RS-20

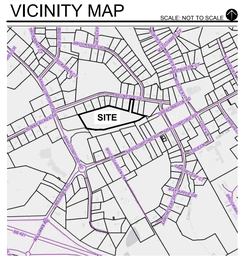
TYPICAL ALLEY SECTION

ADJACENT OWNERS

Lot #	PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	5875-87-1290.000	3325-0267	Robert & Lois J West	310 Belnette Dr Lewisville, NC 27023	RS20
2	5875-87-3255.000	0000-0000	Fulp, Charlie F Heirs	300 Belnette Dr Lewisville, NC 27023	RS20
3	5875-87-4289.000	3317-0238	Robery How ard & Sandra Kay Nelson	270 Belnette Dr Lewisville, NC 27023	RS20
4	5875-87-5392.000	3395-4072	Glenn D & Nancy D Stew art	260 Belnette Dr Lewisville, NC 27023	RS20
5	5875-87-6383.000	3385-3045	James Rae	250 Belnette Dr Lewisville, NC 27023	RS20
6	5875-87-7381.000	3396-2817	James R Stone	164 Barney Rd Advance, NC 27006	RS20
7	5875-87-8380.000	3396-2817	James R Stone	164 Barney Rd Advance, NC 27006	RS20
8	5875-97-0207.000	3297-3907	James Paul & Raven Star Smith	220 Belnette Dr Lewisville, NC 27023	RS20
9	5875-97-1513.000	3583-0312	Luke & Tracy Jackson	4910 Century Oaks Lane Winston-Salem, NC 27106	RS20
10	5875-97-2521.000	3318-2182	Stephen Douglas Butcher	205 Belnette Dr Lewisville, NC 27023	RS20
11	5875-97-1283.000	1701-1807	Philip A & Teresa Steelman	206 Belnette Dr Lewisville, NC 27023	RS20
12	5875-97-2281.000	3573-0995	Plummer, James Evans-Life Estate; Plummer, Richard William-Remainderman	196 Belnette Dr Lewisville, NC 27023	RS20
13	5875-97-4158.000	2849-3143	Sheets, Melvin Gregg Trustee; Harrell, Jacquelyn S. Sheets, Jerry O	152 Homestead Hills Cir Winston-Salem, NC 27103	RS20
14	5875-96-6900.000	2849-3143	Sheets, Melvin Gregg Trustee; Harrell, Jacquelyn S. Sheets, Jerry O	548 S Stratford Rd Winston-Salem 27103	RM12
15	5875-96-2785.000	2098-1813	Tow n Of Lew isville	P.O. Box 547 Lew isville, NC 27023	RS20 & PB-S
16	5875-96-1689.000	3441-3143	Ncon Properties LLC	3221 Sw an Creek Rd Jonesville, NC 28642	LD1-S
17	5875-86-5788.000	3074-0361	Tow n Of Lew isville	P.O. Box 547 Lew isville, NC 27023	RS20
18	5875-86-8690.000	3269-1277	Tow n Of Lew isville	P.O. Box 547 Lew isville, NC 27023	RS20
19	5875-86-6626.000	3001-1621	Millgent Properties LLC	4140 Clemmons Rd; Unit 375 Clemmons, NC 27012	LD1-S
20	5875-86-4543.000	3487-4319	LVMP LLC	6715 Shallow ford Rd Lew isville, NC 27023	LD2-S
21	5875-86-2448.000	3074-4009	Lola Jones Kiger	6735 Shallow ford Rd Lew isville, NC 27023	RS20
22	5875-86-0903.000	3074-4009	Lola Jones Kiger	6735 Shallow ford Rd Lew isville, NC 27023	RS20

VICINITY MAP

SCALE: NOT TO SCALE

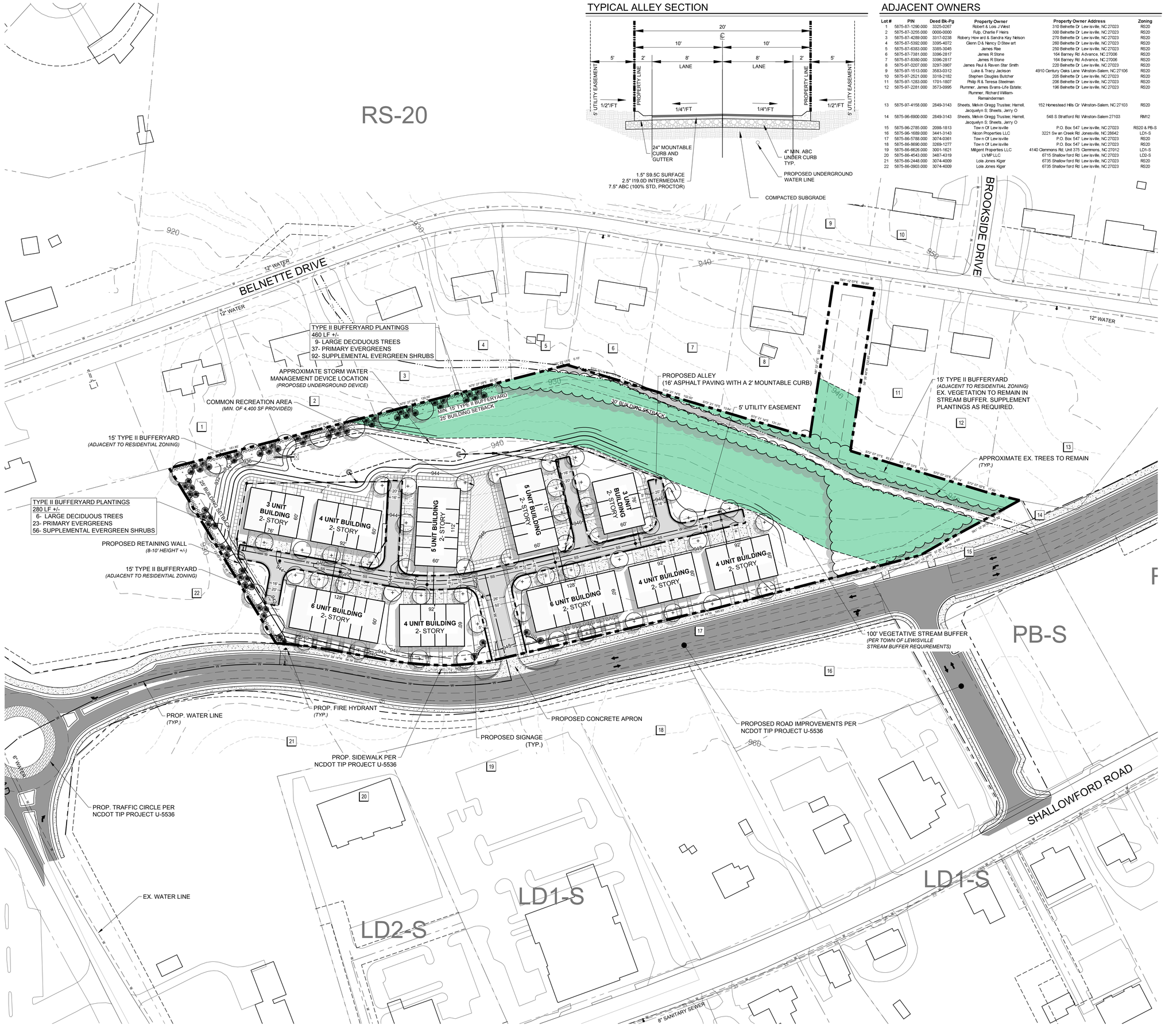


stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
E: frontdesk@stimmelpa.com
www.stimmelpa.com

SEALS:

PRELIMINARY DRAWING
NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:



SITE DATA

Jurisdiction
Town Of Lewisville, NC

Purpose Statement
To rezone from the existing RS20 district to the proposed RM-8-C district to allow a Townhouse Residential Development.

Zoning

Existing Zoning:	RS20
Proposed Zoning:	RM-8-C

Site Acreage

Proposed Project Area:	6.78 Acres +/-
Proposed ROW:	0.65 Acres +/-
Total Site Acreage:	7.43 Acres +/-

Watershed Data
Site is Located within the Yadkin River WS-IV Watershed District.

Site Coverage

Maximum Impervious Area Permitted:		70.00 %
Building to Land:	1.38 Acres +/-	18.57 %
Pavement to Land:	1.20 Acres +/-	16.15 %
Open Space:	4.85 Acres +/-	65.28 %
Parcel Total:	7.43 Acres +/-	100.00 %
Existing Impervious:	0.00 Acres +/-	
Total Impervious:	2.58 Acres +/-	34.72 %

Infrastructure

Water	Public	
Sewer	Public	
Road / Alley	Public	1,275 LF +/-

Building Data

Max. Building Height:	45'
3 Unit Building: (2-3 Unit Building)	9,120 SF +/-
4 Unit Building: (4-4 Buildings)	22,080 SF +/-
5 Unit Building: (2-5 Unit Buildings)	13,440 SF +/-
6 Unit Building: (2-6 Unit Buildings)	15,360 SF +/-
Total Building Size:	60,000 SF +/-

Unit Mix

3 Bedroom Units:	44 Units +/-
Total Units:	44 Units +/-
	or 5.92 Units/Acre +/-

Common Recreation Areas

Required Area: (@ 100 sf per unit)	4,400 SF
Provided Area:	4,400 SF +/-

Parking Calculations
Vehicular Parking
(Townhouse (3 Bedroom Units @ 2 sp per unit = 88 sp)

Parking Required:	88 Spaces
Parking Provided:	88 Spaces +/-

**Required Parking to be met via driveway and garage spaces provided for each unit.*

Building Setbacks

Front:	25'
Rear:	25'
Side:	7'/20'
Street:	20'
Other:	3 Story Structures in RM-8 must be setack a minimum of 50' from adjacent properties zoned for SFR Districts.

Bufferyards

Type Required:	15' Type II Bufferyard Adjacent to SFR Districts.
Type Provided:	15' Type II Bufferyard Adjacent to SFR Districts.

Streetyards

Type Required:	N/A
Type Provided:	N/A

PROPOSED USES

Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily

NOTES

Boundary & Topographic Information...
From WSFC online GIS database.

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 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.
4. Any lighting provided within the proposed development shall meet UDO requirements of Section 3-11.1.

Arden - Lewisville Townhomes

OWNERS/PETITIONERS:

PIN#:	5875-87-6070.000
Deed Bk-Pg:	2000E-0603
Zoning:	RS20
Owner:	Wilson, James O II; Wilson, Russell A; Wilson, Keith M; Wilson, Joesph E
	1801 Gurney Road
	East Bend, NC 27018
Phone#:	Joe Wilson | (336) 830-2825
Email:	n/a

PREPARED BY:
stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
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frontdesk@stimmelpa.com

NORTH
0 50 100 150
SCALE: 1" = 50'

Arden - Lewisville Townhomes

Lewisville, NC

PLANS FOR:
- ☐ PRE-SUBMITTAL
- ☒ SUBMITTAL
- ☐ REVISED SUBMITTAL

CLIENT:
Justin Mendenhall
Arden Homes
P.O. Box 5323
Winston-Salem, NC 27113
P: (336)659-9503
E: justin@ardenhomes.com

DATE	DESCRIPTION
11/02/2022	Submittal Date
09/21/2022	PreSubmittal Date

SUBMITTAL DATE:	11/02/2022
PROJECT NO:	22-083
DRAWN BY:	LD, GH

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SHEET TITLE:
Rezoning Submittal

RZ-1

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