



W-3665 Densmore Street Townhomes (Special Use Rezoning from RS9 to RM5-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

Steve Causey
Allied Design, Inc.
4720 Kester Mill Road
Winston-Salem, NC 27103

Project Name: W-3665 Densmore Street Townhomes (Special
Use Rezoning from RS9 to RM5-S)
Jurisdiction: City of Winston-Salem
ProjectID: 1845425

Wednesday, September 17, 2025

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: 13

Engineering

General Issues

19. Residential Infrastructure Permit Required

City of Winston-Salem-
Engineering
James Lowe
336-727-8000

jameslo@cityofws.org

9/10/25 3:27 PM

01.03) Rezoning-
Special Use District - 2

- This development will require a Residential Infrastructure Permit.
- Site must be designed and built in accordance with the most recent City of Winston Salem Infrastructure Development Standards and Water and Sewer Technical Specifications.
- Sight Distance Triangles (SDT) shall be drawn from the back of curb on C&G streets and edge of pavement on ribbon pavement streets.
- Check with WSDOT regarding ROW dedication requirements.
- Check with WSDOT regarding sidewalk requirements.
- All existing curb cuts and driveway approaches that are not planned for future use, shall be terminated in accordance with City of Winston-Salem standards.
- All existing utility services that are not planned for future use shall be terminated at the main, per City of Winston-Salem standards.
- Proposed driveways cannot encroach onto adjoining properties.

Further detailed comments may be issued when more detailed plans are provided in future technical permitting process.

[Ver. 2] [Edited By James Lowe]

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-462-7480

matthewo@cityofws.org

9/3/25 8:57 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/>

14. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-462-7480

matthewo@cityofws.org

9/3/25 8:57 AM

01.03) Rezoning-
Special Use District - 2

If this project will use any public funds for financing, and/or be constructed on public owned property, and/or is a public utility project, then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR at the Winston-Salem Regional Office. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800 or tamera.eplin@deq.nc.gov).

Fire/Life Safety

General Issues

17. Approval Notes

Winston-Salem Fire
Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
9/4/25 12:47 PM
01.03) Rezoning-
Special Use District - 2

These general notes apply to all projects. If there are any other concerns to be addressed as part of this review they will be noted as separate issues.

- Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.
- Fire apparatus access shall comply with the requirements below and **shall extend to within 150 feet all portions of the exterior walls of the building** as measured by an approved route around the exterior of the building or facility. This can be extended to 200 feet for sprinklered buildings.
- Ensure fire apparatus access roads are designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:
 - Must 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;
 - Approved turnaround required 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.
- For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC; FDC must be located within 100 feet from a fire hydrant.
- Buildings constructed on site must comply with all applicable NC Building Codes

Planning

2025-08-28 Issued for Planning Board Review.pdf [6 redlines] (Page 1) [1] PRELIMINARY

20. Text Box B

City of Winston-Salem Special Use Rezoning
Michelle O'Brien
336-727-8000
michelleo@cityofws.org
9/11/25 8:30 AM
01.03) Rezoning-
Special Use District - 2

21. Text Box B

City of Winston-Salem HB-S
Michelle O'Brien
336-727-8000
michelleo@cityofws.org
9/11/25 8:33 AM
01.03) Rezoning-
Special Use District - 2

22. Text Box B

City of Winston-Salem Maximum building height for RM5 zoning is 40'.
Michelle O'Brien
336-727-8000
michelleo@cityofws.org
9/11/25 8:44 AM
01.03) Rezoning-
Special Use District - 2

General Issues

9. Council Member Contact

City of Winston-Salem Please ensure that you have contacted the appropriate Council Member and/or the
Ellie Levina Community Assistance Liaison or their office prior to the Planning Board Hearing. Be
336-727-2626 advised that Council Members may want to participate in any community outreach
elliele@cityofws.org efforts . Information for each Council Member can be found on their website
8/25/25 3:12 PM here: <https://www.cityofws.org/3499/City-Council>
Pre-Submittal Workflow
- 1

Allied Design, Inc. noted
Steve Causey
336-765-2377
scausey@allied-engsurv.com
8/28/25 11:16 AM
Pre-Submittal Workflow
- 1

10. Neighborhood Outreach

City of Winston-Salem Be aware of the neighborhood outreach requirement and the neighborhood outreach
Ellie Levina summary deadline as shown on the Planning Board Calendar of Significant dates
336-727-2626 located here: <https://www.cityofws.org/1564/Monthly-Planning-Board-Items>
elliele@cityofws.org
8/25/25 3:12 PM
Pre-Submittal Workflow
- 1

Allied Design, Inc. noted
Steve Causey
336-765-2377
scausey@allied-engsurv.com
8/28/25 11:16 AM
Pre-Submittal Workflow
- 1

15. Historic Resources

City of Winston- No comments
Salem/Forsyth County
Isabel Coletti
336-747-7422
isabelc@cityofws.org
9/3/25 10:00 AM
01.03) Rezoning-
Special Use District - 2

18. Community Appearance Commission

City of Winston-Salem/Forsyth County
Daniel Rankin
336-747-6835
danielr@cityofws.org
9/4/25 3:29 PM
01.03) Rezoning-Special Use District - 2

No comment

Stormwater

General Issues

16. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
9/3/25 10:04 AM
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 shows compliance with the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.

The plan states the proposed impervious percentage will be 32.86% and that there will be 5.0 units/acre. In terms of the water quality provisions of the ordinance, developments that exceed 24% impervious area and 2 units/acre are to be considered as high density developments under those provisions. High density developments are required to capture and treat the first inch of runoff in an approved stormwater management system.

The water quantity provisions of the ordinance will apply if you plan to create more than 20,000 sq.ft. of new impervious area which will be the case here. These provisions require that the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration, be managed in an approved stormwater management system to at, or below, the pre developed rates and also that the increase in the pre to post developed 25 year volume be stored in the stormwater management system and this volume be released over a 2 to 5 day period. Alternatively, in lieu of management to address quantity, you may submit a "no adverse impact downstream study" with the approval of the City Stormwater Division beforehand. This study should study to a suitably chosen and agreed upon study point downstream of the site and show that there are no adverse impacts to properties, conveyances and infrastructure with regards to flooding and erosion.

Your plan is showing no Stormwater Control Measures (SCM's) currently. Even if you provide a study to address the quantity aspect of the permit, you will still be required to provide management to address the high density water quality aspect of the permit. Therefore, you need to show your required and proposed SCM(s) on your plan.

For any SCM's that may be proposed then an Operation and Maintenance Agreement will be required to be approved as part of the Stormwater Management permit process and once approved recorded at The Forsyth County Register of Deeds office. The developer will also have to provide the city with a financial disclosure statement during the permit process that states they agree to set aside 10% of the estimated construction cost of the management system in an account they own and administer and that is used exclusively for the operation and maintenance of the system with 5 years of the systems construction.

23. Driveway Profiles

City of Winston-Salem

Robert Stone

336-727-8000

robertst@cityofws.org

9/11/25 1:49 PM

01.03) Rezoning-
Special Use District - 2

- Driveway profiles may not encroach on adjacent property frontage or overlap.