



W-3473 WESTLAWN SCHOOL(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

Pam Bolton
Latham-Walters Engineering, Inc.
16507 Northcross Drive
Suite A
Huntersville, NC 28078

Project Name: W-3473 WESTLAWN SCHOOL(Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 523155

Wednesday, April 21, 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: 16

Engineering

General Issues

15. Driveway Permit required

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
4/12/21 4:13 PM
01.03) Rezoning-
Special Use District - 2

A City driveway permit will be required for the access points onto Country Club Road to bring the existing aprons to City standards. The concrete aprons must be a standard concrete apron (6" 3,000 psi concrete over 6" compacted ABC). The concrete aprons shall extend from the edge of pavement on Country Club Road to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required). The minimum width for a two-way driveway is 20-ft. The minimum width for a one-way driveway is 12-ft. Country Club Road is State-maintained, so a NCDOT Driveway Permit will also be required.

16. General comments

[City of Winston-Salem](#)
Ryan Newcomb
3367278063
ryancn@cityofws.org
4/12/21 4:14 PM
01.03) Rezoning-
Special Use District - 2

If the existing driveway is proposed for emergency access only, the drive aisle must meet Fire standards and the IDS standards of a minimum width of 20 feet for two-way traffic.

Fire/Life Safety

General Issues

21. Notes

[Winston-Salem Fire Department](#)
Mike Morton
336-747-6935
michaelcm@cityofwsfire.org
4/13/21 2:53 PM
01.03) Rezoning-Special
Use District - 2

Construction plan submittal shall be required for the change of occupancy and for any reconfiguration, up-fit, addition, or similar work on this existing building.

MapForsyth Addressing Team

General Issues

26. Addressing & Street Naming

[Forsyth County Government](#)
Gloria Alford
3367032337
alfordgd@forsyth.cc
4/19/21 11:05 AM
01.03) Rezoning-
Special Use District - 2

Assigned address is 4305 Country Club Rd.

NCDOT

General Issues

18. NCDOT Comments

[NCDOT Division 9](#)
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
4/13/21 7:37 AM
01.03) Rezoning-
Special Use District - 2

- Driveway permit required. Please contact Randy Ogburn for procedures on how to submit the permit online.
- Encroachment agreements required for any work of utility work required in the right of way.

Planning

General Issues

14. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
4/12/21 10:29 AM
01.03) Rezoning-
Special Use District - 2

22. Site Plan Requirements

City of Winston-Salem Indicate where alternative compliance is occurring. Minimum 6' fencing will be required wherever perimeter buffer can not be planted. Include a note on fencing material and height.
Samuel Hunter
336-727-8000
samuelp@cityofws.org
4/21/21 9:46 AM
01.03) Rezoning- [Ver. 3] [Edited By Samuel Hunter]
Special Use District - 2
Emergency access should only be one way for circulation purposes.

28. Zoning History

City of Winston-Salem Historically, this stretch of Country Club Road has been strongly advocated for protection from commercial (i.e., business) zoning. The precedent that approval of this request would set for the zoning pattern and character along Country Club Road directly works against that. In other words, approving a LB district here would intensify the pressure to zone more of the Country Club Road corridor for business use.
Desmond Corley
336-727-8000
desmondc@cityofws.org
4/21/21 12:30 PM
01.03) Rezoning-
Special Use District - 2
Although we support the proposed use(s) of the property, especially given that no site changes are proposed, for the reasons outlined above, staff's recommendation will be for denial of this request.

WESTLAWN SCHOOL - REZONING SITE PLAN.pdf [14 redlines] (Page 1) [1] REZONING SITE PLAN

1. COUNCIL MEMBER CONTACT B

City of Winston-Salem 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.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/30/21 4:26 PM
Pre-Submittal Workflow
- 1

Latham-Walters APPLICANT WILL CONTACT APPROPRIATE COUNCIL MEMBER TO ARRANGE THE NEIGHBORHOOD MEETING BEFORE THE PLANNING BOARD PUBLIC HEARING
Engineering, Inc.
Pam Bolton
704-895-8484
pam@lwengineer.com
4/6/21 11:25 AM
Pre-Submittal Workflow
- 1

WESTLAWN SCHOOL-REZONING SITE PLAN.pdf [3 redlines] (Page 1) [1] REZONING SITE PLAN

23. Planning Comments B

[City of Winston-Salem](#) Show alternative compliance fencing and material.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
4/15/21 11:17 AM
01.03) Rezoning-
Special Use District - 2

24. Planning Comments B

[City of Winston-Salem](#) Show drive width (minimum 13')
Bryan Wilson
336-747-7042
bryandw@cityofws.org
4/15/21 11:17 AM
01.03) Rezoning-
Special Use District - 2

Sanitation

WESTLAWN SCHOOL-REZONING SITE PLAN.pdf [3 redlines]

19. No Comments

[City of Winston-Salem](#) No comments.
Jennifer Chrysson
336-727-8000
jenniferch@cityofws.org
4/13/21 8:24 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

12. Exempt from Stormwater Permitting

[City of Winston-Salem](#) It appears that this plan is proposing to re-use the existing building and parking and its just for comments related to a potential re-zoning. Since there is no increase, or potentially very little in impervious area proposed then the development/plan will be exempt from the provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance. Therefore, I have no comments
Joe Fogarty
336-747-6961
josephf@cityofws.org
4/8/21 2:23 PM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

20. General Comments

[City of Winston-Salem](#) The plan looks good as shown. Thanks for adding the RPA BFP.
Charles Jones
336-727-8000
charlesj@cityofws.org
4/13/21 2:15 PM
01.03) Rezoning-
Special Use District - 2

WSDOT

General Issues

13. General Comments

City of Winston-Salem

David Avalos

336-727-8000

davida@cityofws.org

4/12/21 4:21 PM

01.03) Rezoning-

Special Use District - 2

- Refer to fire for requirements on emergency access.
- Driveway aisle width for the parking in front must be measured to the right of way line. Refer to the UDO for parking dimensions
- Sidewalk must be 7' wide where parking abuts or install wheel stops
- Show pedestrian connection from public sidewalk to building.

[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

27. Zoning

City of Winston-Salem

Amy McBride

336-727-8000

amym@cityofws.org

4/19/21 3:04 PM

01.03) Rezoning-

Special Use District - 2

- Please show what grades each of the 10 students will attend so minimum site area can be verified per UDO 5.2.75A
- Per UDO 5.2.75G A tree preservation and planting plan prepared per the requirements of Section 6.2.1C, Tree Preservation and Planting, shall be prepared and installed for any new school or improvements to schools approved or constructed after the date of adoption of this Ordinance.
- Bicycle parking is required for this site per UDO 6.1.2
- If any student will be considered High School please amend the parking calculation to reflect UDO 6.2.1 School, Public or Private, High 1 space per 5 students based on design capacity + 1 space for each faculty and staff person on largest shift. (See Section 5.2, Use-Specific Standards, for possible additional requirements.)
- A Type 1 buffer yard is requires as the surrounding property is zoned RM12. You are requesting an alternative compliance for the buffers. Please show details of what you are proposing (fencing/ berms/ plant materiel) to fulfill this requirement.
- Consider providing streetyard and interior motor vehicular surface plantings. overhead utility lines are present and small variety trees would be suggested for the area adjacent to Country Club Rd.
- Please show the location of any proposed ground signs and 10' x 70' sight triangles so verification can be made there will be no visual hazard to traffic.