



W-3392 Vulcan Lands, Inc - 885 Pinebrook Knolls Dr. (Application for Special Use Permit)



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

Phone: 336-747-7068

City of W-S Planning

Luke Dickey
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3392 Vulcan Lands, Inc - 885 Pinebrook Knolls
Dr. (Application for Special Use Permit)
Jurisdiction: City of Winston-Salem
ProjectID: 239315

Wednesday, November 28, 2018

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 16

Erosion Control

General Issues

14. Erosion Control Plan Needed

[City of Winston-Salem](#)
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 11/16/18 8:05 AM
 01.04) Special Use Permit - 2

Will need to coordinate with NCDEQ - DEMLR to determine if this project falls under the jurisdiction of the Mining Permit or if this will need to be handled by our local Erosion Control Program. If under local Erosion Control program jurisdiction, and 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/>

The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Matthew Gantt 336-776-9654 or matt.gantt@ncdenr.gov
 [Ver. 2] [Edited By Matthew Osborne]

15. Floodplain Development Permit

[City of Winston-Salem](#)
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 11/16/18 8:02 AM
 01.04) Special Use Permit - 2

There are regulated floodplain areas within the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Forsyth County – Winston-Salem UDO, Chapter C, Article II - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

Fire/Life Safety

2018.11.09 Final Submittal - Vulcan Lands (17-161).pdf [5 redlines] (Page 1)

9. WS - Fire/Life Safety B

[Winston-Salem Fire Department](#)
 Michael Morton
 336-747-6935
michaelcm@cityofwsfire.org
 11/13/18 2:57 PM
 01.04) Special Use Permit - 2

An approved turnaround design is required for fire apparatus access roads with dead-end lengths greater than 150'.

10. WS - Fire/Life Safety B

[Winston-Salem Fire Department](#)
 Michael Morton
 336-747-6935
michaelcm@cityofwsfire.org
 11/13/18 2:57 PM
 01.04) Special Use Permit - 2

Fire apparatus access is required to within 150' of all exterior walls, measured along approved exterior routes. Surfaces intended to provide fire department access must be designed and maintained to support imposed loads of 75,000 lbs. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles.

11. WS - Fire/Life Safety B

[Winston-Salem Fire Department](#)
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
11/13/18 2:57 PM
01.04) Special Use Permit -
2

Ensure proposed tank installations meet requirements of Chapter 34 of the NC Fire Prevention Code, including Section 3404, and code-referenced portions of NFPA 30 including tank location requirements.

12. WS - Fire/Life Safety B

[Winston-Salem Fire Department](#)
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
11/13/18 3:04 PM
01.04) Special Use Permit -
2

Indicate fire hydrant locations so that no portion of the building exterior is more than 500' from a fire hydrant.

Inspections

General Issues

17. 2012 BUILDING CODE PERMIT NOTICE

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/20/18 8:33 AM
01.04) Special Use Permit - 2

Please note that for plans submitted under the 2012 Building Code, the plans will need to be reviewed and approved, and the permit paid for and picked up by the close of business on or before Friday, 12-28-2018. If the permit is not paid for and picked up, the project will need to be resubmitted under the 2018 N.C Building Codes. Please use this guideline in preparing your submittals and allow adequate time for review, corrections and resubmittals.

You may receive this notice multiple times, please excuse the redundancy but this a very important message to all members of our design community.

MapForsyth Addressing Team

General Issues

18. Addressing & Street Naming

[MapForsyth](#)
Stacy Tolbert
3367477497
tolbersy@forsyth.cc
11/21/18 9:49 AM
01.04) Special Use Permit - 2

Address will remain 885 Pinebrook Knolls Dr.

NCDOT

General Issues

21. NCDOT Comments

NCDOT Division 9

Victoria Kildea

336-747-7900

vrkildea@ncdot.gov

11/26/18 2:43 PM

01.04) Special Use

Permit - 2

- No comments

Planning

General Issues

7. Historic Resources

City of Winston-Salem No comments

Heather Bratland

336-727-8000

heatherb@cityofws.org

11/13/18 12:50 PM

01.04) Special Use

Permit - 2

16. CPAD

City of Winston-Salem The north suburban area plan update recommends this property for office land use.

Kirk Ericson

336-747-7045

kirke@cityofws.org

11/19/18 10:11 AM

01.04) Special Use

Permit - 2

19. Special Use Permit

City of Winston-Salem The site plan will be reviewed by the Planning Board and then the Special Use Permit will be heard by the City Council through a quasi-judicial hearing which does not allow ex parte communication.

Bryan Wilson

336-747-7042

bryandw@cityofws.org

11/21/18 10:20 AM

01.04) Special Use

Permit - 2

23. Planning Comments

City of Winston-Salem Recommended conditions include: no extraction, rock crushing, processing, or asphalt mixing plants. Change bufferyard from Type IV to Type III. Access limited to existing internal access only, no access onto to Pinebrook Knolls Drive. Staff highly recommends a neighborhood meeting.

Gary Roberts

336-747-7069

garyr@cityofws.org

11/27/18 12:45 PM

01.04) Special Use

Permit - 2

[Ver. 2] [Edited By Gary Roberts]

Stormwater

General Issues

8. Stormwater Management Permit Required

City of Winston-Salem

Joe Fogarty

336-747-6961

josephf@cityofws.org

11/13/18 2:21 PM

01.04) Special Use

Permit - 2

A Post Construction Stormwater Management permit that addresses the water quality and water quantity provisions of the Post Construction Stormwater Management ordinance is required for this development. The plan states the site is proposed to be greater than 24% impervious area. Therefore the site will have to meet the high density water quality provisions and manage the first inch of runoff in an approved SCM (Stormwater Control Measure). It also appears that more than 20,000 sq.ft. of net new impervious are is proposed to be created which requires quantity management of the peak runoff rates for the 2, 10 and 25 year storm events to at, or below, the pre development peak rates. The 25 year volume increase must also be stored and released over a 2 to 5 day period. For any Stormwater management system designed a non refundable surety payment equal to 4% of the construction cost of the Stormwater management system must be provided and also an Operation and Maintenance Agreement must be approved and recorded at the Forsyth County Register of Deeds office. All of these items must be in place before a permit can be issued.

Utilities

General Issues

20. General Comments

City of Winston-Salem

Charles Jones

336-727-8000

charlesj@cityofws.org

11/26/18 11:05 AM

01.04) Special Use

Permit - 2

Label the existing sanitary sewer line as 8". Water meters purchased through COWS. No heavy cut/fill on existing public sewer easement. Place sewer cleanout at the edge of existing sewer easement. Backflow preventer required.
[Ver. 2] [Edited By Todd Lewis]

WSDOT

[2018.11.06 Preliminary Special Use Permit \(17-161\).pdf \[13 redlines\]](#) (Page 1) [1] 17-161 G-801-24x36 REZN

22. Callout B

City of Winston-Salem

Jeffrey Fansler

336-727-8000

jeffreygf@cityofws.org

11/27/18 10:33 AM

01.04) Special Use

Permit - 2

sidewalk must be 7' where parking abuts.