



W-3418 Truliant - Burke Mill Road (Special Use District Rezoning)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7068

City of W-S Planning

Gaines Hunter
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3418 Truliant - Burke Mill Road (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 286005

Wednesday, June 26, 2019

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 20

Building

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13. W-S Building B

City of Winston-Salem accessible parking per 1106 NC building code
Tracy Phillips
336-727-2133
tracyp@cityofws.org
6/17/19 1:39 PM
Interdepartmental
Review

Engineering

General Issues

14. Driveway Permit required

City of Winston-Salem
Ryan Newcomb
336-727-8000
ryanncn@cityofws.org
6/17/19 3:48 PM
Interdepartmental
Review

A City driveway permit will be required for the proposed connection to Burke Mill Road. Driveway shall be a 6" concrete apron (Class A, 3,000 psi) over 6" ABC from the edge of pavement on Burke Mill Road to the ROW line per the City's Infrastructure Development Standards. Apron will need to provide ADA accessible ramps for the existing sidewalk along Burke Mill Road.

Erosion Control

General Issues

11. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
6/11/19 2:57 PM
Interdepartmental
Review

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

9. Notes

Winston-Salem Fire Department
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
6/11/19 1:21 PM
Interdepartmental Review

Please address all issues listed under W-3417.

IDTP

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1. Text Box B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/5/19 9:16 AM
Pre-Submittal Workflow -
1

PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR COUNCIL MEMBER PRIOR TO YOUR REQUIRED NEIGHBORHOOD OUTREACH MEETING.

Stimmel Associates, PA
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
6/10/19 3:37 PM
Pre-Submittal Workflow -
1

We contacted council person(s) before the neighborhood meeting was held

Inspections

General Issues

16. Zoning Use

City of Winston-Salem
Jeff Hunter
336-727-2626
jeffph@cityofws.org
6/24/19 2:15 PM
Interdepartmental
Review

-Grading plan with tree save area summary calculations table will be required. If a tree stand method is utilized to meet tree save requirements (as indicated in the tree save area legend), this will need to be shown on the grading plan.

-Outdoor lighting standards of UDO-286 will apply.

-Parking adjacent to the sidewalk will require anchored wheel stops unless the sidewalk is a minimum of 7' wide.

-A 5' pedestrian walkway from the principal building to the sidewalk designated public street is required.

-A Special Use District Fee will be due with the grading permit.

Landscaping

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19. Preserve Existing Vegetation

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:45 AM
Interdepartmental
Review

Existing vegetation in the 15-foot bufferyard shown on the northern portion of the subject property should be preserved where feasible.

20. Adjacent Residential Properties

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:46 AM
Interdepartmental
Review

Please consider enhanced buffering along the northern property line, possibly including acquiring a landscape easement from the neighboring residential association.

21. Thoroughfare Overlay

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:46 AM
Interdepartmental
Review

Please adjust the note for the Thoroughfare Overlay so that it does not imply that all requirements of the Thoroughfare Overlay are currently met. There needs to be a note indicating that the existing overlay must be planted to meet UDO standards as a result of vegetation removal.

MapForsyth Addressing Team

General Issues

10. Addressing & Street Naming

Forsyth County
Government
Gloria Alford
3367032178
alfordgd@forsyth.cc
6/11/19 2:17 PM
Interdepartmental
Review

Address assigned is 3210 Truliant Way.

NCDOT

General Issues

18. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
6/24/19 2:29 PM
Interdepartmental
Review

- Acquisition of NCDOT right-of-way is in progress.

Planning

General Issues

5. CPAD

City of Winston-Salem no comments
Kirk Ericson
336-747-7045
kirke@cityofws.org
6/11/19 11:25 AM
Interdepartmental
Review

8. CAC/Greenway

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
6/11/19 12:46 PM
Interdepartmental
Review

12. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
6/13/19 7:55 AM
Interdepartmental
Review

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22. Design

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:47 AM
Interdepartmental
Review

Given the massing and proposed location of the new building, staff does not feel that a 10-foot streetyard, regardless of berm height, is sufficient to lessen the impacts to views along Burke Mill Road. Please consider widening the landscaped area along that property boundary and utilizing additional landscaping (more than is required for a typical streetscape) to soften such impacts.

23. Design

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:47 AM
Interdepartmental
Review

Please consider a different layout for the building and proposed drive that does not bring either development so close to the neighboring residential properties.

24. Site Plan Amendment

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:48 AM
Interdepartmental
Review

Considering the intended phasing of this project, staff will look over the proposed conditions to determine feasibility and appropriateness of enforcement.

Additionally, please consider a condition limiting the size of signage at the new driveway entrance.

25. Site Plan Amendment

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:48 AM
Interdepartmental
Review

Please submit a revised plan showing site data for the Site Plan Amendment, the rezoning, and the overall development separately. You may submit the same site plan for both requests, as long as the property to be rezoned is distinguished visually.

Stormwater

General Issues

6. Post Construction Stormwater Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
6/11/19 12:08 PM
Interdepartmental
Review

A post construction Stormwater management permit will be required for this project. The site will have to manage for both the high density water quality and water quantity provisions of the of the City of Winston-Salem's Post Construction Stormwater Management ordinance. This includes treatment of the first inch of runoff in an approved Stormwater control measure and also attenuation of the 2, 10 and 25 year post developed peak rates to at or below the pre developed rates and also attenuation of the 25 year volume increase. For any Stormwater management system that is permitted the developer must provide at the time of permitting a non-refundable financial surety equal to 4% of the construction cost of the system and also have an Operation and Maintenance Agreement approved by the City and recorded at The Forsyth County Register of Deeds office.

Stormwater Management

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7. Text Box B

City of Winston-Salem Remove 'potential". A device will be required

Joe Fogarty

336-747-6961

josephf@cityofws.org

6/11/19 12:10 PM

Interdepartmental

Review