acres +/- 17.35 %  
 Pavement to Land: 4.47 Acres +/- 37.66 %  
 Open Space: 5.34 Acres +/- 44.99 %  
 Parcel Total: 11.87 Acres +/- 100.00 %  
 Total Prop. Impervious: 6.53 Acres +/- 55.01 %  
 Existing Impervious (Removed): Building to Land: 0.10 Acres +/- 0.84 %  
 Pavement to Land: 0.50 Acres +/- 4.21 %  
 Open Space: 11.27 Acres +/- 94.95 %  
 Parcel Total: 11.87 Acres +/- 100.00 %  
 Total Ex. Impervious: 0.60 Acres +/- 5.05 %  
 Net Impervious Increase: 5.93 Acres +/- 49.96 %

**Infrastructure:** Water: Public within Easement  
 Sewer: Public within Easement  
 Road: 50' Public ROW 927 LF +/-  
**Common Recreation Area:** Req. Common Rec Area: 14,400 SF +/-  
 Prop. Common Rec. Area: 14,400 SF +/-  
**Building Data:** Max. Building Height: 45'  
 Multifamily Buildings: 219,492 SF +/-  
 (12,194 SF Footprint x 3 Stories + 18,522 SF x 6 Buildings Total)  
 144 Units +/-  
 (10.84 Units per Acre +/-)  
 4,160 SF +/-  
 11,858 SF +/-  
 Total Building Size: 235,654 SF +/-  
**Parking Calculations:** Vehicular Parking: Residential, Multifamily: 2BR (144 Units @ 1.75 Sp. Per Unit)  
 Parking Required: 252 Spaces +/-  
 Parking Provided: 287 Spaces +/-  
 Clubhouse: (@ 1 sp / 125 sf of pool surface area @ 1,850 sf of pool area)  
 Parking Required: 15 Spaces  
 Parking Provided: 15 Spaces +/-  
 Total Parking Required: 267 Spaces  
 Surface Parking Provided: 267 Spaces +/-  
 Garage Parking Provided: 35 Spaces +/-  
 Total Parking Provided: 302 Spaces +/-  
**Bicycle Parking:** Clubhouse: 2 sp req @ 1 sp / 5,000 SF  
 Multifamily: 15 req @ 125 sp / unit  
 Bicycle Parking Required: 20 Spaces  
 Bicycle Parking Provided: 20 Space +/-  
**Building Setbacks:** Front: 25'  
 Rear: 25'  
 Side: 15'  
 Street: 20'  
 Other:  
 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  
**Bufferyards:** Type Required: 15' Type II Adjacent to Residential & 20' Type II Buffer within 20' Thoroughfare Setback  
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**Streetyards:** Type Required: 10' Streetyard Min. required where parking is within 100' of a street ROW  
 Type Provided: 10' Streetyard Min. where parking is within 100' of a street ROW

**Proposed Uses:** Adult Day Care Home; Child Day Care; Small Home; Church or Religious Institution; Neighborhood; Family Group Home A; Habilitation Facility A; Habilitation Facility B; 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 dated: 01/18/2021  
**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, streetscapes, 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.

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**PETITIONERS / OWNERS:**  
 PIN#S: 6804-08-7350-000 DEED BK-PG: 3473-3048 Myra Mills 4027 Vest Mill Road Winston Salem, NC 27103 P: (336) 408-5178 E: myramize@yahoo.com  
 PIN#S: 6804-07-9911-000 DEED BK-PG: 0000-0000 Elizabeth Ann Burke C/O Albert & Nancy Frost P.O. Box 245 Lonaconing, MD 21539 P: (301) 727-2675 E: albertn@gmail.com  
 PIN#S: 6814-07-1504-000; 6814-07-4623-000; 6804-07-7578-000 DEED BK-PG: 3102-4274 Allan Wayne Stewart 4102 Vest Mill Road Winston Salem, NC 27103 P: (336) 341-5726 E: alstewart1@gmail.com  
 PIN#S: 6814-07-2889-1271; 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

**stimmel**  
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 E: frontdesk@stimmelpa.com  
 www.stimmelpa.com

SEALS:  
  
  
 NOT APPROVED FOR CONSTRUCTION

**PROJECT NAME & LOCATION:**  
**Vest Mill Apartments**  
 Winston-Salem, NC

**PLANS FOR:**  
 PRE-SUBMITTAL  
 SUBMITTAL  
 REVISED SUBMITTAL

**CLIENT:**  
 David Carr  
 9334 Eden Grove Court  
 Lewisville, NC 27023  
 (336) 331-2886  
 dcarr10814@gmail.com

MARK	DATE	DESCRIPTION
RZ-1	01/27/2022	REVISED REZONING SUBMITTAL
RZ-1	01/04/2021	REZONING SUBMITTAL
RZ-1	12/27/2021	REZONING PRE-SUBMITTAL

**PROJECT NO:** 21-308  
**DRAWN BY:** WGH  
 © STIMMEL ASSOCIATES, P.A.  
**SHEET TITLE:**  
**Rezoning Submittal**

**Scale:** 1" = 50'

**stimmel**  
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**RZ-1**