



W-3552 Polo Kids Preschool (Special Use Rezoning from NO-S to NO-S)

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

Stephanie SPENCER
Polo Kids LLC
281 CANTERBURY TR-
WINSTON SALEM, NC 27104

Project Name: W-3552 Polo Kids Preschool (Special Use
Rezoning from NO-S to NO-S)
Jurisdiction: City of Winston-Salem
ProjectID: 878147

Wednesday, November 16, 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: 15

Engineering

General Issues

24. General comments

<p>City of Winston-Salem Matthew Gantt 336-727-8000 matthewg@cityofws.org 11/3/22 12:36 PM 01.03) Rezoning- Special Use District - 2</p>	<p>1. It does not appear that any alterations will be made to the site that would require a driveway permit. If changes along Polo Road will be made, a City driveway permit may be required.</p>
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Erosion Control

General Issues

22. Grading/Erosion Control Permit and Erosion Control Plan needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/2/22 12:21 PM
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/>

Fire/Life Safety

General Issues

28. Sketch Plans and Site Plans

Winston-Salem Fire Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
11/8/22 12:03 PM
01.03) Rezoning-
Special Use District - 2

Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

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.

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:

- 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.

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:

- 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>).

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.

MapForsyth Addressing Team

General Issues

30. Addressing & Street Naming

Forsyth County Use the address 3455 Polo Rd.
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
11/10/22 3:04 PM
01.03) Rezoning-
Special Use District - 2

Planning

[3455POLO-siteplan.pdf \[3 redlines\]](#) (Page 1)

34. Text Box B

City of Winston-Salem EXISTING
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 9:40 AM
01.03) Rezoning-
Special Use District - 2

35. Text Box B

City of Winston-Salem EXISTING
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 9:40 AM
01.03) Rezoning-
Special Use District - 2

36. Text Box B

City of Winston-Salem State the maximum number of children and provide calculation that you meet the
Bryan Wilson minimum 25' SF of inside space per child.
336-747-7042
bryandw@cityofws.org
11/16/22 9:40 AM
01.03) Rezoning-
Special Use District - 2

General Issues

4. COUNCIL MEMBER CONTACT

City of Winston-Salem **Please ensure that you have contacted the appropriate Council Member and/or
Marc Allred the Community Assistance Liaison for their office prior to the Planning Board
336-727-8000 Hearing. Be advised that Council Members may want to participate in any
marca@cityofws.org community outreach efforts . Information for each Council Member can be
10/24/22 3:26 PM found on their website here: <https://www.cityofws.org/564/City-Council>**
Pre-Submittal Workflow

- 1

[Polo Kids LLC](#) Done
Stephanie SPENCER
3367689445
sdsii281@gmail.com
10/26/22 3:43 PM
Pre-Submittal Workflow
- 1

25. Historic Resources

[City of Winston-Salem](#) No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/4/22 9:56 AM
01.03) Rezoning-
Special Use District - 2

32. Environmental Features/Greenways

[City of Winston-Salem](#) No comments.
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/14/22 12:27 PM
01.03) Rezoning-Special
Use District - 2

33. CAC

[City of Winston-Salem](#) No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
11/14/22 5:04 PM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

23. Exempt from Stormwater Management

[City of Winston-Salem](#) This re-zoning request will not be required to address Stormwater management requirements as there is no change, per the plan call outs/notes , in impervious area proposed from what already exists on the parcel. It is therefore exempt from all of the provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/2/22 5:18 PM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

27. General Comments

City of Winston-Salem
Chris Jones
336-747-7499
charlesj@cityofws.org
11/7/22 11:26 AM
01.03) Rezoning-
Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. All water connections must have a backflow preventer matching the meter size. If new water connections are purchased, then system development fees will be due.

WSDOT

General Issues

29. General Comments

City of Winston-Salem
David Avalos
336-727-8000
david@cityofws.org
11/16/22 9:20 AM
01.03) Rezoning-
Special Use District
- 2

- Show parking dimensions and refer to UDO for parking dimension requirements for 1 way parking.
 - Link (TABLE 6.1.3.B): https://21d85a0d-1b9a-44a5-831b-3eff1c2cd09b.filesusr.com/ugd/eea745_7888d5a11b8a4206abe878d186b4f88f.pdf
- [Ver. 4] [Edited By David Avalos]

Zoning

General Issues

26. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
11/15/22 5:28 PM
01.03) Rezoning-
Special Use District - 2

Need to update the parking calculations with more details. You may not know specific numbers for employs and children but use what you think will be your max. numbers for the foreseeable future. There are parking credits available use the reduction shown below.

Parking requirements for Child Day Care Center:

1 space per employee on largest shift = X

1 space per 10 children enrolled = X

1 space loading/ unloading space separate from parking shall be provided for each twenty (20) children enrolled = X

Once you know the 3 numbers for each requirement take the following reductions.

30% reduction in the number of required parking spaces in NO zoning. This reduction shall not affect the required disabled parking or loading spaces for that use.

5% reduction as the site is within 750 feet of a Winston-Salem Transit Authority regular-route transit line.

3% reduction abutting an existing public sidewalk

You will have a total of 38% in reductions from the calculated numbers of required parking. please show the required and then show the number required with the 38% reduction and the 12 provided on site.

The required loading space cannot be within the driveway as shown. You will need to use the existing parking spaces and label as such.

For the required outdoor play space show the calculation of 100 sf. required per child enrolled. On the plan label the play are sf and note it will be enclosed by a minimum 4 foot tall security fence. Outdoor activities are limited to the fenced area between 8:00 a.m. and 10:00 p.m.

Note on the plan the asphalt parking lot and the buildings are existing.

[Ver. 3] [Edited By Amy McBride]