



# W-3461 Stafford Senior Lofts (Special Use Rezoning)



Bryce A. Stuart Municipal Building  
100 East First Street, Suite 225  
Winston-Salem, NC 27101  
Fax: 336-748-3163

Phone: 336-747-7065

City of W-S Planning

Nathan Purath  
MVAH Partners  
Centre Pointe Drive  
Suite  
Atlanta, GA 30310

Project Name: W-3461 Stafford Senior Lofts (Special Use Rezoning)  
Jurisdiction: City of Winston-Salem  
ProjectID: 492744

Wednesday, February 17, 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: 23

### Engineering

#### General Issues

#### 29. Driveway Permit required

<p>City of Winston-Salem Ryan Newcomb 3367278063 <a href="mailto:ryancn@cityofws.org">ryancn@cityofws.org</a> 2/10/21 4:09 PM 01.03) Rezoning- Special Use District - 2</p>	<p>A City driveway permit will be required for the proposed access point onto Stafford Village Boulevard. Please note that the proposed access as shown on this plan will be restricted to a right-in/right-out access point. The access will need to be a heavy duty concrete apron to support dumpster pickup traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on Stafford Village Boulevard to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).</p>
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#### 30. Street and drainage design

**City of Winston-Salem**  
Ryan Newcomb  
3367278063  
[ryanncn@cityofws.org](mailto:ryanncn@cityofws.org)  
2/16/21 3:50 PM  
01.03) Rezoning-  
Special Use District - 2

Street and drainage design for the required widening of Stafford Village Boulevard along the entire property frontage and construction of an EB left turn lane at the intersection of Stafford Village Boulevard and Stafford Place Boulevard must be reviewed and approved by the City's Engineering Division. Design must be approved prior to the issuance of the grading permit (if required).  
[Ver. 2] [Edited By Ryan Newcomb]

### 32. General comments

**City of Winston-Salem**  
Ryan Newcomb  
3367278063  
[ryanncn@cityofws.org](mailto:ryanncn@cityofws.org)  
2/16/21 3:52 PM  
01.03) Rezoning-  
Special Use District - 2

The City is open to the exchange of the remnant parcel in the SE corner of this site to allow a connection to Stafford Village Boulevard that aligns with the median opening at Stafford Place Boulevard. This intersection is proposed to be signalized in the near future by a development project in the SE corner of the intersection, thus giving this proposed development access to the signalized intersection. This would be the preferred option from the City's perspective to allow left turns out of the site to reach the commercial areas to the east. The construction of an EB left turn lane on Stafford Village Boulevard at Stafford Place Boulevard is required to facilitate u-turns to the proposed access point as currently shown.  
[Ver. 3] [Edited By Ryan Newcomb]

## Erosion Control

### General Issues

### 24. Erosion Control Plan Needed

**City of Winston-Salem**  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
2/4/21 9:57 AM  
01.03) Rezoning-  
Special Use District - 2

If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation 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 at the following link: <https://winston-salem.idtplans.com/secure/>

### 25. Erosion Control Plan Review to NCDEQ - DEMLR

**City of Winston-Salem**  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
2/4/21 9:57 AM  
01.03) Rezoning-  
Special Use District - 2

If this project will use any public funds then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

## Fire/Life Safety

### General Issues

### 23. Notes

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 2/4/21 8:07 AM 01.03) Rezoning-Special Use District - 2</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"> <li>• Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;</li> <li>• Clear width requirements of not less than 20 feet for two-way traffic;</li> <li>• Clear height requirements of not less than 13 feet, 6 inches;</li> <li>• 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.</li> <li>• 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.</li> </ul> <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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**Stafford Senior Lofts\_Rezoning Drawings 21 02-02.pdf [16 redlines] (Page 1) [1] Stafford Senior Lofts\_Rezoning Site Plan 21 02-02-Zoning Site Plan**

**18. WS - Fire/Life Safety B**

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 2/4/21 8:06 AM 01.03) Rezoning-Special Use District - 2</p>	<p>The turnaround design shown here is not an approved design.</p>
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**19. WS - Fire/Life Safety B**

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 2/4/21 8:06 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Provide fire apparatus access roads so that no portion of the building's exterior perimeter is more than 200 feet from an access road, measured along approved routes around building exteriors and other obstructions.</p>
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**20. WS - Fire/Life Safety B**

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 2/4/21 8:06 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Indicate locations of fire hydrants to demonstrate compliance with fire code requirements and City development standards.</p>
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**21. WS - Fire/Life Safety B**

[Winston-Salem Fire Department](#)  
Mike Morton  
336-747-6935  
[michaelcm@cityofwsfire.org](mailto:michaelcm@cityofwsfire.org)  
2/4/21 8:06 AM  
01.03) Rezoning-Special  
Use District - 2

Indicate locations of fire department connections (FDCs) so that no FDC is more than 100 feet from a fire hydrant.

## 22. WS - Fire/Life Safety B

[Winston-Salem Fire Department](#)  
Mike Morton  
336-747-6935  
[michaelcm@cityofwsfire.org](mailto:michaelcm@cityofwsfire.org)  
2/4/21 8:06 AM  
01.03) Rezoning-Special  
Use District - 2

Show radius information along fire apparatus access roads to demonstrate these roads are designed to accommodate the turning performance of WSFD fire apparatus.

## MapForsyth Addressing Team

### General Issues

## 27. Addressing & Street Naming

[Forsyth County Government](#)  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
2/5/21 2:14 PM  
01.03) Rezoning-Special Use District - 2

The street name Apple Blossom Ct is approved for use, please email me the floorplans and elevations for the building.

## Planning

### General Issues

## 26. Historic Resources

[City of Winston-Salem](#) No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
2/5/21 9:05 AM  
01.03) Rezoning-Special Use District - 2

## 38. Design

<p><a href="#">City of Winston-Salem</a> Desmond Corley 336-727-8000 <a href="mailto:desmondc@cityofws.org">desmondc@cityofws.org</a> 2/16/21 5:17 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Staff recommends a building location that is closer to Stafford Village Boulevard (and the activity center). Related to this, the proposed dumpster location should not be the focal point upon entry into the site, as it is currently shown.</p> <p>Depending upon final proposed grades, we may recommend additional landscaping between the entrance drive and the public street (Stafford Village Boulevard). We also recommend utilizing additional plantings in the required bufferyard between the subject property and the adjacent neighborhood to the north.</p> <p>The site should more directly prepare for future connections with development to the west by including a stub to that property boundary that will allow for realistic future connections.</p>
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**39. Design**

<p><a href="#">City of Winston-Salem</a> Desmond Corley 336-727-8000 <a href="mailto:desmondc@cityofws.org">desmondc@cityofws.org</a> 2/16/21 5:25 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Primary access to this site should be aligned directly across from the existing intersection of Stafford Village Boulevard and Stafford Place Boulevard. The intervening City-owned parcel can be negotiated to facilitate this. Staff does not support development within an established activity center being so effectively separated from it. As currently proposed, all entry into the site and egress away from the site must be westbound on Stafford Village Boulevard. Eastbound traffic would be forced to attempt unlawful u-turns at the existing gap at the intersection with Stafford Place Boulevard or attempt u-turns at the signalized intersection at Lowe's. Unless there is some physical or practical reason not to attempt this alignment, staff cannot support the development as proposed.</p> <p>Note: Staff's recommendation is for the consideration of the City-County Planning Board, whose recommendation goes to the City Council for the final decision. Our recommendation for approval or denial does not necessarily reflect or signal the final outcome of your petition.</p>
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**Stafford Senior Lofts\_21 01-22-Zoning Site Plan.pdf [18 redlines] (Page 1) [1] Zoning Site Plan**

**12. COUNCIL MEMBER CONTACT B**

<p><a href="#">City of Winston-Salem</a> Samuel Hunter 336-727-8000 <a href="mailto:samuelp@cityofws.org">samuelp@cityofws.org</a> 1/26/21 11:19 AM Pre-Submittal Workflow - 1</p>	<p>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.</p>
<p><a href="#">MVAH Partners</a> Nathan Purath 4043236469 <a href="mailto:nathan.purath@mvapartners.com">nathan.purath@mvapartners.com</a> 2/2/21 10:57 AM Pre-Submittal Workflow - 1</p>	<p>Councilman has been contacted and letters are being mailed to neighbors this week.</p>

**Stafford Senior Lofts\_Rezoning Drawings 21 02-02.pdf [16 redlines] (Page 1) [1] Stafford Senior Lofts\_Rezoning Site Plan 21 02-02-Zoning Site Plan**

**33. Planning Comments B**

City of Winston-Salem Verify that your proposed grades will allow for a reasonable future connection here.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
2/11/21 10:16 AM  
01.03) Rezoning-  
Special Use District - 2

**34. Planning Comments B**

City of Winston-Salem Recommend sidewalk connection to be on the east side  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
2/11/21 10:23 AM  
01.03) Rezoning-  
Special Use District - 2

**35. Planning Comments B**

City of Winston-Salem Residential Building, Single Family Residential Building, Duplex Residential Building,  
Bryan Wilson Twin Home Residential Building, Townhouse Life Care CommunityPlanned Residential  
336-747-7042 DevelopmentResidential Building, Multifamily  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
2/11/21 10:26 AM  
01.03) Rezoning-  
Special Use District - 2

**Stormwater**

General Issues

**17. Stormwater Management Permit Required**

City of Winston-Salem  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
2/3/21 3:51 PM  
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 applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

The plan states that the development will be greater than 24% impervious area proposed (34.76% proposed) and so it will be considered a high density development in terms of the water quality provisions of the ordinance. High density developments are required to manage the first inch of runoff in an approved Stormwater management system.

The development is also exceeding 20,000 sq.ft. of new impervious area proposed (87,830 sq.ft. proposed in this plan) and so will also have to manage to meet the water quantity provisions of the ordinance. This requires management in an approved Stormwater management system of the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration to at, or below, the pre developed rates and also management of the pre versus post increase in the 25 year storm event volume by storing this volume in the system and releasing it over a 2 to 5 day period.

The permit process requires that a non-refundable financial surety is provided to the City. This surety shall equal 4% of the estimated construction cost of the Stormwater management system.

The permit process also requires that the developer has an Operation and Maintenance Agreement approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

Note: The plan is showing a proposed Stormwater management system. It is labeled on the plan currently as "Proposed Detention/SCM area". While its not important for me to know the exact type of SCM at this stage as I shall ensure it is compliant at the permit review stage, the Planning Board may want to know what type of SCM this is proposed to be and also the public who may be at the public hearing may want to know. Therefore, I would advise specifically stating on the plan the type of SCM you are proposing - e.g. permanent wet detention basin, sand filter, bio-retention cell etc. Also, please ensure that when you submit for permitting, that all of the proposed impervious areas are routed to the Stormwater management system. It's hard to tell if that will be the case right now as the grades at the north and east of the site slope away to those sides of the property and there's a potential, without knowing more about the roof elevations or roof drains etc. that some areas such as those and the walking trails may not get conveyed to the management system. Again, not a worry for me right now at the re-zoning stage but I will be looking more closely at that in the permitting stage as all impervious area must be managed.

## Utilities

### General Issues

#### 28. General Comments

City of Winston-Salem  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
2/9/21 7:58 AM  
01.03) Rezoning-  
Special Use District - 2

Water and sewer interior to the site will be private. Site will be master metered with an approved backflow preventer installed matching the meter size. All water connections will require a backflow preventer. Water meters purchased through the COWS. System development fees due at the time of meter purchase. Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. Public water and sewer can only be extended in the public R/W. Public utility easements may be required, depending upon design.

## WSDOT

### General Issues

#### 31. General Comments

City of Winston-Salem  
David Avalos  
336-727-8000  
davida@cityofws.org  
2/16/21 3:54 PM  
01.03) Rezoning-  
Special Use District - 2

- 7' sidewalk or wheel stops where parking abuts.
- As shown driveway must be right in right out.
  - Eastbound Left turn lane would be required with 100' of storage for u-turns.
- Can a connection be made to the signal at stafford village and stafford place? This would provide a full access signal intersection for your entrance. This would be the preferred option from the City's perspective to allow left turns out of the site to reach the commercial areas to the east.
- Widen stafford village along entire frontage with curb and gutter and sidewalk to match cross section along lowes.

[Ver. 5] [Edited By David Avalos]

## Zoning

### General Issues

#### 37. Zoning

City of Winston-Salem  
Elizabeth Colyer  
336-747-7427  
elizabethrc@cityofws.org  
2/16/21 3:52 PM

01.03) Rezoning-Special  
Use District - 2

Provide all information found in the standard site plan legend. Any required Erosion Control Permit application reviewed by the State or Local program will necessitate a completed Tree Save Area legend and a landscape plan demonstrating compliance with the standards.

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

Ensure that all applicable Use-Specific Standards are met for the proposed zoning use(s), Section 5.2.47 "Life Care Community".

Please indicate that any proposed signs do not encroach into 10' x 70' sight distance triangles.

The site must meet the site lighting standards of UDO ClearCode Section 6.6.

Is it feasible to align an entrance/exit drive aisle with the proposed/existing traffic signal at Stafford Village Blvd. and Stafford Place Blvd.?