



W-3489 Simpson CRE - University Pkwy.(Special Use Rezoning)



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-3489 Simpson CRE - University Pkwy.
(Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 577739

Wednesday, July 21, 2021

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

Addressing

[2021.07.06 REZN SUBMITTAL-signed \(21-049\).pdf \[4 redlines\]](#) (Page 1) [1] 21-049 REZN-24x36

16. Text Box B

Forsyth County 6010
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
7/19/21 11:58 AM
01.03) Rezoning-
Special Use District - 2

17. Text Box B

Forsyth County 6020
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
7/19/21 11:58 AM
01.03) Rezoning-
Special Use District - 2

18. Text Box B

Forsyth County 6026
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
7/19/21 11:58 AM
01.03) Rezoning-
Special Use District - 2

19. Text Box B

Forsyth County 6032
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
7/19/21 11:58 AM
01.03) Rezoning-
Special Use District - 2

Engineering

General Issues

8. Driveway Permit required

City of Winston-Salem A City driveway permit will be required for the proposed access points onto University Parkway. Please note that the proposed access will be restricted to right-in/right-out access points. The access will need to be a heavy duty concrete apron to support dumpster pickup traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on University Parkway to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required). Since University Parkway is also a NCDOT maintained road, a driveway permit will also be required from them.
Matthew Gantt
336-727-8000
matthewg@cityofws.org
7/8/21 4:09 PM
01.03) Rezoning-
Special Use District - 2
[Ver. 2] [Edited By Matthew Gantt]

9. General comments

City of Winston-Salem 1. Construction details and design calculations will be required per the Winston-Salem IDS Manual Section III, parts "A" through "D". Also, please include standard details from the Winston-Salem IDS Manual.
Matthew Gantt
336-727-8000
matthewg@cityofws.org
7/21/21 9:32 AM
01.03) Rezoning-
Special Use District - 2
2. Please provide further detail regarding storm water discharge along Sunburst Circle. It appears that discharge from the project will enter an existing culvert along Sunburst Court and travel to the end of Sunburst Court through a residential area.
[Ver. 3] [Edited By Matthew Gantt]

Erosion Control

General Issues

7. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
7/8/21 3:42 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

11. Notes

City of Winston-Salem (Fire)
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
7/14/21 1:13 PM
01.03) Rezoning-Special Use District - 2

Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

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.

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:

- 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.

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:

- 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>).

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.

NCDOT

General Issues

15. NCDOT Comments

- [NCDOT Division 9](#)
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
7/19/21 8:06 AM
01.03) Rezoning-
Special Use District - 2
- Need to coordinate with TIP Project U-2579. Connie James is the point of contact. ckjames1@ncdot.gov
 - There is a concern that the proposed island doesn't provide enough of a barrier to prevent u-turns. This will especially become an issue should the development be built before the TIP project.
 - A driveway permit will be required. Randy Ogburn is the point of contact. rogburn@ncdot.gov
 - Encroachment agreements are required for work or utility ties within the right of way. Thomas Scott is the point of contact. ntscott@ncdot.gov

Planning

[2021.06.28 REZN PRESUBMITTAL-signed \(21-049\).pdf \[6 redlines\]](#) (Page 1) [1] 21-049 REZN-24x36

4. Council Member Contact **B**

[City of Winston-Salem](#) Please ensure that you have contacted your appropriate Council Member. They may also wish to participate in any community outreach which is to take place prior to the Planning Board Hearing.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/30/21 9:44 AM
Pre-Submittal Workflow -
1

[Stimmel Associates, PA](#) Noted: Council member has been contacted
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
7/2/21 3:14 PM
Pre-Submittal Workflow -
1

General Issues

10. Historic Resources

[City of Winston-Salem](#) No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
7/8/21 4:42 PM
01.03) Rezoning-
Special Use District - 2

14. Design

[City of Winston-Salem](#) The North Suburban Area Plan does not recommend commercial zoning this deep into the residential area of Sunburst Circle. Consider providing building elevation improvements along the south façade of the car wash such as faux windows. Label the perspectives of the elevations, and consider extending the Streetyard along the entire frontage of Sunburst Circle.
Gary Roberts
336-747-7069
garyr@cityofws.org
7/16/21 3:45 PM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

6. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
7/8/21 2:20 PM

01.03) Rezoning-
Special Use District - 2

This development will be subject to applying for and being issued with a Post Construction Stormwater Management permit that is in compliance with the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.

The plan states that the proposed impervious area percentage is 72.25%. Any development that exceeds 24% in impervious area and disturbs more than 1 acre during construction is considered a high density development under the water quality provisions of the ordinance. High density developments require the first inch of runoff to be managed in an approved Stormwater management system.

The plan also states that there will be 1.64 acres of impervious area. Developments that create more than 20,000 sq.ft. of new impervious area are subject to the water quantity provisions of the ordinance. These require that the peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration be managed to at, or below, the pre developed rates and also that the increase in the 25 year volume be managed by storing it in the Stormwater Management system and releasing this volume over a 2 to 5 day period.

The plan is currently showing two "Underground Stormwater Management Devices". They are not specific as in what exact type of Stormwater control structures these are. The Planning Board may want to know that. It's not important to me to know the type of devices at this stage as I will review them for compliance at the permitting stage but again, the Planning Board and indeed the public at the public hearing may want to know so that they have an idea of what system they are approving or expecting to see installed.

The Stormwater management permit will require a non-refundable financial surety to be provided as part of the permitting process. This is to equal 4% of the estimated construction cost of the Stormwater management system and is to be paid to the City at the time of permitting. The permit process will also require that an Operation and Maintenance Agreement be approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

Utilities

General Issues

13. General Comments

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
7/15/21 10:16 AM
01.03) Rezoning-
Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. ALL water connections must have a backflow preventer matching the meter size. Water meters purchased through COWS. System development fees due at the time of meter purchase. Contact Jim Story at 336-747-7419 for oil/water separator requirements and sizing. If any restaurants are proposed, they must have an external in ground grease interceptor, sizing based off kitchen fixture schedule. The minimum is 1,000 Gallons. [Ver. 3] [Edited By Charles Jones]

WSDOT

General Issues

12. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
7/21/21 8:33 AM
01.03) Rezoning-
Special Use District - 2

- Dedicate a right of way radius at the intersection of sunburst circle and university.
- Recommend eliminating the 2 southern most dry down spaces to avoid issues with vehicles exiting the the car wash.
- Curb and gutter and Sidewalk required on entire sunburst frontage.
- WSDOT is concerned about U turns
- Any sidewalk abutting parking will need to be 7' wide or install wheel stops
- Refer to the UDO for parking dimensions. Driveway aisles for 90 degree parking should be 26' wide (vac spaces).
- May sure one way access meets fire requirements.
- Recommend do not enter sign at one way driveway aisle next to the car wash.
- Recommend a longer throat length fir entrance.

[Ver. 5] [Edited By David Avalos]

Zoning

General Issues

20. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
7/20/21 12:09 PM
01.03) Rezoning-
Special Use District - 2

- Please show you are meeting the requirement 6.2.2C.3e DISTANCE OF PARKING SPACES TO TREES by adding the 75' radius. Please note to use large trees for credit A minimum planting area of six hundred (600) square feet shall be required for each large variety tree. Please check all plating islands for min required size.
- Please label the 4 provided bicycle parking spaces.
- Exterior lighting must comply with Section 6.6 of the UDO "Exterior Lighting." This includes but is not limited to submitting a photometric plan, parking lot lighting shall utilize fixtures certified as full cut-off or LED BUG-rated fixtures with an uplight rating of U0 and a maximum glare rating of G3. Wall packs must be shielded or are otherwise prohibited.
- Show proposed freestanding signage. (Signage requires separate permits.)
- The outdoor storage area must be screened meeting the requirements of UDO 6.2.1F please provide details.
- Please show the calculations you are meeting the Use-Specific Standards for 5.2.14 Car wash A.2 and 4.b, The Vacuum spaces can be use to fulfill dry down parking but we need to see the calcs on the plan.
- Your elevations reference split CMU's to be used as a siding material. Per the use specifics 5.2.73 B.1.d. Concrete Masonry Units (CMU) are allowed provided they are split face and textured. Please make sure the CMU's are textured.

[Ver. 3] [Edited By Amy McBride]