



# W-3460 Christian Brothers Automotive (Special Use District 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

Stephen Dodson  
Summit Design and Engineering Services  
320 Executive Court  
Hillsborough, NC 27278

Project Name: W-3460 Christian Brothers Automotive (Special Use District Rezoning)  
Jurisdiction: City of Winston-Salem  
ProjectID: 507579

Wednesday, March 17, 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: 15

### Engineering

[21-0008\\_CBAC Winston-Salem Rezone\\_02-26-21.pdf \[5 redlines\]](#) (Page 1)

#### 9. W-S Engineering B

<p>City of Winston-Salem Ryan Newcomb 3367278063 <a href="mailto:ryancn@cityofws.org">ryancn@cityofws.org</a> 3/3/21 3:28 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Show striping work on Fleetwood Circle to restripe two-way left turn lane to pocket left turn lanes in both directions</p>
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### Erosion Control

## General Issues

### 13. Erosion Control Plan Needed

**City of Winston-Salem**  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
3/8/21 9:04 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

### 11. Notes

**Winston-Salem Fire Department**  
Mike Morton  
336-747-6935  
[michaelcm@cityofwsfire.org](mailto:michaelcm@cityofwsfire.org)  
3/4/21 10:36 AM  
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. ***Please note that sprinkler systems are required for Group S-1 fire areas (as defined by the building and fire codes) over 5,000 square feet used for the repair of commercial motor vehicles.***

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.

## MapForsyth Addressing Team

## General Issues

## 15. Addressing & Street Naming

[Forsyth County Government](#) Address is 5525 Vienna Ln.  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
3/10/21 2:36 PM  
01.03) Rezoning-  
Special Use District - 2

## NCDOT

### General Issues

## 14. NCDOT Comments

[NCDOT Division 9](#) • No comments  
Victoria Kildea  
336-747-7900  
[vrkildea@ncdot.gov](mailto:vrkildea@ncdot.gov)  
3/9/21 11:36 AM  
01.03) Rezoning-  
Special Use District - 2

## Planning

### General Issues

## 7. Historic Resources

[City of Winston-Salem](#) No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
3/3/21 1:37 PM  
01.03) Rezoning-  
Special Use District - 2

## 16. Resubmittal

[City of Winston-Salem](#) Resubmittal deadline for changes to the plan is March 25th.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/11/21 10:02 AM  
01.03) Rezoning-  
Special Use District - 2

## 20. Design

[City of Winston-Salem](#) The submitted elevations appear to be inverted, based on the site plan submitted. For example, the office/waiting area appears on the left side of the front elevations, when the site plan shows that area on the right side of the building.  
Desmond Corley  
336-727-8000  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
3/17/21 11:23 AM  
01.03) Rezoning-  
Special Use District - 2  
Additionally, staff has concerns about the western elevations (facing Firedale Drive). This elevation should include more articulation and carry around the cast stone flood table from the rest of the building. We recommend using columns and additional glass. [Ver. 2] [Edited By Desmond Corley]

## 21. Conditions

<p><a href="#">City of Winston-Salem</a> Desmond Corley 336-727-8000 <a href="mailto:desmondc@cityofws.org">desmondc@cityofws.org</a> 3/17/21 11:25 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Staff will recommend conditions limiting signage to a maximum height of 6 feet (maximum copy area of 36 square feet) and limiting storage areas for tires and other appurtenances to the interior of the building.</p>
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**21-0008\_Rezone-Site Plan\_02-22-2021.pdf [10 redlines] (Page 1) [1] Site Plan**

**4. COUNCIL MEMBER CONTACT B**

<p><a href="#">City of Winston-Salem</a> Bryan Wilson 336-747-7042 <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a> 2/23/21 1:19 PM 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>
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<p><a href="#">Summit Design and Engineering Services</a> Stephen Dodson 919-732-3883 <a href="mailto:stephen.dodson@summitde.net">stephen.dodson@summitde.net</a> 2/26/21 11:02 AM Pre-Submittal Workflow - 1</p>	<p>SO NOTED. OUTREACH IS ANTICIPATED PRIOR TO THE HEARING DATE.</p>
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**Sanitation**

General Issues

**17. No Issues with Dumpster Enclosure**

<p><a href="#">City of Winston-Salem</a> Jennifer Chrysson 336-727-8000 <a href="mailto:jenniferch@cityofws.org">jenniferch@cityofws.org</a> 3/15/21 8:57 AM 01.03) Rezoning- Special Use District - 2</p>	<p>No issues with dumpster enclosure location.</p>
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**Stormwater**

General Issues

**8. Covered under Existing Stormwater Management Plan**

<p><a href="#">City of Winston-Salem</a> Joe Fogarty 336-747-6961 <a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a> 3/3/21 2:48 PM 01.03) Rezoning- Special Use District - 2</p>	<p>This development is not subject to the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions. It is grandfathered from them due to having being included in a prior Stormwater management plan approval issued for the Village at Robinhood development in 2006. This approval on file was issued prior to the adoption of the current ordinance. Therefore, nothing further is required as regards Stormwater management. No comment.</p>
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**Utilities**

General Issues

**12. General Comments**

[City of Winston-Salem](#)  
 Charles Jones  
 336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
 3/8/21 11:16 AM  
 01.03) Rezoning-  
 Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. According to our records an existing sewer Co exists on the NW corner of the property. A Licensed utility contractor must install any new connections. System development fees due at the time of meter purchase. Water meters purchased through COWS. All water connections will require a backflow preventer matching the meter size. Sewer connection should not be located in driveway.

[Ver. 3] [Edited By Charles Jones]

## WSDOT

### General Issues

#### 10. General Comments

[City of Winston-Salem](#)  
 David Avalos  
 336-727-8000  
[davida@cityofws.org](mailto:davida@cityofws.org)  
 3/3/21 3:29 PM  
 01.03) Rezoning-  
 Special Use District - 2

- Provide connection to the public sidewalk on Firedale Dr

## Zoning

### General Issues

#### 18. Zoning

[City of Winston-Salem](#)  
 Elizabeth Colyer  
 336-747-7427  
[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org)  
 3/15/21 12:54 PM  
 01.03) Rezoning-Special  
 Use District - 2

Please ensure that all applicable Use-Specific Standards are met, see section 5.2.60.  
 Please label all driveway, drive aisles, and sidewalk widths.  
 How is the 10' Streetyard requirement going to be met along Vienna Lane?  
 Any proposed exterior lighting must meet the requirements of Section 6.6.  
 Please show the location of any proposed on-premises freestanding sign(s) on the site plan.