



W-3650 Sandpiper Place Townhomes(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

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

Project Name: W-3650 Sandpiper Place Townhomes(Special
Use Rezoning from RS9 to RM8-S)
Jurisdiction: City of Winston-Salem
ProjectID: 1709838

Wednesday, May 21, 2025

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: 16

Engineering

15. Residential Infrastructure Permit Required

City of Winston-Salem-
Engineering
Craig Nursey
336-727-8000
craign@cityofws.org
5/13/25 9:37 AM
01.03) Rezoning-
Special Use District - 2

- This development will require a Residential Infrastructure Permit.
- Site must be designed and built in accordance with the most recent City of Winston Salem Infrastructure Development Standards and Water and Sewer Technical Specifications.
- Sight Distance Triangles (SDT) shall be drawn from the back of curb on C&G streets and edge of pavement on ribbon pavement streets.
- Check with WSDOT regarding ROW dedication requirements.
- Check with WSDOT regarding sidewalk requirements.
- All existing curb cuts and driveway approaches that are not planned for future use, shall be terminated in accordance with City of Winston-Salem standards.
- All existing utility services that are not planned for future use shall be terminated at the main, per City of Winston-Salem standards.

Further detailed comments may be issued when more detailed plans are provided in future technical permitting process.

General Issues

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

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
5/19/25 8:08 AM
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/>

21. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
5/19/25 8:09 AM
01.03) Rezoning-
Special Use District - 2

If this project will use any public funds for financing, and/or be constructed on public owned property, and/or is a public utility project, then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR at the Winston-Salem Regional Office. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800 or tamera.eplin@deq.nc.gov).

Fire/Life Safety

General Issues

16. Approval Notes

City of Winston-Salem (Fire)
Raven Byrd
336-747-7456
ravenb@cityofwsfire.org
5/13/25 4:01 PM
01.03) Rezoning-
Special Use District - 2

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 NC Building Codes

Landscaping

General Issues

9. Trees

<p>City of Winston Salem - Vegetation Management Derek Renegar 3364168867 Derekr@cityofws.org 5/7/25 10:31 AM 01.03) Rezoning- Special Use District - 2</p>	<p>It appears from initial plans trees will be planted outside City maintained ROW. No trees may be planted within the City ROW without first applying for and receiving an approved Planting Permit through City of WS Urban Forestry department. A detailed landscape plan shall be submitted as part of the permit application. Trees should be planted a minimum of 4' from hardscape to minimize conflict between paved/concrete surfaces and tree roots.</p> <p>Tree protection zones shall be established prior to construction to protect any established trees counting towards greenspace requirements and extend in a radius equal to 1.5' for every inch of trunk diameter measured at 4.5' above grade. Protected areas shall be clearly defined with fencing and signage. No equipment shall be allowed to enter, no changes in grade or storage of supplies shall be allowed within established tree protection zones. Tree protection zones shall be maintained until completion of project and monitored for compliance.</p>
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12. Interior plantings

<p>City of Winston-Salem Jeff Vaughn 336-727-8000 jeffv@cityofws.org 5/8/25 12:51 PM 01.03) Rezoning- Special Use District - 2</p>	<ul style="list-style-type: none">• Ensure there is a large variety tree within 75' of every parking space• If this is a PRD, you will need to provide and label the required thoroughfare buffer, as well as meet other PRD requirements.• There should be a bufferyard installed on the MU-S zoning, therefore no bufferyard required on on this property adjacent to MU-S <p>[Ver. 2] [Edited By Jeff Vaughn]</p>
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NCDOT

General Issues

18. General Comments

<p>NCDOT Division 9 Ashley Mills 336-747-7900 ammills1@ncdot.gov 5/16/25 8:01 AM 01.03) Rezoning- Special Use District - 2</p>	<ul style="list-style-type: none">• No comments as Willard Road is non-system (City of Winston-Salem)
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Planning

23. Text Box B

Forsyth County
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
5/19/25 2:39 PM
01.03) Rezoning-
Special Use District - 2

NAME IS NOT APPROVE, CONTACT GLORIA ALFORD

General Issues**13. Historic Resources**

City of Winston-Salem No comments
Kelly Bennett
336-727-8000
kellyb@cityofws.org
5/9/25 10:59 AM
01.03) Rezoning-
Special Use District - 2

14. Community Appearance Commission

City of Winston- No comment
Salem/Forsyth County
Daniel Rankin
336-747-6835
danielr@cityofws.org
5/11/25 3:43 PM
01.03) Rezoning-
Special Use District - 2

17. Environmental Features/Greenways

City of Winston-Salem Greenways: N/A
Amy Crum Wetlands: N/A
336-747-7051 VAD/Farmland: N/A
amyc@cityofws.org Natural Heritage: N/A
5/14/25 10:50 AM
01.03) Rezoning-
Special Use District - 2

24. Conditions/Site Plan Changes

City of Winston-Salem - Type I Bufferyard on Willard Road
Marc Allred - Switch Tree and dumpster south of building 6.
336-727-8000 - Provide crosswalk from sidewalk east of recreation area to sidewalk north of
marca@cityofws.org Sandpiper Lane
5/20/25 12:21 PM
01.03) Rezoning-
Special Use District - 2

Sanitation

General Issues

8. Bulk Container Information

City of Winston-Salem

Matthew Cheatham

336-727-8000

matthewch@cityofws.org

5/7/25 8:33 AM

01.03) Rezoning-Special

Use District - 2

Location will require bulk container(s).

Bulk Containers: All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement: Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

Stormwater

General Issues

10. Stormwater Management Permit Required

City of Winston-Salem

Joe Fogarty

336-747-6961

josephf@cityofws.org

5/7/25 11:08 AM

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 plan is stating that the impervious percentage will be 27.43% and that the lots per acre number will be 6.4 lots/acre. Developments that exceed 24% impervious area and 2 units/acre are considered high density developments in terms of the water quality provisions of the ordinance. High density developments have to capture and treat the first inch of runoff from the development in an approved stormwater management system. The water quality provisions also require stream buffers to be provided off of all intermittent and perennial streams that may be on a property under development and there is at least one such conveyance on this property. You are showing buffers and labeling the correct buffer width zones of 15' and 30'. No impervious area is permitted in the buffer zone. The 15' inner half of the buffer closest to the stream bank must not be disturbed but the outer half may be disturbed/graded during construction but then returned to a vegetated state after.

The water quantity provisions of the ordinance apply once more than 20,000 sq.ft. of new impervious area is proposed which will be the case here Those 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 in an approved stormwater management system such that they are equal to, or less than, the pre developed rates. Also, the increase in the pre to post developed 25 year volume must be stored in the system and this volume released over a 2 to 5 day period.

Your plan is showing two proposed Stormwater Control Measures (SCM's) so my guess is that these will be adequate to meet these quality and quantity requirements. They are labeled as "New SWM". Planning staff can advise on if you need to be more specific as to the type of SCM's proposed for the purposes of this Planning Board review

The permit will require that the developer provide the city with a financial disclosure statement in which they agree to set aside funds equal to 10% of the estimated construction cost of the stormwater management system in an account they use solely for the operation and maintenance of the system within 5 years of the systems construction. The permit also requires that the developer enter into an Operation and Maintenance Agreement for the SCM's and once approved by the city recorded at the Forsyth County Register of Deeds office.

Utilities

General Issues

11. General Comment

City of Winston-Salem
Robert Wall
336-727-8000
robertw@cityofws.org
5/8/25 11:05 AM
01.03) Rezoning-
Special Use District - 2

Submit water/sewer extension plans to Utilities Plan Review, in IDT, for permitting/approval. Please pay attention to COWS specifications when designing. I have attached a checklist of commonly missed items on reviews to help. It is in this submittal 001. Water meters purchased through COWS. System development fees due at the time of meter purchase. Any water connections to common areas, pools or clubhouses will need a Reduced Pressure Assembly backflow preventer matching the meter size. COWS will not aide developer in obtaining any easements for public utilities.

WSDOT

22. General

[City of Winston-Salem](#)

Robert Stone

336-727-8000

robertst@cityofws.org

5/19/25 1:52 PM

01.03) Rezoning-
Special Use District - 2

- Provide fee-in-lieu of sidewalk along property frontage of Willard Road per CTP.
- Development will require Infrastructure Permit with city of Winston-Salem