



W-3471 Circle K - Clemmons Rd. (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

Megan Baum
Bowman Consulting
800 Island Park Drive
400
Charleston, SC 29492

Project Name: W-3471 Circle K - Clemmons Rd. (Special
Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 505359

Wednesday, April 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: 18

Engineering

General Issues

17. Driveway Permit required

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
4/12/21 4:35 PM
01.03) Rezoning-
Special Use District - 2

A City driveway permit will be required for the reconstructed access points onto Ebert Road and West Clemmons Road. Please note that West Clemmons Road is a State-maintained roadway, so a driveway permit will also be required from NCDOT for this access point. Both accesses will need to be heavy duty concrete aprons to support dumpster pickup and tractor trailer traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete aprons shall extend from the edge of pavement on both streets to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).

18. Street and drainage design

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
4/12/21 4:40 PM
01.03) Rezoning-
Special Use District - 2

Street and drainage design for the proposed improvements along Ebert Road and Clemmonsville Road must be reviewed and approved by the City's Engineering department. Design must be approved prior to the issuance of the grading permit (if required).

Erosion Control

General Issues

14. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
4/12/21 8:54 AM
01.03) Rezoning-
Special Use District - 2

If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation 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 at the following link: <https://winston-salem.idtplans.com/secure/>

Fire/Life Safety

General Issues

21. Notes

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 4/13/21 2:00 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>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> <p>Installation of hazardous material storage tanks (including those used for fuel storage and dispensing) require a separate plan submittal to the Winston-Salem Fire Department. Guidance regarding the makeup of this plan submittal may be found on the WSFD website.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

MapForsyth Addressing Team

General Issues

24. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 4/19/21 11:11 AM Revised Site Plan Review 4-15-2021</p>	<p>Use the same address of 2121 W Clemmons Rd.</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------

NCDOT

General Issues

16. NCDOT Comments

<p>NCDOT Division 9 Victoria Kildea 336-747-7900 vrkildea@ncdot.gov 4/12/21 4:15 PM 01.03) Rezoning- Special Use District - 2</p>	<ul style="list-style-type: none"> • Driveway permit required. This is now an online application. Please email Randy Ogburn for entry procedures. We will need to review the turn lane designs, so we need more details (i.e. dimensioning). • Encroachment agreements required for any work or utility ties within the right of way. • Need to insure that ample right of way exists for signal poles and guy supports.
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Planning

General Issues

15. Historic Resources

<p>City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofws.org 4/12/21 10:26 AM 01.03) Rezoning- Special Use District - 2</p>	<p>No comments</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------

30. Design

<p>City of Winston-Salem Desmond Corley 336-727-8000 desmondc@cityofws.org 4/21/21 11:58 AM Revised Site Plan Review 4-15-2021</p>	<p>Staff will recommend an approval condition requiring the proposed car wash building to be constructed of the same materials (or have the same appearance) as the principal convenience store.</p> <p>Additionally, lateral connections to the required sidewalk along W Clemmons Road should be provided. The optimal location would be adjacent to the area shown for outdoor dining on the proposed site plan.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2021-03-29_Circle K - Winston Salem (Clemmons Rd) NC.pdf [14 redlines] (Page 1) [1] Concept 2.0

10. COUNCIL MEMBER CONTACT B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 3/31/21 9:08 AM Pre-Submittal Workflow - 1</p>	<p>PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.</p>
<p>Bowman Consulting Megan Baum 8435016332 mbaum@bowmanconsulting.com 4/5/21 12:58 PM Pre-Submittal Workflow - 1</p>	<p>Acknowledged.</p>

W3471 Circle K Site Plan 4-15-2021.pdf [11 redlines] (Page 1) [1] Concept 2.0

26. Text Box B

City of Winston-Salem Label SCM
Samuel Hunter
336-727-8000
samuelp@cityofws.org
4/21/21 10:03 AM
Revised Site Plan
Review 4-15-2021

W3471 Circle K Site Plan 4-15-2021.pdf [11 redlines] (Page 2) [1] Concept 2.0

27. Text Box B

City of Winston-Salem Correct scaling
Samuel Hunter
336-727-8000
samuelp@cityofws.org
4/21/21 10:05 AM
Revised Site Plan
Review 4-15-2021

28. Text Box B

City of Winston-Salem 10' Type 1 Bufferyard
Samuel Hunter
336-727-8000
samuelp@cityofws.org
4/21/21 10:08 AM
Revised Site Plan
Review 4-15-2021

29. Text Box B

City of Winston-Salem 10' Type 1 Bufferyard
Samuel Hunter
336-727-8000
samuelp@cityofws.org
4/21/21 10:08 AM
Revised Site Plan
Review 4-15-2021

Sanitation

General Issues

20. No Issues with Dumpster Enclosure

City of Winston-Salem No issues with the dumpster enclosure.
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
4/13/21 8:16 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

12. Stormwater permit may be required

City of Winston-Salem

Joe Fogarty

336-747-6961

josephf@cityofws.org

4/15/21 10:45 AM

Revised Site Plan

Review 4-15-2021

There is not enough information on this plan at this time for me to be able to say for certain what may apply, if anything, as regards Stormwater management permitting and the application of the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions.

There is already a lot of existing impervious area on the site and it could well be that you are exempt from some, or all, of the ordinance provisions. If you are not exempt from the quality provisions then you may well be a low density development and hence not have to manage the first inch of runoff in an SCM if the site is less than 24% built upon area (BUA). Your plan states that its more than 24% BUA but was this figure calculated taking into account the existing BUA and hence the built in credit in that calculation? Also the development will be exempt from the water quantity provisions of the increase in BUA from the existing to the proposed condition is less than 20,000 sq.ft. Is this the case? Finally if there is not increase in BUA from the existing to the proposed condition then the development will be exempt from all of the ordinance provisions, both quality and quantity. I had commented on this at the sketch plan review a few weeks ago but it seems to not have been addressed. I will therefore need to know the following to be able to make a better determination:

1. What is the amount of existing impervious area on the property?
2. What is the amount of proposed impervious area on the property?
3. What is the increase (if any) in impervious area from the existing to the proposed condition?
4. What is the proposed impervious percentage when factoring in the existing impervious percentage? This is calculated by using the formula: The difference of total built upon area minus the existing built upon area divided by the difference of total project area minus the existing built upon area.

As stated above, if there is no increase in the impervious area from the existing condition to the proposed condition then the development is exempt from all of the provisions (quality and quantity) of the ordinance. If there is an increase in impervious area and assuming more than 1 acre is disturbed during construction, but the site is less than 24% impervious, then the development would be considered a low density development under the water quality provisions of the ordinance and would have to meet low density criteria contained in the NCDWQ Stormwater Design Manual (Low Density Chapter). These do not require management of the runoff, but again, low density items must be proved to be met and a permit issued accordingly. If the site has an increase in impervious area and it exceeds 24% impervious area then it is considered a high density development under the water quality provisions and the first inch of runoff must be managed in an approved Stormwater management system. If the development creates less than 20,000 sq.ft. of a net increase in impervious area then it will be exempt from the water quantity provisions of the ordinance. If it exceeds this amount then it will be subject to those provisions. In that case the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration must be managed to at, or below, the pre developed rates and also the increase in the pre versus post 25 year volume must be captured, stored and released over a 2 to 5 day period in an approved Stormwater management system. In lieu of management for quantity the engineer may submit a "no adverse impact downstream study" if a no adverse impact situation can be proven.

The plan is showing one SCM area although not clearly showing the SCM itself. In any case have you determined that this is required for either quality or quantity? If one is not required then it should not be shown on the Planning Board plan for approval as once it is shown and approved by them then it will have to be built. Therefore the requirement

for an SCM should be fully determined before the plan is presented to the Planning Board. If its determined that a SCM is required for either quality or quantity management, or both, then the Planning Board may want to know what type of SCM you intend to use and specify that more clearly on the plan.

If there is any Stormwater management system required then the permit process requires that an Operation and Maintenance Agreement be submitted for review and approval and once approved by the City it must be recorded at The Forsyth County Register of Deeds office. The permit would also require that a non-refundable surety equal to 4% of the estimated construction cost of the Stormwater management system be provided to the City at the time of permitting if a Stormwater management system is required.

[Ver. 3] [Edited By Joe Fogarty]

Utilities

General Issues

22. General Comments

[City of Winston-Salem](#)
Charles Jones
336-727-8000
charlesj@cityofws.org
4/13/21 2:13 PM
01.03) Rezoning-
Special Use District - 2

Any existing water/sewer connections not intended for reuse must be terminated at the main, any new water/sewer connections must be installed by a licensed utility contractor, any connections to the water line in Clemmons Rd will require a NCDOT encroachment agreement, all required water meters/connections will require an approved backflow preventer assembly be installed (backflows must match water meter size) . be aware of accompanying System Development fees due at time of water meter purchase, if the convenience store proposes a grill/kitchen a minimum 1000 gallon external grease interceptor will be required to be installed. Contact Jim Story in Inspections for information on oil/water separator for car wash. 336-747-7419

WSDOT

General Issues

13. General Comments

[City of Winston-Salem](#)
David Avalos
336-727-8000
davida@cityofws.org
4/12/21 4:44 PM
01.03) Rezoning-
Special Use District - 2

- Dedicate right of way 40' from center along entire ebert and clemmons rd frontage.
- Widen pavement 18' from center along entire frontage of both streets.
- Intent of widening is to provide a center turn lane. Explore further as design progresses. The idea is that at a minimum we would like to get a SB left turn lane at the intersection.
- Curb and gutter and sidewalk along entire frontage on both ebert and clemmons rd.
- Entrance on Ebert needs to line up with family dollar entrance.
- **TIA will be required. (Disapproved till submitted.)**
- Sidewalk should be 7' wide were parking abuts or install wheel stops.
- Sidewalk connection to from public sidewalk to store sidewalk required.

[Ver. 3] [Edited By David Avalos]

Zoning

General Issues

25. Zoning

City of Winston-Salem

Elizabeth Colyer

336-747-7427

elizabethrc@cityofws.org

4/20/21 8:58 AM

Revised Site Plan

Review 4-15-2021

Please revise the legend to include only the zoning use requested on the application for rezoning; Convenience Store.

Please add the required bicycle parking to the legend parking calculation.

Provide a physically separated and unobstructed paved pedestrian walkway a minimum of five (5) feet in width between a principal building entrance and W. Clemmons Road, per UDO ClearCode Section 6.1.3 A.

Proposed dumpster screening is required per UDO Section 6.2.1 F.

Any proposed site lighting must be in compliance with UDO ClearCode Section 6.6.

MVSA plantings and a 10' Streetyard will be required per UDO ClearCode Section 6.2.1 D. Please delineate a 10' Streetyard where proposed MVSA is within 100' of existing roadway with no intervening building.

Please provide MVSA (see definition) calculations, and ensure that all parking spaces are within 75' of a large variety tree.

[Ver. 4] [Edited By Elizabeth Colyer]