



# W-3423 (Special Use District Rezoning) Wine Merchants (NoBikiniAtoll, LLC) - Broad Street



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

Phone: 336-747-7065

City of W-S Planning

Brian Rose  
Stimmel Associates, PA  
601 North Trade Street  
Suite 200  
Winston Salem, NC 27101

Project Name: W-3423 (Special Use District Rezoning) Wine Merchants (NoBikiniAtoll, LLC) - Broad Street  
Jurisdiction: City of Winston-Salem  
ProjectID: 321102

Wednesday, September 25, 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: 12

### Engineering

#### General Issues

#### 12. No comment

City of Winston-Salem No comment  
Ryan Newcomb  
336-727-8000  
[ryancn@cityofws.org](mailto:ryancn@cityofws.org)  
9/18/19 4:01 PM  
01.03) Rezoning-  
Special Use District - 2

### Erosion Control

#### General Issues

## 9. Erosion Control Plan Needed

[City of Winston-Salem](#)  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
9/16/19 2:32 PM  
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/>

## IDTP

[19-207 G-801.pdf \[8 redlines\]](#) (Page 1) [1] 19-207 REZN-24x36 REZN

## 4. COUNCIL MEMBER CONTACT B

[City of Winston-Salem](#)  
David Reed  
336-747-7043  
[davidr@cityofws.org](mailto:davidr@cityofws.org)  
9/4/19 10:06 AM  
Pre-Submittal Workflow -  
1

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.

[Stimmel Associates, PA](#)  
Gaines Hunter  
(336)7231067  
[ghunter@stimmelpa.com](mailto:ghunter@stimmelpa.com)  
9/9/19 1:41 PM  
Pre-Submittal Workflow -  
1

Stimmel met with the council person before presubmittal, he will also be contacted before the neighborhood outreach

## MapForsyth Addressing Team

### General Issues

## 11. Addressing & Street Naming

[Forsyth County Government](#)  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
9/17/19 1:56 PM  
01.03) Rezoning-  
Special Use District - 2

No new addresses, building facing N Broad St is 215 N Broad St and building facing N Spring St is 214 N Spring St.

## Planning

### General Issues

## 6. CAC/Greenway

[City of Winston-Salem](#)  
Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
9/11/19 8:55 AM  
01.03) Rezoning-  
Special Use District - 2

No comment.

## 7. CPAD

[City of Winston-Salem](#) no comments  
Kirk Ericson  
336-747-7045  
[kirke@cityofws.org](mailto:kirke@cityofws.org)  
9/11/19 8:59 AM  
01.03) Rezoning-  
Special Use District - 2

## 8. Historic Resources

[City of Winston-Salem](#) The house on Parcel 6825-96-8180 at 214 N. Spring Street is a contributing resource to the Holly Avenue Historic District, listed in the National Register of Historic Places in 2002. The ca. 1917 James L. and Mary Lashmit House is a two-story Colonial Revival house with hip roof broken by three hipped dormers, a weatherboard exterior, and a small, hip-roofed porch with paired columns on brick piers. The porch was originally full-width, but the alteration appears to have been historic. Windows are six-over-one and diamond-lights-over-one. The entrance includes a transom and sidelights. Lashmit was a shoe dealer with a shop on Liberty Street.

Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
9/11/19 12:25 PM  
01.03) Rezoning-  
Special Use District - 2

## 13. CAC/Greenway

[City of Winston-Salem](#) No comment.  
Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
9/23/19 8:42 AM  
01.03) Rezoning-  
Special Use District - 2

## Sanitation

### General Issues

## 15. Bulk Container Information

[City of Winston-Salem](#) **Location is fine for bulk container. The radius is tight coming north from S. Broad St., but not a driver traveling south on N. Broad St., should work just fine.**

Jennifer Chrysson  
336-727-8000  
[jenniferc@cityofws.org](mailto:jenniferc@cityofws.org)  
9/23/19 4:31 PM  
01.03) Rezoning-  
Special Use District - 2

**Bulk Containers:** All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

**Location and placement:** Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

## Stormwater

### General Issues

## 16. No Comment

City of Winston-Salem No Comments  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
9/25/19 11:21 AM  
01.03) Rezoning-  
Special Use District - 2

## Utilities

### General Issues

#### 10. General Comments

City of Winston-Salem Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. Any services that are not intended to be reused will be terminated at the main. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase. A backflow preventer will be required on all water connections. Grease interceptor if required will be sized based off kitchen fixture schedule. Contact Raymond Catron for sizing at 336-734-1332.  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
9/18/19 9:01 AM  
01.03) Rezoning-  
Special Use District - 2

[Ver. 2] [Edited By Charles Jones]

## Zoning

### General Issues

#### 14. Zoning

City of Winston-Salem Any proposed outdoor seating will increase required parking.  
Elizabeth Colyer  
336-747-7427  
[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org)  
9/23/19 12:38 PM  
01.03) Rezoning-Special  
Use District - 2  
The "proposed utility yard" may require screening per UDO 3-4.