



W-3496 Express Tire - University Parkway (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-3496 Express Tire - University Parkway
(Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 614464

Wednesday, September 22, 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: 13

Addressing

[2021.09.07 REZN Submittal \(21-052\)-signed.pdf \[1 redline\]](#) (Page 1)

17. Text Box B

Forsyth County 6143
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
9/20/21 12:31 PM
01.03) Rezoning-
Special Use District - 2

Engineering

General Issues

5. General comments

- City of Winston-Salem**
Matthew Gantt
336-727-8000
matthewg@cityofws.org
9/8/21 2:19 PM
01.03) Rezoning-
Special Use District - 2
1. Both a City driveway permit and a NCDOT driveway permit will be required for this project. For the City driveway permit, please complete the City of Winston-Salem Driveway Permit Application and also submit a review fee of \$200. The NCDOT permit will require a fee of \$50 and must be submitted to Mr. Randy Ogburn with NCDOT at rogburn@ncdot.gov.
 2. Also, as part of this permit request, please submit design calculations and construction details for the storm drainage systems to the Engineering Division for review. Any connections to City maintained storm drain systems must be completed with a minimum of a Class III concrete pipe with a minimum diameter of 15".
 3. Close any unused curb cuts along University Parkway.

Erosion Control

General Issues

6. Erosion Control Plan Needed

- City of Winston-Salem**
Matthew Osborne
336-747-7453
matthewo@cityofws.org
9/8/21 3:02 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

9. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-734-1290 coryml@cityofwsfire.org 9/14/21 1:31 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>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.</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>
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NCDOT

General Issues

11. NCDOT Comments

<p>NCDOT Division 9 Victoria Kildea 336-747-7900 vrkildea@ncdot.gov 9/16/21 11:58 AM 01.03) Rezoning- Special Use District - 2</p>	<ul style="list-style-type: none"> • Driveway permit required. Contact person is Randy Ogburn – rogburn@ncdot.gov • Encroachment agreements required for any work or utility ties within the right of way. Contact person is Thomas Scott – ntscott@ncdot.gov • Please add a note to the 55' ROW shown, explaining that it is a "Future Proposed 110' ROW per CTP". No right of way dedication is required at this time.
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Planning

2021.08.30 Preliminary REZN (21-052).pdf [3 redlines] (Page 1) [1] 21-052 REZN-24x36 REZN

2. Council Member Contact B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 8/31/21 12:43 PM Pre-Submittal Workflow - 1</p>	<p>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.</p>
<p>Stimmel Associates, PA Gaines Hunter (336)7231067 ghunter@stimmelpa.com 9/7/21 9:33 AM Pre-Submittal Workflow - 1</p>	<p>Neighborhood Meeting is Scheduled for the Evening of September 8th. Council member was contacted prior to sending out invitations.</p>
<p>Stimmel Associates, PA Gaines Hunter (336)7231067 ghunter@stimmelpa.com 9/9/21 9:59 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Neighborhood Meeting was Held 09/08/2021. Community Assistance Liaison Melvin Aikens was able to attend. A seperate summary of the Meeting will be sent to Planning Staff</p>

General Issues

8. Historic Resources

<p>City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofws.org 9/9/21 11:22 AM 01.03) Rezoning- Special Use District - 2</p>	<p>No comments</p>
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12. Design

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 9/22/21 12:06 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Please show the northern cross connection stub as discussed. Contact Bryan Wilson if you wish to volunteer a sign condition. [Ver. 2] [Edited By Bryan Wilson]</p>
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Sanitation

2021.09.07 REZN Submittal (21-052)-signed.pdf [1 redline]

14. No Issues with Dumpster Enclosure

<p>City of Winston-Salem Jennifer Chrysson 336-727-8000 jenniferch@cityofws.org 9/20/21 11:00 AM 01.03) Rezoning- Special Use District - 2</p>	<p>No issues with the dumpster enclosure placement.</p>
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Stormwater

General Issues

4. Stormwater Management Comments

<p>City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 9/8/21 10:41 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Based on what is shown/stated on the plans a stormwater management permit must be applied for this development and this must show compliance with all of the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.</p> <p>The proposed impervious percentage exceeds 24% (per the plan call out) and therefore it will be considered a high density development in terms of the water quality provisions of the ordinance. High density developments require management of the first inch of runoff in an approved stormwater management system. Your plan is indicating one area set aside for underground stormwater management. You may want to be more specific in terms of what type of stormwater control measure (SCM) this will be. I'm not overly concerned with that myself at this stage as I will review it at the time of permitting to ensure the system is compliant but the Planning Board members and members of the public may like to know what type of SCM you are proposing.</p> <p>The plan is calling out the existing and proposed impervious areas and these equate to an addition of 19,602 sq.ft. of impervious area from the existing to the proposed condition. Developments that create less than 20,000 sq.ft. of new impervious area are exempt from the water quantity provisions of the ordinance. This will be the case here based on these plan call outs.</p> <p>The stormwater management permit will require a financial surety to be put in place at the time of permitting. This surety shall consist of a one time non-refundable payment to a city held account of an amount equal to 4% of the estimated construction cost of the stormwater management system.</p> <p>The permit will also require an Operation and Maintenance Agreement to be approved by the City at the time of permitting and once approved recorded at The Forsyth County Register of Deeds office.</p>
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Utilities

General Issues

7. General Comments

<p>City of Winston-Salem Charles Jones 336-727-8000 charlesj@cityofws.org 9/9/21 8:25 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Any existing connections not intended for reuse must be terminated at the main. All water connections must have a backflow preventer. Water meters purchased through the COWS. System development fees due at the time of meter purchase. Contact Jim Story at 336-747-7419 for oil/water separator requirements. The Proposed Hydrant you have shown on the plans must be located inside R/W. I will allow it to be 1'2" behind sidewalk, but there will need to be a 5' public water easement placed around the Hydrant. If hydrant is needed where shown on plans, then it will be private. Hydrant and domestic services must be separate taps into the main. There should be a CO for the sewer service at R/W line. WM should be moved to R/W also.</p> <p>[Ver. 6] [Edited By Charles Jones]</p>
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WSDOT

General Issues

10. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
9/16/21 10:56 AM
01.03) Rezoning-
Special Use District - 2

- Provide turning templates for WSDOT review for entering service bays
- Recommend do not enter signs in addition to any pavement markings

Zoning

General Issues

18. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
9/22/21 9:35 AM
01.03) Rezoning-Special
Use District - 2

Zoning Interdepartmental Review comments:

Provide opportunities for cross connections to adjacent property, a physical drive aisle connection should be shown to the north property line, through the required bufferyard.

Please label the width of all proposed driveways, drive aisles and sidewalks.

Please clearly label and delineate the required Type I bufferyard planting against LB zoning, and the required Type II bufferyard planting against the RM8-S zoning district on the site plan.

Please provide MVSA planting calculations if these are not already shown.

Permitting comments:

Any proposed exterior site lighting (including parking lot), other than required emergency egress lighting must, at minimum, meet the standards of UDO Section 6.6. A site lighting plan is required for review with any commercial building permits with proposed exterior lighting.

[Ver. 2] [Edited By Elizabeth Colyer]