



W-3432 Clifford Wilson (Special Use District 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

Michael Gizinski
Gizinski Surveying Co
727 Gales Ave
nc
Winston-Salem, NC 27103

Project Name: W-3432 Clifford Wilson (Special Use District
Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 360059

Wednesday, February 19, 2020

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. Driveway Permit required

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
2/19/20 9:12 AM
01.03) Rezoning-
Special Use District - 2

A City driveway permit will be required for the proposed access point onto Barber Street. The access will need to be a standard concrete apron (6" 3,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on Barber Street to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).

Erosion Control

General Issues

11. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
2/6/20 8:42 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/>

Fire/Life Safety

General Issues

13. Notes

City of Winston-Salem (Fire)
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
2/7/20 6:56 AM
01.03) Rezoning-Special
Use District - 2

Provide hydrants within 500' of the most remote portion of the building measured the way in which the fire apparatus would travel.

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. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- the ISO Fire Suppression Rating Schedule (as described in <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>), or
- Appendix B of the 2018 NC Fire Code

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.

IDTP

[MAIN ST WILSON 200123.pdf \[7 redlines\]](#) (Page 1)

7. COUNCIL MEMBER CONTACT **B**

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/29/20 9:23 AM
Pre-Submittal Workflow
- 1

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.

Gizinski Surveying Co
Michael Gizinski
336-722-0554
m.gizinski@yahoo.com
2/3/20 9:19 AM
Pre-Submittal Workflow
- 1

Owner has been informed

Inspections

General Issues

18. Zoning

City of Winston-Salem

Elizabeth Colyer

336-747-7427

elizabethrc@cityofws.org

2/14/20 2:14 PM

01.03) Rezoning-Special
Use District - 2

Please remove the topo lines when submitting the site plan for permitting.

Provide additional information in the legend including the existing building height and the proposed addition building height.

The Neighborhood Business (NB) zoning district has supplementary district requirements that may apply to the site, see UDO ClearCode Section 4.6.5C:

-Rear and side parking must be buffered by a Type II bufferyard per UDO Section 6.3 against residentially zoned property, RMU-S is a residential zoning district.

-One on premises freestanding sign is allowed on the site with a maximum height of 4' and maximum copy area of 20 sf.

-Attached wall, canopy or projecting is limited to 5% of the elevation, these sign may only be installed on street-facing elevations.

-No internally illuminated signage is allowed, all signage must also meet the requirements of the sign ordinance ClearCode Section 6.5.

-If a dumpster is proposed, then it must be enclosed on 3 sides with walls at least 8' high and constructed of a material similar to the principal building. The fourth side of the enclosure may be a permanent gate of wood or other opaque material. See additional dumpster requirements below.

-Exterior lighting on the property shall not be installed at a height of more than twenty-five (25) feet above the finished grade and shall utilize full cut off fixtures so as to cast no direct light upon adjacent property, see additional lighting requirements below.

-All on-site mechanical equipment shall be screened in accordance with Section 6.2.1G, Utility Service Area Screening Standards, or ClearCode Section 6.2.2F, Utility Service Area Screening Standards, as appropriate.

-All buildings in the NB District shall have at least one (1) principal building entrance oriented to the street.

-There shall be at least one (1) entrance per one hundred (100) linear feet of street frontage, on one or more street-facing façades.

-No less than fifty percent (50%) of the ground floor (between two (2) and ten (10) feet above street level) street-facing façades of structures within the NB District shall consist of transparent windows, doors, or openings in the façade.

-Where walls, fences, or other similar features exist between the public right-of-way and the street-facing façade, a minimum of fifty percent (50%) of such feature shall consist of transparent openings.

-Parking reductions and location must be in accordance with the requirements of ClearCode Section 4.6.7, LB Limited Business District.

-Building walls with street frontage shall emphasize pedestrian-oriented architectural features such as façade articulation, windows, awnings, porticoes, and similar features.

Bicycle parking must be located within 50' of a principal building entrance.

No dumpster may be located within 50' of residential zoning.

Any proposed exterior site lighting must meet the supplementary district requirements for NB and UDO ClearCode Section 6.6.

A 10' Streetyard is required between the property line on Barber St. and S. Main St. and the proposed parking.

Provide motor vehicle surface area planting calculations, see UDO Section 6.2.1D.

The design standards for a Type II bufferyard are located in UDO Section 6.3, the minimum width is 15'.

Bufferyard plantings shall not be installed on cut of fill slopes with slope ratios greater than 2:1, where bufferyards include any part of a cut slope greater than 10' in height, grading for the cut slope shall not encroach closer than 10' to the property line. See ClearCode Section 6.3.3.A.

For information, any proposed retaining wall will require a separate building permit application. [Ver. 2] [Edited By Elizabeth Colyer]

MapForsyth Addressing Team

General Issues

15. Addressing & Street Naming

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
2/10/20 2:46 PM
01.03) Rezoning-
Special Use District - 2

Use address 2901 S Main St

Planning

General Issues

9. CAC/Greenway

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
2/5/20 2:34 PM
01.03) Rezoning-
Special Use District - 2

No comment.

12. CPAD

City of Winston-Salem
Kelly Bennett
336-727-8000
kellyb@cityofws.org
2/6/20 12:12 PM
01.03) Rezoning-
Special Use District - 2

The South Suburban Area Plan Update (2017) recommends that the commercial building located in the northwest corner of the property be rezoned to a special use zoning district to enable conditions to be added to help improve the compatibility of the property with adjacent residential uses. It also recommends that nonresidential zoning not be expanded to adjacent properties.

17. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
2/12/20 4:39 PM
01.03) Rezoning-
Special Use District - 2

No comments

20. parking

[City of Winston-Salem](#)
Desmond Corley
336-727-8000
desmondc@cityofws.org
2/19/20 1:54 PM
01.03) Rezoning-
Special Use District - 2

Staff recommends finding ways to reduce the amount of parking provided on the site. Take advantage of any reductions available through the provisions of the *UDO ClearCode*.

Sanitation

MAIN STREET DESCRIPTION 200129 .pdf [0 redlines]

14. General Comments

[City of Winston-Salem](#)
Jennifer Chrysson
336-727-8000
jenniferch@cityofws.org
2/7/20 2:44 PM
01.03) Rezoning-
Special Use District - 2

All streets which must be traveled in order to get to the point of collection for solid waste must meet the following standards:

- a. Minimum width shall be 18 feet.
- b. Any incline shall not exceed a grade of 12 percent.
- c. A dead-end street or cul-de-sac shall have an area or radius sufficient in size to provide for the collection vehicle to be able to turn around without difficulty.
- d. If the street is a private street, it must be maintained in a manner acceptable to the city by the owners thereof, who, in agreeing to the collection of their solid waste, further agree not to hold the city liable for normal wear and tear to such private street.

Stormwater

General Issues

8. No Comment - Exempt From Stormwater Management

[City of Winston-Salem](#)
Joe Fogarty
336-747-6961
josephf@cityofws.org
2/5/20 1:16 PM
01.03) Rezoning-
Special Use District - 2

This development will be exempt from the water quality and water quantity provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance due to disturbing less than 1 acre during construction and creating less than 20,000 sq.ft. of net new additional built upon area. Therefore, no comment.

Utilities

General Issues

16. General Comments

[City of Winston-Salem](#)
Charles Jones
336-727-8000
charlesj@cityofws.org
2/12/20 9:18 AM
01.03) Rezoning-
Special Use District - 2

Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. Water meters purchased through COWS. All water connections will require a backflow preventer. Any new water connections will require Utilities System Development Fees to be paid at the time of meter purchase. Any restaurant will require a grease interceptor sized off kitchen fixture schedule. Contact Raymond Catron at 336-734-1332 for sizing information.