



W-3527 Flour Box Tearoom (Special Use Rezoning RS9 to NB-S)



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

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City of W-S Planning

Steve Causey
Allied Design, Inc.
4720 Kester Mill Road
Winston-Salem, NC 27103

Project Name: W-3527 Flour Box Tearoom (Special Use
Rezoning RS9 to NB-S)
Jurisdiction: City of Winston-Salem
ProjectID: 738091

Wednesday, April 20, 2022

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: 9

Engineering

General Issues

12. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
4/6/22 9:36 AM
01.03) Rezoning-
Special Use District - 2

1. For this commercial project, a City driveway permit will be required for permanent connections to both Salisbury Ridge Road and West Acadia Avenue. Please submit a copy of the civil design plans and a completed and signed driveway permit application to the Engineering Division for review. A review fee of \$200 is also required. Plans and the review fee may be submitted electronically through IDT plans.
2. Submitted site plans must show all proposed permanent storm drainage systems. Design information would also need to be included.
3. The minimum driveway width for the proposed access points would need to be 20' per construction detail V-13 in the City IDS Manual. Therefore, it appears that the existing driveway crossing the property would need to be widened. Proposed curb lines along Salisbury Ridge Road would also need to be shown.
4. Grading for a proposed parking area would need to be shown on the plans. Permanent drainage features associated with the parking area would also need to be included. Include construction detail V-13 on the final plans for purposes of the commercial driveway permit. Provide driveway travel lane widths and parking stall depth.
5. Show 10' x 70' sight triangles on both West Acadia Avenue and Salisbury Ridge Road.

Erosion Control

General Issues

9. Grading/Erosion Control Permit and Erosion Control Plan needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
4/5/22 3:53 PM
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

15. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 4/11/22 1:58 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p> <p>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.</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"> • 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. <p>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:</p> <ul style="list-style-type: none"> • 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). <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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MapForsyth Addressing Team

General Issues

16. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 4/11/22 4:22 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Issue address is 693 Salisbury Ridge Rd.</p>
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Planning

General Issues

6. COUNCIL MEMBER CONTACT

City of Winston-Salem Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts . Information for each Council Member can be found on their website here: <https://www.cityofws.org/564/City-Council>
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/30/22 10:43 AM
Pre-Submittal Workflow
- 1

Allied Design, Inc. noted
Steve Causey
336-765-2377
scausey@allied-engsurv.com
4/4/22 3:54 PM
Pre-Submittal Workflow
- 1

14. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
4/7/22 10:54 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

10. Exempt from Stormwater Management Permitting

City of Winston-Salem This development will be exempt from the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance as it will disturb less than 1 acre during construction and also create less than 20,000 sq.ft. of new impervious area. Not exceeding the former threshold exempts it from the quality provisions of the ordinance and not exceeding the latter threshold exempts it from the quantity provisions of the ordinance. Therefore, a Stormwater management permit will not be required for this development.
Joe Fogarty
336-747-6961
josephf@cityofws.org
4/5/22 4:58 PM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

11. General Comments

City of Winston-Salem GI is correct size. The DCA backflow preventer will need to be changed to an RPA and placed as close to the meter as possible. Water meters purchased through the COWS. System development fees due at the time of meter purchase.
Chris Jones
336-747-7499
charlesj@cityofws.org [Ver. 2] [Edited By Chris Jones]
4/6/22 7:52 AM
01.03) Rezoning-
Special Use District - 2

Zoning

General Issues

18. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
4/19/22 1:03 PM
01.03) Rezoning-
Special Use District - 2

Review 4.6.5 C. SUPPLEMENTARY DISTRICT REQUIREMENTS for the NB District.

As parking is within 100' of the public ROW a street yard is required along both Salisbury Ridge and Acadia. For the street yard on Acadia please specify small variety street trees as there is overhead powerlines within 25' of the area.

For the western buffer we suggest you pursue alternative compliance with a 6' opaque fence extending to the Acadia street property lieu in lieu of plantings. Where you can meet the min 15' width from the front of the house to Salisbury please plant the standard Type II.

Parking calculations appear correct. As this site is within GMA 2 bicycle parking will also be required at 1 space per 5,000 SF GFA, 2 space minimum, 20 space maximum. Bike parking must be within 50' of the main entrance.

Is a dumpster proposed? will be required to be min 50' from residential zoning and will need to meet the screening standards per 4.6.5.C.9. and the NB district. Dumpsters shall be enclosed on three (3) sides with walls at least eight (8) feet high and constructed of a material similar to the principal building on the zoning lot; the fourth side of the enclosure may be a permanent gate of wood or other opaque material.

Any proposed exterior site lighting (including parking lot), other than required emergency egress lighting must, at minimum, meet the standards of UDO Section 6.6 and per the used specifics of NB district 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.

Freestanding ground signage is limited to a max. ht of 4' and 20 sf. per the specifics of the NB district and we are requesting that the signage be limited only to the Salisbury Ridge frontage.

[Ver. 3] [Edited By Amy McBride]