



W-3690 Eastern Food Equipment (Special Use Rezoning from LB-S to GB-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

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

Project Name: W-3690 Eastern Food Equipment (Special
Use Rezoning from LB-S to GB-S)
Jurisdiction: City of Winston-Salem
ProjectID: 2136879

Wednesday, May 20, 2026

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: 10

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
5/6/26 11:18 AM

If the proposed project creates more than 10,000 sq. ft. of land disturbance, a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a

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District - 2

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

11. Approval Notes

Winston-Salem Fire
Department
Nathaniel Brown
336-747-7466
nathanielb@cityofwsfire.org
5/13/26 7:54 AM
01.03) Rezoning-Special Use
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These general notes apply to all projects. If there are any other concerns to be addressed as part of this review they will be noted as separate issues.

- Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.
- Fire apparatus access shall comply with the requirements below and **shall extend to within 150 feet all portions of the exterior walls of the building** as measured by an approved route around the exterior of the building or facility. This can be extended to 200 feet for sprinklered buildings.
- Ensure fire apparatus access roads are designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:
 - Must 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;
 - Approved turnaround required 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.
- For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC; FDC must be located within 100 feet from a fire hydrant.
- Buildings constructed on site must comply with all applicable North Carolina Building Codes

MapForsyth Addressing Team

General Issues

15. Addressing & Street Naming

Forsyth County Government 599 S Stratford Rd
Gloria Alford
3367032337
alfordgd@forsyth.cc
5/18/26 4:43 PM
01.03) Rezoning-Special Use
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NCDOT

General Issues

16. General Comments

NCDOT Division 9
David Bankhead
336-747-7900
Dpbankhead@ncdot.gov
5/19/26 2:11 PM
01.03) Rezoning-Special Use
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* No NCDOT comments on zoning requests
* No NCDOT Driveway Permit required for existing connections at Veda and Ashwood Drive (non-system) internal service roads

Planning

General Issues

17. Issue Resolution Deadline

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/20/26 11:47 AM
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Please be aware of the site plan resubmittal/issue resolution deadline as shown on the Planning Board Calendar of Significant Dates published on our website here: <https://www.cityofws.org/1564/Monthly-Planning-Board-Items>

18. Conditions

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/20/26 11:47 AM
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Staff will likely recommend an additional condition to ensure adequate opaque fencing screening.

Stormwater

General Issues

6. Exempt from Stormwater Management Permitting

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
5/6/26 11:31 AM
01.03) Rezoning-Special Use
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I do not see any proposed impervious area additions on your plan. Most of the property is already impervious for the most part based on your plan statement of 1.96 acres of existing impervious and also based on the aerial photographs I see for the property. Developments that do not increase the impervious area above what already exists, which I'm assuming will be the case here, are exempt from the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions and hence exempt from having to be issued with a Post Construction Stormwater Management permit.
[[Ver. 2](#)] [Edited By Joe Fogarty]

Utilities

General Issues

9. General Comments

City of Winston-Salem
Tiffany Ladd
336-727-8000
tiffanyal@cityofws.org
5/11/26 10:52 AM
01.03) Rezoning-Special Use
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Site has existing water and sewer services. Any existing water/sewer connections not intended for reuse must be terminated at the main. A NCLUC will need to make any new public water/sewer connections to the city mains. Water connections will require a Backflow Preventer matching the meter size. Water meters purchased through COWS. System development fees due for water and wastewater at the time of meter purchase.

WSDOT

General Issues

14. No Comment

City of Winston-Salem
Robert Stone
336-727-8000
robertst@cityofws.org
5/18/26 10:54 AM
01.03) Rezoning-Special Use
District - 2

- WSDOT has no comment. No proposed work within the public R/W.

12. Zoning Plan Review

[City of Winston-Salem](#)

Ellie Levina

336-727-2626

elliele@cityofws.org

5/14/26 11:26 AM

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Extend fence in lieu of bufferyard, provide type and height on site plan