



W-3555 Sunshine Village Community (Special Use Rezoning from RS9 to RM8-S)

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

Gaines Hunter
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3555 Sunshine Village Community (Special Use Rezoning from RS9 to RM8-S)
Jurisdiction: City of Winston-Salem
ProjectID: 886296

Wednesday, November 16, 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: 23

Engineering

General Issues

10. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
11/9/22 4:12 PM
01.03) Rezoning-
Special Use District - 2

The following item is required before the driveway permit may be reviewed:

1. A City driveway permit will be required for the permanent access off of Castle Drive. Please complete and sign a driveway permit application and submit it, along with a copy of the site plan, to the Engineering Division for review. A review fee of \$200 is also required. All items may be submitted through IDT plans.

The following items are required as part of the detailed plan review:

2. On the plan for the driveway permit, please designate access points that will be used for construction entrances. It appears these entrances will also be needed for tower removal during the clearing phases. Also, please explain what will happen with the existing gravel road, located parallel to Castle Drive, adjacent to Robinhood Road.

3. In the formal submittal, please include a proposed road cross section for the street through the development.

4. Please submit street drawings showing the proposed storm drainage system and two large culverts for the development. Also include design calculations for the large culverts, proposed pipes and drop inlets. Calculations may be submitted on plan sheets in tabular form. Provide minimum permanent drainage easements, drainage easements to the proposed stormwater ponds.

5. Please submit construction details for storm drainage structures, sidewalks, wheelchair ramps, etc.

6. Please note that 4,000 psi concrete (minimum thickness of 8") will be used for the four proposed dumpster pads. The dumpster pads must be placed over 6" of compacted ABC stone.

[Ver. 4] [Edited By Matthew Gantt]

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/2/22 12:12 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/>

6. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/2/22 12:12 PM
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).

7. Floodplain Development Permit

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/2/22 12:13 PM
01.03) Rezoning-
Special Use District - 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 Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - 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 as application type **04.04 Floodplain Development Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

Fire/Life Safety

General Issues

14. Sketch Plans and Site Plans

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 11/8/22 2:29 PM 01.03) Rezoning-</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>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"> • 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>

MapForsyth Addressing Team

General Issues

16. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 11/10/22 4:07 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Approved roads: Hope Life St, Kind Ct, Joy Journey Dr, Loving Life Way, Peace Way and Castle Dr will extend.</p>
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NCDOT

General Issues

18. General Comments

[NCDOT Division 9](#) No comment, since the primary access connects to Castle Drive (misspelled on the plans), which is not state maintained.
Randy Ogburn
336-747-7900
rogburn@ncdot.gov
11/14/22 12:45 PM
01.03) Rezoning-
Special Use District - 2

Planning

2022.11.01 Submittal-SIGNED (22-005).pdf [12 redlines] (Page 1)

21. Text Box B

[City of Winston-Salem](#) Unit Count
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/14/22 9:09 PM
01.03) Rezoning-
Special Use District - 2

22. Text Box B

[City of Winston-Salem](#) Revise District
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 10:24 AM
01.03) Rezoning-
Special Use District - 2

23. Text Box B

[City of Winston-Salem](#) 7.95
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 10:24 AM
01.03) Rezoning-
Special Use District - 2

24. Text Box B

[City of Winston-Salem](#) (1 story)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 10:24 AM
01.03) Rezoning-
Special Use District - 2

25. Text Box B

City of Winston-Salem If you have FFE's, recommend showing them
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 10:24 AM
01.03) Rezoning-
Special Use District - 2

26. Text Box B

City of Winston-Salem Label top and bottom retaining wall elevations if known
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 10:24 AM
01.03) Rezoning-
Special Use District - 2

General Issues

1. 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>
Marc Allred
336-727-8000
marca@cityofws.org
10/25/22 10:55 AM
Pre-Submittal Workflow -
1

Stimmel Associates, PA Noted, thank you
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
10/31/22 4:10 PM
Pre-Submittal Workflow -
1

4. Connectivity Ratio

City of Winston-Salem UDO 7.4.3.B.2.a. The street network for any subdivision with internal roads or access to any public road shall achieve a connectivity index of not less than 1.2, measured within the subdivision.
Marc Allred
336-727-8000
marca@cityofws.org
10/25/22 11:04 AM
Pre-Submittal Workflow -
1

Stimmel Associates, PA noted, thanks
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com [Ver. 2] [Edited By Gaines Hunter]
10/31/22 4:14 PM
Pre-Submittal Workflow -
1

11. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/4/22 10:35 AM
01.03) Rezoning-
Special Use District - 2

19. Environmental Features/Greenways

City of Winston-Salem The existing Muddy Creek greenway is located along the eastern property line. The recorded greenway access easement is shown on the site plan.
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org The National Wetlands Inventory Map identifies a ~2-acre freshwater emergent wetland on the eastern portion of the site near Muddy Creek where no development is proposed. The wetland may be regulated by the State, please contact one of the below State staff for any further information.
11/14/22 1:06 PM
01.03) Rezoning-Special Use District - 2
Sue Homewood 336-776-9800 or sue.homewood@ncdenr.gov and/or Rebecca Chandler 336-776-9800 or rebecca.chandler@ncdenr.gov

20. CAC

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
11/14/22 5:08 PM
01.03) Rezoning-
Special Use District - 2

Sanitation

General Issues

9. Cart Corral

City of Winston-Salem I am unsure that there is sufficient space for carts (refuse or recycling-if requested). Will there be a corral or multiple cart stations?
Helen Peplowski
336-727-8000
helenp@cityofws.org
11/2/22 4:05 PM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

8. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/2/22 3:40 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 City of Winston-Salem's Post Construction Stormwater Management ordinance provisions.

The development will be considered a high density development in terms of the water quality provisions of the ordinance since it exceeds 24% impervious area and exceeds 2 units per acre. The plan states the impervious percentage will be 27.84% and the units per acre will be 8.00. The high density provisions require that the first inch of runoff from the development is captured and treated in an approved Stormwater management system. The water quality provisions also require that stream buffers be provided off of all perennial and intermittent streams located on the property and there are a number of these on the property. The buffer width will be required to be 50' as measured from the top of bank on both sides of the conveyance. No built upon area is permitted in this 50' unless it is a right of way crossing, or a utility crossing, or a greenway. All other impervious area located within a buffer would have to apply for and be granted with a variance. The first 25' of this buffer zone closest to the bank must remain undisturbed at all times while the outer 25' may be disturbed during construction. Some of the buffers are currently labeled on your plan but others are not so please label all stream buffers.

The water quantity provisions of the ordinance will apply since more than 20,000 sq.ft. of new impervious area is proposed to be created. These provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed to at or below the pre developed rates in an approved Stormwater management system. In addition the increase in the pre versus post 25 year volume must be stored in the system and released over a 2 to 5 day period.

Your plan is currently showing three "Proposed Shared SWM Devices" and they are labeled as such. The Planning Board and public may want to know what the specific types of devices these will be so that is something you may want to consider before you go to the Planning Board. I myself do not need to know this at this stage as I will ensure adequate devices are designed when this is permitted but again the Planning Board may want to know what they are approving and so I'm just mentioning it here for that reason. Also, will three such devices be enough? I'm thinking of areas like the western part of the site around Hope Life Lane for example. Will that area be able to be treated in the device across Castle Drive near Condominium C? I'm pointing this out now as if you have to add more devices later at the more advanced design stage then its possible that you may have to go back to the Planning Board to get a revised plan approved that shows more devices than what was originally approved. Planning staff can advise better on this and if this would be a requirement or not but its a question that I thought I should ask now.

The Stormwater management permit will require that a non-refundable financial surety equal to 4% of the estimated construction cost of the Stormwater management system be provided to the City at the time of permitting.

The permit process will also require that an Operation and Maintenance Agreement for the Stormwater management system be approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

[Ver. 4] [Edited By Joe Fogarty]

Utilities

General Issues

12. General Comments

City of Winston-Salem Submit water/sewer plans to Utilities Plan Review, in IDT, for permitting /approval.
 Chris Jones Water and sewer can be public on Castle Drive. Water and sewer interior to Hope Life
 336-747-7499 Street will be private. Water will be master metered in these location with a Reduced
charlesj@cityofws.org Pressure Assembly Backflow preventer matching the meter size. Water meters
 11/9/22 8:06 AM purchased through COWS. All water connections will require a backflow preventer
 01.03) Rezoning- matching the meter size. If the independent living facility has a kitchen. A minimum
 Special Use District - 2 1,000 gallon in ground grease interceptor will be required. Size may be larger
 depending upon kitchen fixture schedule. The pool must drain to the storm drain. The
 bridge/culvert design must be submitted prior to approval of the water/sewer
 extensions. No portion of the sanitary sewer easement can be in the slope of a storm
 water pond. Water connection for Independent Living Facility will be changed upon
 formal submittal of plans.
 [Ver. 3] [Edited By Chris Jones]

WSDOT

General Issues

15. General Comments

City of Winston-Salem • TIA will be required.
 David Avalos • Remove existing gravel road.
 336-727-8000 • Dedicate 30' of right of way along entire robinhood rd frontage
davida@cityofws.org • All internal streets need to be built to city standard with curb and gutter and
 11/16/22 9:59 AM sidewalk on one side.
 01.03) Rezoning- • 7' sidewalk where parking abuts or install wheel stops
 Special Use District - 2 • refer to UDO for parking dimensions
 • recommend providing a connection to the greenway.
 • Show bike parking
 • Show Mail kiosk
 • Show typical section
 • castle drive will need to be inspected for city standard if it will be taken over by the
 city of winston salem.
 • Recommend public street connection to sentry oaks.
 • New street will need uniform right of way all the way out to robinhood.
 [Ver. 3] [Edited By David Avalos]

Zoning

General Issues

13. Zoning

City of Winston-Salem No comments
 Amy McBride
 336-727-8000
amym@cityofws.org
 11/7/22 4:43 PM
 01.03) Rezoning-
 Special Use District - 2