



W-3515 Vest Mill Apartments (Special Use Rezoning)

Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7040

City of W-S Planning

Gaines Hunter
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3515 Vest Mill Apartments (Special Use
Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 682659

Wednesday, January 19, 2022

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 18

CPAD

General Issues

22. Zoning Review

City of Winston-Salem

Stephen Smotherman

336-727-8000

steves@cityofws.org

1/11/22 7:11 PM

01.03) Rezoning-

Special Use District - 2

DOCKET NUMBER: W-3515 (Vest Mill Apartments)

CONFORMITY TO PLANS

Growth Management Plan Area (*Legacy*): 3 Suburban Neighborhoods

Relevant Comprehensive Plan Recommendation(s) for or against proposal:

For:

Encourage higher development densities and mixed-use development within the serviceable land area (p. 42).

Facilitate land use patterns that offer a variety of housing choices (p. 42).

Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from the separating and buffering of some land uses and toward transitioning and blending those uses (p. 48).

Promote quality design so that infill does not negatively impact surrounding development (p. 54).

Promote standards requiring high-quality design for infill development that is compatible with the surrounding neighborhood (p. 177).

Against;

Encourage the inclusion of housing at higher residential densities in activity centers and appropriate locations on growth corridors (p. 33).

Area Plan/Development Guide: Southwest Suburban (2015)

Relevant Development Guide Recommendation(s) in favor of proposal:

Multifamily development[s] are in the northern part of the planning area with concentrations on Griffith Road, Burke Mill Road, Ebert Road and Old Vineyard Road (p. 8).

A design challenge is to integrate housing and commercial/office/institutional development while encouraging aesthetically pleasing, walkable communities (p.15).

The mix, type, and design of development should facilitate walking and bicycling where feasible (p. 19).

Generally intermediate-density residential land use is recommended for sites greater than two acres that are most appropriately developed with multifamily or townhouse structures (p. 21).

Relevant Development Guide Recommendation(s) against proposal:

Map 6—Proposed Land Use shows the subject property for Office use. However, there are three higher density developments in the larger office area between Salem Parkway and South Stratford Road: two developments along Old Vineyard Road and a senior living facility along Forrestgate Drive (p. 25).

Growth Corridor: NA

Activity Center: NA

COMMUNITY DEVELOPMENT

Certified Area/Name: NA

Type of Certification: NA

Redevelopment Recommendation(s): NA

General Issues

18. General comments

- City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
1/6/22 9:21 AM
01.03) Rezoning-
Special Use District - 2
1. A City driveway permit will be required for the permanent connections to Vest Mill Road and Westbrook Drive. Please complete and sign a City driveway permit application and submit along with site plans to the Engineering Division for review. A review fee of \$200 is also required. Plans and the review fee may be submitted through IDT Plans.
 2. Storm drainage plans, elevations, profiles and design calculations are required for this development. In addition, construction details for all storm drain elements, roadway design, driveway entrances, sidewalks, etc., are also required.
 3. Please show the proposed locations of any dumpster pads throughout the project. Concrete for the dumpster pads shall be a minimum of 8" of 4,000 psi concrete over 6" compacted ABC stone. In addition, 4,000 psi concrete will also need to be used for driveway apron construction.
 4. There appears to be a street light in the location where the permanent driveway access will be placed off of Westbrook Drive. Please note that this utility will be relocated for the driveway access.
 5. Please note the locations of any proposed construction entrances used for project development.

[Ver. 3] [Edited By Matthew Gantt]

Erosion Control

General Issues

15. Erosion Control Plan Needed

- City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
1/5/22 11:31 AM
01.03) Rezoning-
Special Use District - 2
- If the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal as application type **04.02 Grading/Erosion Control Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

16. Erosion Control Plan Review to NCDEQ - DEMLR

- City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
1/5/22 11:31 AM
01.03) Rezoning-
Special Use District - 2
- If this project will use any public funds, then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

Fire/Life Safety

General Issues

21. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 1/10/22 12:54 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p> <p>For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC, ensuring no FDC is more than 100 feet from a fire hydrant.</p>
	<p>Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:</p> <ul style="list-style-type: none"> • Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds; • Clear width requirements of not less than 20 feet for two-way traffic; • Clear height requirements of not less than 13 feet, 6 inches; • Design, construction and maintenance of approved turnaround designs for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet. • Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements. <p>As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:</p> <ul style="list-style-type: none"> • Appendix B of the 2018 NC Fire Code; or • the ISO Fire Suppression Rating Schedule (as described in https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf). <p>Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.</p>

MapForsyth Addressing Team

General Issues

26. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 1/12/22 3:51 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Gaines, Barley Ct or Cir and Easton Mill Ct or Cir is approved. Vest Mill Ct or Cir are not approved. Correct the street name, Easton Mill was approved not just Easton. [Ver. 2] [Edited By Gloria Alford]</p>
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Planning

2021.01.04 Submittal RZ-1-signed (21-308).pdf [7 redlines] (Page 1) [1] 21-308 REZN-30x42

25. Text Box B

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
1/12/22 3:48 PM
01.03) Rezoning-
Special Use District - 2

BARLEY CT

27. Text Box B

City of Winston-Salem Complete this segment of sidewalk along the proposed street and provide lateral connection from building.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/13/22 9:22 AM
01.03) Rezoning-
Special Use District - 2

2021.12.27 PreSubmittal RZ-1 (21-308).pdf [14 redlines] (Page 1) [1] 21-308 REZN-30x42

12. Council Member Contact B

City of Winston-Salem Please ensure that you have contacted your appropriate Council Member. They may also wish to participate in any community outreach which is to take place prior to the Planning Board Hearing.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
12/28/21 1:53 PM
Pre-Submittal Workflow -
1

Stimmel Associates, PA Noted, thank you
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
1/3/22 9:18 AM
Pre-Submittal Workflow -
1

General Issues

1. Design

City of Winston-Salem While not consistent with the office land use recommended in the area plan, this site is a good location for medium to high density residential infill. I like the streetscape and overall building placement. Ideally, this connector street would be public. Hopefully, no grading will be requested by the developer or if so, approved by NCDOT so the existing tree screen will remain in the public right-of-way.
Gary Roberts
336-747-7069
garyr@cityofws.org
12/27/21 12:22 PM
Pre-Submittal Workflow -
1

Stimmel Associates, PA Noted, thank you.
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
1/4/22 8:15 AM
Pre-Submittal Workflow -
1

19. Historic Resources

[City of Winston-Salem](#) No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
1/7/22 9:18 AM
01.03) Rezoning-
Special Use District - 2

23. Adjoining properties

[City of Winston-Salem](#) Show numbers on adjoining lots to correspond with the Adjacent Owners Table.
David Reed
336-747-7043
davidr@cityofws.org
1/12/22 8:07 AM
01.03) Rezoning-
Special Use District - 2

29. Design

[City of Winston-Salem](#) Planning recommends that the Vest Mill Rd. extension be a public street.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/13/22 5:46 PM
01.03) Rezoning-
Special Use District - 2

31. Elevations

[City of Winston-Salem](#) Please provide additional elevations for the garage buildings with proposed materials by issue resolution deadline on 01/27/2022.
Bryan Wilson
336-747-7042 [Ver. 2] [Edited By Bryan Wilson]
bryandw@cityofws.org
1/19/22 11:47 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

17. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
1/5/22 12:04 PM
01.03) Rezoning-
Special Use District - 2

This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that is in compliance with the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.

The plan states/shows that the impervious area percentage will be more than 24%. It will therefore be considered a high density development in terms of the water quality provisions of the ordinance. The high density provisions require that the first inch of runoff be captured and treated in an approved Stormwater management system. .

The water quantity provisions of the ordinance apply if there is going to be more than 20,000 sq.ft. of new impervious area created by this development. This will be the case here. The provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events be managed back to at, or below, the pre developed rates and also that the 25 year increase in the pre versus post volume be stored in the system and released over a 2 to 5 day period.

It appears you are planning on Stormwater management as I see one such device on your plans and so I would think you are planning then on managing to meet the quality and quantity provisions as I have outlined.

The Stormwater management system will require a one time non-refundable surety to be paid to the City at the time of permitting. This surety shall equal 4% of the estimated construction cost of the proposed Stormwater management system.

The permit process will also require an Operation and Maintenance Agreement to be approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

Utilities

General Issues

20. General Comments

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
1/10/22 11:55 AM
01.03) Rezoning-
Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. Submit water/sewer extension plans to utilities plan review for permitting/approval. Utilities in the street will be public. Each building will be master metered with a backflow preventer and a backflow preventer on the fire line. RPA's and RPDA's preferred. Water meters purchased through COWS. System development fees for water and wastewater due at the time of meter purchase. Water and sewer abandonment will need to be properly preformed. The CCUC must first approved this, then the WS City Council. COWS will need a private R/W platted or Permanent easements around all utilities if Private R/W is not platted.

[Ver. 5] [Edited By Charles Jones]

WSDOT

General Issues

24. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
1/14/22 2:35 PM
01.03) Rezoning-
Special Use District - 2

- **Further discussion about connection to vest mill is needed. WSDOT does not approve of connection the way it is currently shown. Contact me at davida@cityofws.org to setup meeting to discuss.**
- Verify sight distance for Westbrook access. Minimum of 100' per mph of design speed.
- connect new sidewalk to existing sidewalk on vest mill.
- Private streets need to be built to city standard 27' back of curb to back curb
- Cul de Sac needs to be removed.
- Does Vest Mill Rd need to be private? WSDOT recommends public
- Recommend relocating crosswalk for clubhouse to Easton Ct
- Formally abandon unused Vest Mill Right of way

[Ver. 6] [Edited By David Avalos]

Zoning

General Issues

28. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
1/13/22 5:41 PM
01.03) Rezoning-
Special Use District - 2

Street yards are required where parking is within 100' of a street ROW per UDO 6.2.1D.2. please provide the 10' streetyard and plantings where applicable.