



W-3437 The Villas at Wilshire (Special Use District Rezoning)



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

Phone: 336-747-7065

City of W-S Planning

Bryan Murr
Mc2 Engineering
2110 Ben Craig Dr., Ste. 400
Charlotte, NC 28262

Project Name: W-3437 The Villas at Wilshire (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 368676

Wednesday, March 18, 2020

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: 19

Engineering

General Issues

17. Driveway Permit required

<p>City of Winston-Salem James Mitchell 336-727-8000 jamestm@cityofws.org 3/11/20 4:32 PM 01.03) Rezoning-Special Use District - 2</p>	<p>A concrete apron will be required per detail V-12.</p> <p>Improve Jay Ave to ribbon street standard from end of pavement to point east of driveway on Jay Ave.</p> <p>Driveway permit will be required for access onto Old Salisbury Ln and Jay Ave prior to issuance of a grading permit.</p> <p>[Ver. 2] [Edited By James Mitchell]</p>
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Erosion Control

General Issues

11. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/5/20 3:14 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/>

12. DWR 401 or USACE 404 Permits Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/5/20 3:15 PM
01.03) Rezoning-
Special Use District - 2

Stream channel and/or wetland impacts are shown on this plan. US Army Corp of Engineers 404 and/or North Carolina Department of Environmental Quality - Division of Water Resources 401 permits may be required for these stream channel/wetland impacts. If these permits are required a Grading/Erosion Control Permit will not be issued until copies of these permits are provided. Please contact Sue Homewood with NCDEQ - DWR (336-776-9800) to determine if either of these permits will be required for this project.

[Ver. 2] [Edited By Matthew Osborne]

13. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/5/20 3:15 PM
01.03) Rezoning-
Special Use District - 2

If this project will use any public funds then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

Fire/Life Safety

General Issues

10. Notes

Winston-Salem Fire Department
Mike Morton
336-747-6935
michaelcm@cityofwsfire.org
3/5/20 12:55 PM
01.03) Rezoning-Special Use District - 2

Fire apparatus access roads are required to within 200 feet of all exterior walls of new construction when a building is fully protected by an automatic sprinkler system. The proposed design does not provide sufficient access to meet this requirement.

Indicate the location of fire department connections (FDCs) so that no FDC is more than 100 feet from a fire hydrant.

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.

IDTP

[RZ1.0 - 2-24-20.pdf \[7 redlines\]](#) (Page 1) [1] RZ-1.0

4. COUNCIL MEMBER CONTACT **B**

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
2/25/20 4:47 PM
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.

[Mc2 Engineering](#)
Bryan Murr
9802298625
BMurr@mc2eng.com
2/27/20 2:31 PM
Pre-Submittal Workflow
- 1

Neighborhood Meeting to take place on March 10th

MapForsyth Addressing Team

General Issues

20. Addressing & Street Naming

[Forsyth County Government](#)
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/16/20 11:11 AM
01.03) Rezoning-
Special Use District - 2

Need elevations and Flood plans for building.

NCDOT

General Issues

19. General Comments

[NCDOT Division 9](#)
Randy Ogburn
336-747-7900
rogburn@ncdot.gov
3/12/20 10:46 AM
01.03) Rezoning-
Special Use District - 2

- Please label the storage lengths on the proposed turn lanes.
- CTP calls for 80' of ROW. It appears that the proposed ROW shown on the plans allows for this. If not, a ROW line needs to be shown, labeled "Future Proposed 80' ROW".

[Ver. 2] [Edited By Randy Ogburn]

Planning

General Issues

7. CAC/Greenway

[City of Winston-Salem](#)
Amy Crum
336-747-7051
amyc@cityofws.org
3/4/20 2:37 PM
01.03) Rezoning-
Special Use District - 2

No comment.

9. Design

City of Winston-Salem Gary Roberts
336-747-7069
garyr@cityofws.org
3/18/20 10:12 AM
01.03) Rezoning-
Special Use District - 2

As noted previously, the proposed density is not consistent with the area plan. As a result, staff is not supportive of this request.

[Ver. 2] [Edited By Desmond Corley]

14. CPAD

City of Winston-Salem Kelly Bennett
336-727-8000
kellyb@cityofws.org
3/9/20 7:41 AM
01.03) Rezoning-
Special Use District - 2

The South Suburban Area Plan Update (2017) recommends Single-Family Residential land use at this location.

16. Historic Resources

City of Winston-Salem Heather Bratland
336-727-8000
heatherb@cityofws.org
3/10/20 11:07 AM
01.03) Rezoning-
Special Use District - 2

No comments

23. Rezoning

City of Winston-Salem Desmond Corley
336-727-8000
desmondc@cityofws.org
3/18/20 10:12 AM
01.03) Rezoning-
Special Use District - 2

It makes the most sense to eliminate the proposed tree save area on the western boundary and install the required bufferyard. The existing vegetation is not likely to be credited as tree save area or much of the bufferyard. You can receive tree save credit for new large variety trees planted in the required bufferyard. (Keep in mind that doing this will affect the tree save area calculations in the table on the site plan.)

RZ1.0 - 2-27-20.pdf [3 redlines] (Page 1) [1] RZ-1.0

6. Text Box B

City of Winston-Salem Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/3/20 3:39 PM
Pre-Submittal Workflow
- 1

add Life Care Community to proposed uses

Stormwater

General Issues

8. Stormwater Permit is Required

City of Winston-Salem
 Joe Fogarty
 336-747-6961
josephf@cityofws.org
 3/5/20 8:19 AM
 01.03) Rezoning-
 Special Use District - 2

This development will require a post construction Stormwater management permit to be issued that addresses the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. The development exceeds 24% built upon and therefore is considered to be a high density development as regards the water quality provisions of the ordinance. Therefore the first inch of runoff must be managed in an appropriately designed Stormwater management device. The development also proposes to create more than 20,000 sq.ft. of impervious area and is therefore subject to also managing to meet the quantity provisions of the ordinance. These require management of the peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration back to at, or below, the pre developed rates and also management of the increase in the 25 year volume and release of this volume over a 2 to 5 day period. Also, due to the discharge of the runoff from the site into an adjacent residential neighborhood, Stormwater staff, as a condition of Planning Board approval will also ask for the attenuation of the 50 year peak rate and volume. Please also note that the Planning Board may require you or ask you to state what type of Stormwater management device you are proposing to design. The plan does not specifically state the exact type of BMP at the time of this review. Stormwater staff do not need to know what type of device you will use but its not uncommon for the Planning Board to want to know what type you will use and if you do state a certain type of BMP then they will expect that that BMP is built and not substituted with another BMP later when it comes to the actual permitting. This is just an FYI. Finally for any Stormwater management system designed, the permit requires a non refundable financial surety equal to 4% of the construction cost of the Stormwater management system to be provided to the City by the developer and also an Operation and Maintenance Agreement to be approved and once approved recorded at The Forsyth County Register of Deeds office.

Utilities

General Issues

15. General Comments

City of Winston-Salem
 Charles Jones
 336-727-8000
charlesj@cityofws.org
 3/11/20 9:11 AM
 01.03) Rezoning-
 Special Use District - 2

Any water/sewer interior to the site will be private. A private utility easement will be required across the Mitchell Property to gain access to public sewer. If sewer discharge from the building is 4" or 6" a cast iron sewer clean out must be placed at the right-of-way of Tortoise Lane. Only cast iron soil pipe allowed in right-of-way of 4" or 6" line. Water meters purchased through the COWS. Utilities System Development Fees to be paid at the time of meter purchase. All water connections will require a backflow preventer. If you have commercial kitchen fixtures in the kitchen, a grease interceptor will be required. Contact Raymond Catron at 336-734-1332 for sizing information. The COWS will not aid the developer in easement acquisition, it will be sole responsibility of the developer.
 [Ver. 2] [Edited By Charles Jones]

WSDOT

General Issues

18. General Comments

City of Winston-Salem
 David Avalos
 336-727-8000
davida@cityofws.org
 3/11/20 4:37 PM
 01.03) Rezoning-
 Special Use District - 2

WSDOT recommends against the parking layout. Where ever sidewalk abuts parking it will need to be 7' wide or wheel stops. Continue ribbon pavement cross section on Jay ave to proposed rd.

Zoning

22. Exterior Lighting

[City of Winston-Salem](#) The provisions of UDO ClearCode Section 6.6 (Exterior Lighting) will apply.
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/18/20 10:07 AM
01.03) Rezoning-
Special Use District - 2

RZ1.0 - 2-27-20.pdf [3 redlines] (Page 1) [1] RZ-1.0

21. Callout B

[City of Winston-Salem](#) This is not in line with the different tree save areas shown on the site plan.
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/16/20 4:20 PM
01.03) Rezoning-
Special Use District - 2