



# W-3424 (Special Use Rezoning) Salvation Army - S. Broad St.



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

Phone: 336-747-7065

City of W-S Planning

Janice Lewis  
J. Lewis Landscape Architecture PLLC  
2060 Faculty Dr  
Winston Salem, NC 27106

Project Name: W-3424 (Special Use Rezoning) Salvation Army - S. Broad St.  
Jurisdiction: City of Winston-Salem  
ProjectID: 320677

Wednesday, September 25, 2019

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

## Open Issues: 26

### Building

#### General Issues

#### 24. Note

[City of Winston-Salem](#) accessible parking per ch.11 2018 NC Building code  
Tracy Phillips  
336-727-2133  
[tracyp@cityofws.org](mailto:tracyp@cityofws.org)  
9/11/19 9:47 AM  
01.03) Rezoning-  
Special Use District - 2

### Engineering

#### General Issues

#### 32. Driveway Permit required

City of Winston-Salem Ryan Newcomb 336-727-8000 ryanrn@cityofws.org 9/25/19 9:03 AM 01.03) Rezoning-Special Use District - 2

A City driveway permit will be required for the proposed change of use. The northern access will need to be a heavy duty concrete apron to support dumpster pickup traffic (8" 4,000 psi concrete over 6" compacted ABC). The southern access can be a standard apron (6" 3,000 psi concrete over 6" compacted ABC). The concrete aprons shall extend from the edge of pavement on Broad Street to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required) and/or commercial building permit.

[Ver. 3] [Edited By Ryan Newcomb]

## Erosion Control

### General Issues

#### 29. Erosion Control Plan Needed

City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 9/16/19 2:33 PM 01.03) Rezoning-Special Use District - 2

If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation 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 at the following link: <https://winston-salem.idtplans.com/secure/>

## Fire/Life Safety

### General Issues

#### 28. Notes

Winston-Salem Fire Department Michael Morton 336-747-6935 michaelm@cityofwsfire.org 9/13/19 10:00 AM 01.03) Rezoning-Special Use District - 2

Indicate locations of FDCs for sprinkler buildings, and indicate locations of fire hydrants within 100 feet of each FDC.

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. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- the ISO Fire Suppression Rating Schedule (as described in <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>), or
- Appendix B of the 2018 NC Fire Code

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.

## IDTP

[SalvationArmyRezoningPlan083019.pdf \[27 redlines\]](#) (Page 1)

#### 21. COUNCIL MEMBER CONTACT B

City of Winston-Salem David Reed 336-747-7043 davidr@cityofws.org 9/4/19 12:30 PM Pre-Submittal Workflow

PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.

- 1

J. Lewis Landscape  
Architecture PLLC  
Janice Lewis  
13368960626  
jan.lewis9@gmail.com  
9/9/19 4:32 PM  
Pre-Submittal Workflow  
- 1

contact has been made with council member and meeting will take place before the planning board hearing.

## MapForsyth Addressing Team

### General Issues

#### 31. Addressing & Street Naming

Forsyth County  
Government  
Gloria Alford  
3367032337  
alfordgd@forsyth.cc  
9/17/19 2:12 PM  
01.03) Rezoning-  
Special Use District - 2

Will need the building elevations and floor plans for the two building that is located close to the proposed Headstart Daycare. **Before addresses can be assigned, you will need to submit two street names to be reviewed and approved.** Street names are required for planned or existing public or private streets, or for driveways that serve as the primary means of ingress or egress for three (3) or more buildings or other facilities. Send two proposed street names to MapForsyth Addressing Team for review and approval. Approved street name will need to be placed on plat prior to it being recorded to make it official. Street names are required to conform to the following rules that are enforced to ensure clarity and public safety. 1. Street names shall not contain more than 30 characters in the county, including the directional (if any) and the street type. 2. No street name shall have less than 3 characters. 3. Street names shall not contain punctuation or special characters including apostrophes, commas, hyphens, periods, or other similar characters. 4. Street names shall not exceed two words, excluding the directional and street type. Exceptions may be given to streets named after persons upon approval of the ATC. 5. Street names shall not contain directional words or street type words 6. Street names that sound like an existing street name, or another proposed name, are prohibited. Adding the letter E or S does not make a street name unique. Examples: Beach St and Beech St; New Town Rd and New Towne Rd; Wood St and Woods St. 7. The use of corporate or institutional names for streets that access the company's property or purposed property is not permitted. 8. The use of a person's name for a street is permitted only if the person has been deceased for a minimum of 5 years (subject to approval of other municipal codes), and made significant contributions to the county, or is an historical figure. Biographical information must be submitted in support of such naming. 9. Street names that are deemed offensive, obscene, or derogatory of any class, race, religion, ethnic group, gender, or age group are prohibited. 10. Street names shall not contain numerals. For example, Second Street is not permitted to be named as "2nd Street," where the official name is "Second. 11. Spelling of words in street names shall conform to the spelling found on [www.merriamwebster.com](http://www.merriamwebster.com). Words that are taken from a foreign language, or that are difficult to spell or pronounce shall not be permitted. 12. The words "old" or "new" are not to be permitted in any street named after January 1, 2008. 13. Street names honoring events or people in the City of Winston-Salem shall be made through the Mayor's Office. Honorary street name signs are temporary and are installed for a short, defined time, usually less than one year. Honorary street signs will be brown and white in addition and secondary to the permanent green and white sign. 14. The use of official city and state names, landmarks, or names of historic significance can be used as street names as long the name does not exceed 2 words. 15. It is permissible to use names not found in a standard dictionary, if those names have historical or community significances, or if the name is the official name of a city or state in the United States. These names cannot exceed two words.

General Issues

**22. CPAD**

[City of Winston-Salem](#) The South Central plan update recommends institutional land uses for this site. The proposed daycare would meet the plan recommendation. While multifamily residential is not explicitly recommended by the area plan, it would be compatible with the institutional use proposed on the site.  
Kirk Ericson  
336-747-7045  
[kirke@cityofws.org](mailto:kirke@cityofws.org)  
9/11/19 9:05 AM  
01.03) Rezoning-  
Special Use District - 2

**23. CAC/Greenway**

[City of Winston-Salem](#) No comment.  
Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
9/11/19 9:15 AM  
01.03) Rezoning-  
Special Use District - 2

**27. Historic Resources**

[City of Winston-Salem](#) No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
9/11/19 10:14 AM  
01.03) Rezoning-  
Special Use District - 2

**SalvationArmyRezoning revised090919.pdf [26 redlines] (Page 1)**

**34. Text Box B**

[City of Winston-Salem](#) Please clarify how you will be providing enhanced streetyard plantings. planting schedule etc.  
David Reed  
336-747-7043  
[davidr@cityofws.org](mailto:davidr@cityofws.org)  
9/19/19 11:09 AM  
01.03) Rezoning-  
Special Use District - 2

**35. Text Box B**

[City of Winston-Salem](#) Label loading spaces on the plan.  
David Reed  
336-747-7043  
[davidr@cityofws.org](mailto:davidr@cityofws.org)  
9/19/19 11:09 AM  
01.03) Rezoning-  
Special Use District - 2

**36. Text Box B**

City of Winston-Salem 16  
David Reed  
336-747-7043  
[davidr@cityofws.org](mailto:davidr@cityofws.org)  
9/19/19 11:09 AM  
01.03) Rezoning-  
Special Use District - 2

**37. Text Box B**

City of Winston-Salem Per UDO, common open space is not required (less than 40 units)  
David Reed  
336-747-7043  
[davidr@cityofws.org](mailto:davidr@cityofws.org)  
9/19/19 11:09 AM  
01.03) Rezoning-  
Special Use District - 2

**41. Text Box B**

City of Winston-Salem show existing sidewalk and label as such  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
9/25/19 10:01 AM  
01.03) Rezoning-  
Special Use District - 2

**42. Text Box B**

City of Winston-Salem bufferyard against LB-S zoning not required  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
9/25/19 10:01 AM  
01.03) Rezoning-  
Special Use District - 2

**43. Text Box B**

City of Winston-Salem Remove 25' setback line on rezoning site plan  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
9/25/19 10:01 AM  
01.03) Rezoning-  
Special Use District - 2

**44. Text Box B**

City of Winston-Salem RM8-S  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
9/25/19 10:01 AM  
01.03) Rezoning-  
Special Use District - 2

**45. Text Box B**

City of Winston-Salem Elevations Required on 9/25/2019 to proceed.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
9/25/19 10:01 AM  
01.03) Rezoning-  
Special Use District - 2

#### 46. Text Box B

City of Winston-Salem Revise all calcs and labels to reflect new RM8-S request per interdepartmental meeting on 9/25/2019  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
9/25/19 10:01 AM  
01.03) Rezoning-  
Special Use District - 2

#### 47. Text Box B

City of Winston-Salem Show Correct number of children in request.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
9/25/19 10:01 AM  
01.03) Rezoning-  
Special Use District - 2

### Sanitation

#### General Issues

#### 40. Bulk Container Information

City of Winston-Salem **Bulk Containers:** All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.  
Jennifer Chrysson  
336-727-8000  
[jenniferc@cityofws.org](mailto:jenniferc@cityofws.org)  
9/23/19 2:03 PM  
01.03) Rezoning-  
Special Use District - 2

**Location and placement:** Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

### Stormwater

#### General Issues

#### 26. Stormwater Management Permit Required

City of Winston-Salem  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
9/11/19 10:04 AM  
01.03) Rezoning-  
Special Use District - 2

This development will be required to apply and have issued a Post Construction Stormwater Management permit. However, management of Stormwater will not be required as part of that permit as the development is low density as regards the water quality provisions of the ordinance (I calculate less than 24% BUA when factoring in the existing and proposed BUA into the density calculation) and it is creating less than 20,000 sq.ft. of net new impervious area and thus is exempt from the water quantity provisions of the ordinance. Therefore the permit will only have to address low density water quality items to the maximum extent practicable. These would include using vegetative conveyances, dispersed flow etc. to the maximum extent they can be used.

## Stormwater Management

### SalvationArmyRezoning revised090919.pdf [26 redlines] (Page 1)

#### 25. Text Box B

City of Winston-Salem  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
9/11/19 10:00 AM  
01.03) Rezoning-  
Special Use District - 2

Stormwater Management will not be required as this development will be low density (<24% BUA) as regards the water quality provisions of the ordinance and is creating less than 20,000 sq.ft. of net new impervious area and so is exempt from having to meet the quantity requirements of the ordinance

## Utilities

### General Issues

#### 30. General Comment

City of Winston-Salem  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
9/18/19 9:11 AM  
01.03) Rezoning-  
Special Use District - 2

Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. Any connections not intended for reuse, will be terminated at the main. Water and sewer interior to the site will be private. Please place all water and sewer connections out of the proposed driveways. Sewer clean outs and water meters will be placed behind sidewalk at the r/w. Backflow preventers will be placed directly behind water meters on private property. Water meter and backflow preventer will be the same in size. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase. Water Meters purchased through COWS.

[Ver. 2] [Edited By Charles Jones]

## WSDOT

### General Issues

#### 33. General Comments

City of Winston-Salem  
Jeffrey Fansler  
336-727-8000  
[jeffreygf@cityofws.org](mailto:jeffreygf@cityofws.org)  
9/18/19 3:56 PM  
01.03) Rezoning-  
Special Use District - 2

Dedicate ROW 30' from center along Broad St frontage.

## Zoning

### General Issues

#### 39. Zoning

City of Winston-Salem  
Elizabeth Colyer  
336-747-7427  
elizabethrc@cityofws.org  
9/23/19 4:39 PM  
01.03) Rezoning-Special  
Use District - 2

Residential Building, Multifamily:

Maximum building height for Residential Building, Multifamily is 40' per use conditions.

Landscaped Separation from Building. A minimum 3.5' wide landscaped area shall be provided between any parking area and building wall providing access to the units. B-2-5.64 (B)(4)(d) (iv).

Parking calculation for Residential Building, Multifamily with 2 bedroom units is 16 units x 1.75 spaces = 28 spaces.

Bicycle parking must be located within 50' of a principal building entrance.

Label all drive aisle widths, 26' drive aisles are required for 90 degree parking.

Provide directional arrows at each driveway entrance/exit and for the proposed parking lot traffic circulation.

Provide a physically separated and unobstructed paved pedestrian walkway a minimum of 5' in width between a principal building entrance and the sidewalk-designated public street.

All required parking, loading spaces, disabled parking spaces, directional arrows, crosswalks and loading spaces shall be delineated with high contrast markings.

Provide information for the screening of the proposed dumpster location per UDO 3-4.5, additional screening and/or Streetyard plantings may be required.

For permitting, the 10' Streetyard, MVSA and bufferyard planting types, height, caliper, and spacing requirements will be required on the site/landscape plan.

Interior MVSA planting calculations are required per UDO 3-4.3.

No parking space may be located more than 75' from a large variety tree, or 50' from a medium or small variety tree.

A Type I bufferyard is required against the LI zoning district to the east of the site, design standards for a Type I bufferyard width are 10', 20', 40' and 100'.

Location of Bufferyards

Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line, with the following exceptions:

(a) On Adjacent Property. .... All or part of the bufferyard may be located on adjacent property within a permanent easement dedicated for such purpose with approval of the Director of Inspections.

(b) Portion of Site Proposed for Development. .... If only a portion of a site is proposed for development, the required bufferyard may be located at the limit of construction perimeter with approval of the Director of Inspections.

(c) Topographic Irregularities. .... Where topographic irregularities require a different location to meet the intent of this section, the location of the bufferyard may be varied with approval of the Director of Inspections.

(d) Slope Ratios. .... Required bufferyard plantings shall not be installed on cut or fill slopes with slope ratios greater than two (2) to one (2:1).

(e) Intent. .... Where the intent of the bufferyard section is met by locating the bufferyard in a location other than the outer perimeter of a lot or parcel, upon approval of the Director of Inspections.

(2) Cut Slope. .... Where bufferyards include any part of a cut slope greater than ten (10) feet in height, grading for such cut slope shall not encroach closer than ten (10) feet to the property line.

An engineered lighting plan meeting the requirements of UDO-286 will need to be submitted at the time of permitting.

Provide the sight distance triangle for the proposed on premises freestanding sign.

For information, be mindful of the location of any proposed mail kiosk on the site.



Child Daycare Center:

Outdoor space calculation for 125 children is  $125 \times 100 \text{ sf} = 12,500\text{sf}$ .

Label the Outdoor space fence as 4' or taller on the site plan.

Loading space calculation for 125 children is  $125/20 = 6 \text{ spaces}$ .

Label loading spaces on the site plan.

Licensure by the State is required.

The Child Daycare Center CO will not be issued prior to a Daycare Evaluation permit obtained through the Inspections Div. front office (336) 727-2624.

[Ver. 5] [Edited By Elizabeth Colyer]