



W-3513 Kroustalis Westview Property Project (600 & 602 S Stratford Road) (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

Jimmy Kroustalis
Kroustalis Construction
405 Cedar Trail
Winston-Salem, NC 27104

Project Name: W-3513 Kroustalis Westview Property Project
(600 & 602 S Stratford Road) (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 666635

Wednesday, December 22, 2021

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: 17

Addressing

KROUSTALIS WESTVIEW SITE AND BUILDING PLAN 12-6-21.pdf [9 redlines] (Page 1)

21. Text Box B

Forsyth County
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
12/9/21 2:58 PM
01.03) Rezoning-
Special Use District - 2

Engineering

General Issues

20. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
12/9/21 8:39 AM
01.03) Rezoning-
Special Use District - 2

1. For the purposes of the existing building demolition and new building construction, a City driveway permit will be required for construction and permanent access off of South Stratford Road and Westview Drive. Please complete and sign a City driveway permit application, along with a copy of the site plan, to the Engineering Division for review. A review fee of \$200 is also required. All items may be submitted for review through IDT plans.
2. A NCDOT driveway permit will be required for any temporary and permanent access off of South Stratford Road since it is a State maintained street. The fee for the NCDOT permit is \$50. Mr. Randy Ogburn is the contact person for the NCDOT permit. He may be contacted at rogburn@ncdot.gov.
3. On the plan, please show the locations of the existing curb cuts and the proposed locations of the new driveway access points or construction entrances. Abandoned curb cuts must be filled in with curb and gutter. Any sidewalk demolition and new sidewalks must also be shown on the plan. Wheelchair access per the City IDS Manual, page III-5, item 16 must also be shown.
4. The proposed locations of any new storm drainage systems must be shown on the plan. Also note any storm drains that are to be abandoned. Any new storm drain connecting to existing storm drain within the City right-of-way must be completed with a minimum 15" diameter Class III concrete pipe.
5. As part of the driveway permit request, please show construction details for all proposed storm drainage systems, sidewalks, wheelchair ramps, curbing, asphalt, etc.
6. Please include all engineering design calculations for storm drainage systems.
7. For the proposed dumpster pad and concrete aprons, 4,000 psi concrete will need to be used. The depth of the concrete shall be placed at a depth of 8 inches and it must also be placed on top of 6 inches of ABC stone.

Erosion Control

General Issues

23. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
12/13/21 10:26 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/>

Fire/Life Safety

General Issues

27. Notes

Winston-Salem Fire
Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
12/14/21 1:40 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.

KROUSTALIS WESTVIEW SITE AND BUILDING PLAN 12-6-21.pdf [9 redlines] (Page 1)

35. Cloud+ B

City of Winston-Salem Please see zoning comments regarding the existing sign.
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
12/21/21 10:45 AM
01.03) Rezoning-Special
Use District - 2

NCDOT

General Issues

24. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
12/14/21 10:25 AM
01.03) Rezoning-Special Use District - 2

- Driveway permit required. Randy Ogburn is the primary point of contact – rogburn@ncdot.gov
- 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

600 602 S STARTFORD SITE AND BUILDING PLAN 11-26-2021.pdf [25 redlines] (Page 1)

14. 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
11/30/21 9:48 AM
Pre-Submittal Workflow
- 1

Kroustalis Construction We have reached out to Kevin Mundy and are waiting to hear back from him.
Jimmy Kroustalis
3367656683
IHKroustalis@gmail.com
12/6/21 7:29 PM
Pre-Submittal Workflow
- 1

General Issues

19. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
12/9/21 8:37 AM
01.03) Rezoning-Special Use District - 2

26. Rezoning

City of Winston-Salem Building elevations are required prior to Issue resolution deadline (12/30).
Samuel Hunter Tree islands in the MVSA are required to be at least 600 sqft
336-727-8000 GB zoning is allowed to have a 30% parking reduction.
samuel@cityofws.org Uses located within 750ft of public transit are allowed to have a 5% parking reduction.
12/20/21 8:48 AM If the proposed use is Shopping Center, small please update parking calculations and
01.03) Rezoning- meet all use specific standards.
Special Use District - 2 [Ver. 3] [Edited By Samuel Hunter]

34. Site Plan Format

City of Winston-Salem Please update plan to be clearly reproducible in print (B&W or grayscale).
Bryan Wilson
336-747-7042
bryandw@cityofws.org
12/21/21 9:26 AM
01.03) Rezoning-
Special Use District - 2

Sanitation

General Issues

37. No Issues with Dumpster Enclosure

City of Winston-Salem No concerns with the dumpster location.
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
12/21/21 2:48 PM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

18. Exempt from Stormwater Permitting

City of Winston-Salem The plans states that the pre developed impervious area is 0.78 acres and the post developed impervious area is 0.828 acres. It also states that the site area is 0.928 acres.
Joe Fogarty
336-747-6961
josephf@cityofws.org
12/8/21 3:37 PM
01.03) Rezoning-
Special Use District - 2

Developments that disturb less than 1 acre during construction (which I would assume this will since the total site area is less than 1 acre) are exempt from the water quality provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

Developments that create less than 20,000 sq.ft. of new impervious area are exempt from the water quantity provisions of the ordinance which will be the case here.

Since this development will meet both of these exemptions no Stormwater management permit is required to be issued and therefore I have no comments.

Utilities

General Issues

28. General Comments

City of Winston-Salem Charles Jones
336-727-8000
charlesj@cityofws.org
12/20/21 7:52 AM
01.03) Rezoning-Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. All water connections are required to have backflow preventers, exterior to the building, based on the hazard. If a restaurant is installed a minimum 1,000 gallon exterior in ground Grease Interceptor will be required. System development fees due if new water meters are purchased. Water and sewer interior to the site will be private.

[Ver. 2] [Edited By Charles Jones]

WSDOT

General Issues

22. General Comments

City of Winston-Salem David Avalos
336-727-8000
davida@cityofws.org
12/10/21 2:07 PM
01.03) Rezoning-Special Use District - 2

- Close all unused curb cuts.
- Pedestrian connection to public sidewalk from building.
- Bike parking needs to be located off the right of way.

[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

40. Zoning

City of Winston-Salem Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
12/22/21 8:59 AM
01.03) Rezoning-Special Use District - 2

Interdepartmental zoning issue resolution items W-3513 are noted in BOLD lettering:

UDO link:
<https://www.udoclearcode.org/document-center>

Legends link:
<https://www.cityofws.org/445/Legends>

Please provide a site plan file that prints clearly in black and white, the lighter colors do not show up well for printing a physical hardcopy needed for the Planning Board packet.

Please provide a site plan that includes all required information in a legend.

Any required erosion control plan will necessitate a landscape plan that demonstrates compliance with Tree Save Area standards on the plan and includes a completed Tree Save Area legend. **Please provide the completed Tree Save Area legend on the site plan. (Section 6.2.1)**

The recommended zoning district is GB-S with limited uses.

Shopping Center Small definition:

A building or group of buildings totaling between eight thousand (8,000) square feet and thirty-four thousand nine hundred ninety-nine (34,999) square feet of gross floor area, either connected or freestanding, which is designed with common parking, pedestrian movement, ingress and egress, and used for the sale of merchandise or services to the public. There must be a minimum of three (3) tenant spaces. No outparcel shall be included in the calculation of building square footage for shopping

centers.

Shopping Center Small Use-Specific Standards 5.2.82:

PERMITTED USES: Uses permitted in shopping center, small shall be all those uses permitted in the applicable zoning district, per the uses agreed upon with the rezoning.

RESTAURANT USE LIMITATION

1. To qualify for the shared parking requirement, no more than fifty percent (50%) of the building area can be used for restaurant use.
2. Parking may be calculated for each individual use at the owner's request and may use the storage space exemptions for parking calculations per Section 6.1.2B.5, Square feet of Gross Floor Area (SF GFA).

Retail Store building materials Use-Specific Standards 5.7.73:

Building materials for the use retail store shall comply with the following standards:

Only the following building siding materials shall be allowed for all elevations:

- a. Brick and brick veneer;
- b. Stone, stone veneer, and cultured stone;
- c. Precast concrete panels provided they are textured and contain architectural detailing;
- d. Concrete Masonry Units (CMU) provided they are split face and textured;
- e. Fiber Cement Siding (Hardie Board);
- f. Glass;
- g. Stucco with architectural detailing; and
- h. Wood.

The off street parking calculation for a Shopping Center, Small is 1 space per 200 sf of gross floor area, or the calculation may be broken out by each tenant's zoning use. The GB zoning district allows for a 30% reduction in required off-street parking. Staff recommends using this parking calculation for simplicity, however the parking calculation provided for retail use only is feasible. Otherwise, off street parking calculations will need to be revised/reviewed every time a new tenant moves into the building, and the calculations will be broken out by each tenant's zoning use.

Parking drive aisles for 90 degree parking must be 26 feet in width. The access easement may not be used for the drive aisle requirement. Please review Section 6.1.2 and Table 6.1.3.B Parking Dimensions. Painted directional arrows to indicate internal site traffic circulation are recommended. Is the S. Stratford Road driveway intended to accommodate two-way traffic?

The parking lot layout and internal circulation need to be revised to meet the standards.

Bicycle spaces are required at 1 space for every 5,000 sf of gross floor area, 2 spaces minimum, 7 spaces maximum required. Bicycle racks must be within 50 feet of a principal building entrance and may not be located in the parking lot. **Please add the required bicycle parking calculation to the site plan legend and show the proposed bicycle rack location.**

Standard parking spaces may be 8.5' x 17.5'. Reducing the size of the proposed parking spaces will allow for more flexibility with the parking layout and the location of any required planting areas, please see below.

The 4 foot wide proposed sidewalk on the site along S. Stratford Road must be 5 feet wide.

Please show a minimum width of five feet unobstructed hard surface walkway connecting the existing sidewalk on South Stratford Road to a principle building entrance on S. Stratford Road.

Please provide a 5 foot wide pedestrian crossing from parking spaces that are not adjacent to the proposed building in the rear.

There is an existing on-premises freestanding sign shown on the site plan that is oversized for the zoning district and must be compliant by June 30, 2024. If this sign is removed during construction, or structurally altered in any way, then the sign must meet the current standard of 15 feet in height and 75 square feet of copy area. Any new sign would be required to obtain a separate sign permit and show all portions of the sign setback a minimum of 1.5 feet from the public right of way line.

Any viable existing trees on the site to the north should be preserved. Please see UDO Section 6.3.3 A.4 regarding existing easements within a bufferyard. **A proposal may be submitted with the revision for alternative compliance for the required Type III bufferyard, such as a 6 foot tall OPAQUE fence with the existing vegetation onsite remaining. The fence should be interior on the site to the existing trees.**

Please label the proposed landscape area along the S. Stratford Road frontage, the planting types do not need to be provided until the time of permitting.

GMA 2 Standards:

The site is located in GMA 2, please read Section 4.2.4 SUPPLEMENTARY STANDARDS FOR NONRESIDENTIAL DEVELOPMENT IN THE GMA 2 AREA for applicable relaxed landscape standards for Streetyard plantings, bufferyard plantings, and MVSA plantings.

Please delineate and label the required 5 foot wide Streetyard along W. Westview Drive.

MVSA planting calculations are not required for the expansion or redevelopment of the commercial site in GMA 2 that is smaller than one (1) acre in size.

For this site, a landscaping area totaling at least one hundred (100) square feet is required for every ten thousand (10,000) square feet of motor vehicle surface area. One small variety tree with a minimum height of eight (8) feet at the time of installation and a minimum diameter of two (2) inches measured six (6) inches above ground level, and four (4) natural shrubs meeting the standards of Section 6.2.1D.2.d.i, Natural Shrubs, shall be required for every one hundred (100) square feet of planting area. Planting areas shall be at least five (5) feet wide, unless otherwise approved by the Director of Planning and Development Services, or a designee. (Section 6.2.1D.3.d Ratio)

For this site in GMA 2 the minimum distance requirement of any parking space to a large variety tree does not apply. The maximum distance between a parking space and a required landscaping area shall be seventy-five (75) feet. (Section 6.2.1D.3.e

Distance of Parking Spaces to Trees)

Please show planting area(s) on the site plan that are compliant with the UDO Sections referenced above.

Permitting review:

At the time of permitting, the approved site plan will be submitted along with a landscape plan. The landscape plan must provide all planting types, the height and caliper required at the time of planting, and spacing requirements and demonstrate compliance with Tree Save Area. Special Use District Zoning enforcement fees will be assessed at \$60/acre with a \$200 minimum with the first permit application. Any conditions of the Special Use District rezoning will need to be met, as outlined on the zoning docket. A photometric plan that meets the standards of UDO 6.6 will be submitted for review for any proposed site lighting.

KROUSTALIS WESTVIEW SITE AND BUILDING PLAN 12-6-21.pdf [9 redlines] (Page 1)

41. Text Box B

City of Winston-Salem 5' Streetyard
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
12/22/21 9:31 AM
01.03) Rezoning-Special
Use District - 2

42. Text Box B

City of Winston-Salem 5' Streetyard
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
12/22/21 9:31 AM
01.03) Rezoning-Special
Use District - 2