



W-3537 Vernon Farms Phase 2 Parcel 2 (Special Use Rezoning NSB-S to RM8-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

Jonathan Rich
Evans Engineering, Inc
4609 Dundas Dr
Greensboro, NC 27407

Project Name: W-3537 Vernon Farms Phase 2 Parcel 2
(Special Use Rezoning NSB-S to RM8-S)
Jurisdiction: City of Winston-Salem
ProjectID: 775904

Wednesday, June 22, 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: 32

Engineering

General Issues

17. General comments

City of Winston-Salem
 Matthew Gantt
 336-727-8000
matthewg@cityofws.org
 6/22/22 8:54 AM
 01.03) Rezoning-
 Special Use District - 2

1. A City driveway permit is required for the permanent connections to Vernon Farms Boulevard and Townsend Drive. Please complete and sign a driveway permit application and return it, along with a copy of the site plan, to the Engineering Division for review. A \$200 review fee is also required. Please submit all items through IDT plans for review.

Comments to be addressed during Permitting review:

2. Please indicate the locations for all proposed storm drainage systems on the project. Also include storm drainage calculations for review. Design information may be included on in tabular form on the plan sheets. Include storm drainage easements and a permanent access to the "pond or biocell" for maintenance.

3. Provide construction details for all proposed sidewalks, curb and gutter, accessible ramps, storm drainage features, etc. For the permanent entrances off of Vernon Farms Boulevard and Townsend Drive, please use construction detail V-13 from the City IDS Manual.

[Ver. 2] [Edited By Matthew Gantt]

Erosion Control

General Issues

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

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 6/10/22 12:16 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/>

20. Watershed Permit Needed

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 6/10/22 12:17 PM
 01.03) Rezoning-
 Special Use District - 2

The proposed project is within the Reservoir Protection Area of the Salem Lake Watershed which is regulated per Winston-Salem/Forsyth County UDO, Chapter 8, Section 2 – Salem Lake Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO, Chapter 8, Section 2 – Salem Lake Watershed Protection requirements and provisions. The Grading/Erosion Control Permit will not be issued until compliance with the Salem Lake Watershed Protection requirements have been verified and a Watershed Protection Permit has been approved. Please submit for a Watershed Protection Permit through the electronic plan review portal as application type **04.03 Watershed Protection Permit** at the following link: <https://winston-salem.idtplans.com/secure/>.

Vernon Farms Rezoning Site Plan 06-07-22.pdf [17 redlines] (Page 1)

21. WS - Erosion Control B

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 6/10/22 12:23 PM
 01.03) Rezoning-
 Special Use District - 2

Salem Lake Watershed Protection ordinance only allows up to 30% BUA with engineered stormwater controls. Special Intense Development Allocation will need to be approved by the City Council of Winston-Salem in order for this project to move forward with this amount of BUA on this property.

[Ver. 2] [Edited By Matthew Osborne]

Fire/Life Safety

General Issues

27. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 6/17/22 11:11 AM 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>
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MapForsyth Addressing Team

General Issues

29. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 6/17/22 3:49 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Contact MapForsyth Addressing, the roads need to be named. My email is alfordgd@forsyth.cc</p>
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NCDOT

General Issues

24. NCDOT Comments

NCDOT Division 9

Victoria Kildea

336-747-7900

vrkildea@ncdot.gov

6/14/22 2:47 PM

01.03) Rezoning-

Special Use District - 2

- Encroachment agreements are required for any work or utility ties within the right of way. Thomas Scott is the contact person – ntscott@ncdot.gov

Planning

Vernon Farms Rezoning Site Plan 06-07-22.pdf [17 redlines] (Page 1)

41. Text Box B

City of Winston-Salem Add owner info/zoning across Kernersville Rd.

Bryan Wilson

336-747-7042

bryandw@cityofws.org

6/22/22 1:42 PM

01.03) Rezoning-

Special Use District - 2

42. Text Box B

City of Winston-Salem Patterson Vf Holdings LLC LO200 BL2615 Parcel ID: 6865-03-0149 Zoned RM8-S

Bryan Wilson

336-747-7042

bryandw@cityofws.org

6/22/22 1:42 PM

01.03) Rezoning-

Special Use District - 2

43. Text Box B

City of Winston-Salem RM12-S

Bryan Wilson

336-747-7042

bryandw@cityofws.org

6/22/22 1:42 PM

01.03) Rezoning-

Special Use District - 2

44. Text Box B

City of Winston-Salem NSB-S

Bryan Wilson

336-747-7042

bryandw@cityofws.org

6/22/22 1:42 PM

01.03) Rezoning-

Special Use District - 2

45. Text Box B

City of Winston-Salem Need approved street names shown on plan by issue resolution deadline.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/22/22 1:42 PM
01.03) Rezoning-
Special Use District - 2

46. Text Box B

City of Winston-Salem (PUBLIC)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/22/22 1:42 PM
01.03) Rezoning-
Special Use District - 2

47. Text Box B

City of Winston-Salem ROWWidth?
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/22/22 1:42 PM
01.03) Rezoning-
Special Use District - 2

48. Text Box B

City of Winston-Salem Can remove the private water/sewer connections for this preliminary site plan.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/22/22 1:42 PM
01.03) Rezoning-
Special Use District - 2

49. Text Box B

City of Winston-Salem Show owner info and zoning.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/22/22 1:42 PM
01.03) Rezoning-
Special Use District - 2

General Issues

3. COUNCIL MEMBER CONTACT

City of Winston-Salem Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts . Information for each Council Member can be found on their website here: <https://www.cityofws.org/564/City-Council>
Marc Allred
336-727-8000
marca@cityofws.org
5/31/22 10:38 AM
Pre-Submittal Workflow
- 1

12. Motor Vehicle Surface Area

[City of Winston-Salem](#) Shade motor vehicle service area.
Marc Allred
336-727-8000
marca@cityofws.org
5/31/22 11:15 AM
Pre-Submittal Workflow
- 1

[Evans Engineering, Inc](#) The parking lot is labeled. I'm not sure about a "service area". What does that mean?
Jonathan Rich
336-854-8877
jmr@evans-eng.com
6/8/22 8:19 AM
Pre-Submittal Workflow
- 1

[City of Winston-Salem](#) Motor vehicle service areas (ex. access drives/parking areas) need to be shaded. So the will stand out.
Marc Allred
336-727-8000
marca@cityofws.org
6/15/22 10:27 AM
01.03) Rezoning-
Special Use District - 2

22. Historic Resources

City of Winston-Salem

Heather Bratland
336-727-8000

heatherb@cityofws.org

6/10/22 1:35 PM
01.03) Rezoning-

Special Use District - 2

This parcel was the site of the Wilson-Stockton House (FY0322), a ca. 1800-1820 timber frame house. A barn remains on the site. Historic Resources staff requests that the barn be photographed and documented using the architectural resources documentation form. Staff requests that documentation and photographs be submitted to and approved by Historic Resources staff before the issuance of demolition permits.

Historic resources staff also requests that the developer work with an appropriate company or person to salvage usable building materials after documentation of the barn. Contact historic resources staff for people interested in salvage if needed.

Reply



25. Timeline/Due Date

City of Winston-Salem - Corrections to site plan is due June 30.
Marc Allred - Community Outreach is due July 6.
336-727-8000 - Planning Board is July 14 at Arnold G. King Public Meeting Room on the fifth floor of
marca@cityofws.org the Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North
6/22/22 9:05 AM Carolina, at 4:30 P.M.
01.03) Rezoning-
Special Use District - 2
[Ver. 3] [Edited By Marc Allred]

33. Elevations

City of Winston-Salem - Will need elevations for the side and rear portions of the building.
Marc Allred - Remove floor plans from the elevations.
336-727-8000
marca@cityofws.org
6/21/22 4:28 PM
01.03) Rezoning-
Special Use District - 2

34. Bufferyard on Kernersville Road

City of Winston-Salem - The bufferyard would need to meet the same requirements as the bufferyard on the
Marc Allred other side of Vernon Farms Boulevard. Which was a 30' Perimeter Type II Bufferyard.
336-727-8000
marca@cityofws.org
6/21/22 4:33 PM
01.03) Rezoning-
Special Use District - 2

35. CAC

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
6/21/22 4:56 PM
01.03) Rezoning-
Special Use District - 2

Sanitation

Vernon Farms Rezoning Site Plan 06-07-22.pdf [17 redlines]

30. General Comments

City of Winston-Salem All streets which must be traveled in order to get to the point of collection for solid waste
Jennifer Chrysson must meet the following standards:
336-727-8000
jenniferch@cityofws.org
6/20/22 4:01 PM
01.03) Rezoning-
Special Use District - 2

- a. Minimum width shall be 18 feet.
- b. Any incline shall not exceed a grade of 12 percent.
- c. A dead-end street or cul-de-sac shall have an area or radius sufficient in size to provide for the collection vehicle to be able to turn around without difficulty.
- d. If the street is a private street, it must be maintained in a manner acceptable to the city by the owners thereof, who, in agreeing to the collection of their solid waste, further agree not to hold the city liable for normal wear and tear to such private street.

18. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
6/22/22 9:27 AM
01.03) Rezoning-
Special Use District - 2

This development is located within the Salem Lake Watershed and more specifically within the reservoir protection area of that watershed. It will thus be subject to the provisions of the Salem Lake Watershed Environmental ordinance. It is also located in the city limits of Winston-Salem and is subject to the City of Winston-Salem's Post Construction Stormwater Management ordinance. Therefore provisions from both ordinances shall apply as and where necessary with the more stringent of the two ruling when there is crossover.

Developments within the reservoir protection area of the watershed are considered low density if they meet either of the following requirements:

- A. The minimum lot size is at least 40,000 sq.ft. per unit. or
- B. The average density shall not exceed 1 unit/40000 sq.ft. or
- C the maximum built upon area (BUA) shall not exceed 12%

This plan does not appear to meet any of these above criteria and so it must manage the first inch of runoff from the site in an approved Stormwater management system. You are showing one wet pond to manage this I would assume to meet the ordinance water quality option. The ordinance allows a maximum impervious area permitted with Stormwater management of 30%. Your plan is stating a proposed impervious percentage of 46.30% which is a bit confusing as the overall master plan for the entire Vernon Farms development shows that the overall development will not exceed 30%. I think a clarification note should be put on this plan stating that while this parcel development area is proposed to be 46.30%, when it's combined with the rest of the development the overall development still is less than 30% and thus compliant with the Salem Lake ordinance maximum impervious percentage requirements and make a reference to the master plan along with the date of the approved master plan etc. The Post Construction Stormwater Management ordinance also requires management for the 1st inch of runoff if a development exceeds 24% BUA and the management design criteria are more or less the same as the Salem Lake criteria so the system shown on your plan should meet both requirements.

The City of Winston-Salem's Post Construction Stormwater Management ordinance also requires that the quantity provisions of that ordinance be met. These require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed to at, or below, the pre developed rates and that the increase in the pre versus post 25 year volume be stored in the Stormwater management system and this volume released over a 2 to 5 day period. Your system should therefore be designed to account for this.

For the Stormwater management system that may be designed there will be a financial security and assurance of ongoing maintenance required to be posted per the ordinance requirements. Both ordinances have such requirements but they do differ from one another in terms of the surety amount, type and form of sureties and form of O&M Agreements etc. Considering that the rest of this development has so far abided by the Salem Lake Watershed ordinance provisions in that regard, I will apply those same requirements here rather than have some prior areas of the overall development under one set of Operation and Maintenance and surety criteria and another area such as this current proposed "Parcel 2" under another set of criteria. The surety in this case

therefore will be expected to take the form of either (a) a performance bond, (b) a letter of credit or (c) deposit of suitable funds into escrow. There will also be an Operation and Maintenance Agreement required to be provided and once approved by the City during the permitting process, recorded at The Forsyth County Register of Deeds office. [Ver. 4] [Edited By Joe Fogarty]

Utilities

General Issues

23. General Comments

City of Winston-Salem
Robert Wall
336-727-8000
robertw@cityofws.org
6/15/22 9:19 AM
01.03) Rezoning-
Special Use District - 2

Submit water/sewer extension plans to Utilities Plan Review, in IDT, for permitting/approval. Water meters purchased through the COWS. System development fee due for water and wastewater at the time of meter purchase. Sewer pipe material needs to be DIP unless one full joint of VC pipe can be between service wyes. Street C needs to tie-in to existing water line Vernon Farms Blvd.

[Ver. 2] [Edited By Robert Wall]

WSDOT

General Issues

28. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
6/22/22 10:01 AM
01.03) Rezoning-
Special Use District - 2

- fee in lieu of sidewalk along kernersville rd frontage
 - contact charles hendricks 336-747-6850
- Extend median 25' to the north
 - gate is not supported in lieu of median extension

[Ver. 3] [Edited By David Avalos]

Zoning

General Issues

36. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
6/21/22 8:47 PM
01.03) Rezoning-
Special Use District - 2

You noted in the tree save you will be using an area of existing trees within the 30' easement to count towards this requirement. Show on the plan the area & sf that will be retained.

Common rec. requires 1 tree /2,500 sf of the common rec area. Please show on the plan the required trees within the area. Can you show more detail of what the common rec area will be? How will residence use this space.

For the street yard requirement please show calculations and shrubs are a requirement per UDO 6.2.1D.

Label the 30' easement along Kernersville Rd to be planted to a min 20' Type II Buffer

Are you proposing any ground signage? if so, show location on the plan.

[Ver. 2] [Edited By Amy McBride]

Vernon Farms Rezoning Site Plan 06-07-22.pdf [17 redlines] (Page 1)

37. Text Box B

City of Winston-Salem Label the 30' easment to be planted as a min. 20' Type II Buffer
Amy McBride
336-727-8000
amym@cityofws.org
6/21/22 8:47 PM
01.03) Rezoning-
Special Use District - 2

38. Text Box B

City of Winston-Salem show calculations and required shrubs
Amy McBride
336-727-8000
amym@cityofws.org
6/21/22 8:47 PM
01.03) Rezoning-
Special Use District - 2

39. Text Box B

City of Winston-Salem 1 tree/ 2,500 sf of common rec. required
Amy McBride
336-727-8000
amym@cityofws.org
6/21/22 8:47 PM
01.03) Rezoning-
Special Use District - 2

40. Text Box B

City of Winston-Salem If using exisiting trees toawrds tree save req. show on the plan the area in easment
Amy McBride where the tree save will be
336-727-8000
amym@cityofws.org
6/21/22 8:47 PM
01.03) Rezoning-
Special Use District - 2