



# W-3482 A&W Mobile Home Park (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

William Greco  
Land Solutions of North Carolina, PLLC  
P.O. Box 347  
Oak Ridge, NC 27310

Project Name: W-3482 A&W Mobile Home Park (Special Use Rezoning)  
Jurisdiction: City of Winston-Salem  
ProjectID: 540963

Thursday, May 20, 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

### General Issues

#### 21. Driveway Permit required

<p><a href="mailto:matthewgant@cityofws.org">City of Winston-Salem</a> Matthew Gantt 336-727-8000 <a href="mailto:matthewgant@cityofws.org">matthewgant@cityofws.org</a> 5/6/21 2:14 PM 01.03) Rezoning- Special Use District - 2</p>	<p>A City driveway permit will be required for the proposed access point onto High Point Road. The access will need to be a heavy duty concrete apron to support dumpster pickup traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on High Point Road to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required). [Ver. 2] [Edited By Matthew Gantt]</p>
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### Erosion Control

## General Issues

### 20. Erosion Control Plan Needed

**City of Winston-Salem**  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
5/6/21 2:05 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 as application type **04.02 Grading/Erosion Control Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

## Fire/Life Safety

## General Issues

### 23. Notes

**City of Winston-Salem (Fire)**  
Douglas Coble  
(336) 734-1290  
[douglasc@cityofwsfire.org](mailto:douglasc@cityofwsfire.org)  
5/11/21 9:21 AM  
01.03) Rezoning-Special Use District - 2

A remote secondary entrance will be required.

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.

### 24. Notes

**City of Winston-Salem (Fire)**  
Douglas Coble  
(336) 734-1290  
[douglasc@cityofwsfire.org](mailto:douglasc@cityofwsfire.org)  
5/11/21 9:22 AM  
01.03) Rezoning-Special Use District - 2

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

### 33. Addressing & Street Naming

Forsyth County

Government

Gloria Alford

3367032337

[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)

5/17/21 4:08 PM

01.03) Rezoning-

Special Use District - 2

Driveways will need to be named. The address will be re-assign after street names are approved. Please contact MapForsyth Addressing team in regard to street names. Here are a list of guidelines.

#### Street Names

Street names are required to conform to the following rules that are enforced to ensure clarity and public safety.

1. Street names shall not contain more than 30 characters in the county, including the directional (if any) and the street type.
2. No street name shall have less than 3 characters.
3. Street names shall not contain punctuation or special characters including apostrophes, commas, hyphens, periods, or other similar characters.
4. Street names shall not exceed two words, excluding the directional and street type. Exceptions may be given to streets named after persons upon approval of the ATC.
5. Street names shall not contain directional words or street type words
6. Street names that sound like an existing street name, or another proposed name, are prohibited. Adding the letter E or S does not make a street name unique. Examples: Beach St and Beech St; New Town Rd and New Towne Rd; Wood St and Woods St.
7. The use of corporate or institutional names for streets that access the company's property or purposed property is not permitted.
8. The use of a person's name for a street is permitted only if the person has been deceased for a minimum of 5 years (subject to approval of other municipal codes), and made significant contributions to the county, or is an historical figure. Biographical information must be submitted in support of such naming.
9. Street names that are deemed offensive, obscene, or derogatory of any class, race, religion, ethnic group, gender, or age group are prohibited.
10. Street names shall not contain numerals. For example, Second Street is not permitted to be named as "2nd Street," where the official name is "Second."
11. Spelling of words in street names shall conform to the spelling found on [www.merriam-webster.com](http://www.merriam-webster.com). Words that are taken from a foreign language, or that are difficult to spell or pronounce shall not be permitted.
12. The words "old" or "new" are not to be permitted in any street named after January 1, 2008.
13. Street names honoring events or people in the City of Winston-Salem shall be made through the Mayor's Office. Honorary street name signs are temporary and are installed for a short, defined time, usually less than one year. Honorary street signs will be brown and white in addition and secondary to the permanent green and white sign.
14. The use of official city and state names, landmarks, or names of historic significance can be used as street names as long the name does not exceed 2 words.

15. It is permissible to use names not found in a standard dictionary, if those names have historical or community significances, or if the name is the official name of a city or state in the United States. These names cannot exceed two words.

## NCDOT

### General Issues

#### 30. NCDOT Comments

[NCDOT Division 9](#)  
Victoria Kildea  
336-747-7900  
[vrkildea@ncdot.gov](mailto:vrkildea@ncdot.gov)  
5/14/21 11:16 AM  
01.03) Rezoning-  
Special Use District - 2

- Driveway Permit required. This is now an online process, using the same portal as the encroachments. Form TEB 65-04 (with signatures) and site plans are the minimum files to attach to the permit submittal. All submittals should be in .pdf format. A check for the Construction Inspection Fee of \$50 is also part of the driveway permit application. Contact Randy Ogburn with any questions – [rogburn@ncdot.gov](mailto:rogburn@ncdot.gov)
- Encroachment agreements are required for any work or utility ties within the right of way. Contact Thomas Scott with any questions – [ntscott@ncdot.gov](mailto:ntscott@ncdot.gov)
- Please show a line labeled “Future Proposed 80’ ROW per 2012 CTP”.

## Planning

### General Issues

#### 22. Historic Resources

[City of Winston-Salem](#) No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
5/10/21 4:13 PM  
01.03) Rezoning-  
Special Use District - 2

### SITE PLAN 4.23.2021.pdf [22 redlines] (Page 1)

#### 18. COUNCIL MEMBER CONTACT B

[City of Winston-Salem](#) Please ensure that you have contacted your appropriate Council Member prior to arranging any community outreach meeting. This meeting is to take place prior to the Planning Board Hearing.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
4/27/21 3:05 PM  
Pre-Submittal Workflow -  
1

[Land Solutions of North Carolina, PLLC](#) We will do this soon, along with the neighborhood outreach piece.  
William Greco  
3366050328  
[bill@landsolutionspc.com](mailto:bill@landsolutionspc.com)  
5/6/21 8:45 AM  
Pre-Submittal Workflow -  
1

### SITE PLAN 5.4.2021.pdf [4 redlines] (Page 1)

## 27. Text Box B

City of Winston-Salem Show current zoning line  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
5/13/21 9:56 AM  
01.03) Rezoning-  
Special Use District - 2

## 28. Text Box B

City of Winston-Salem Show new 25' wide access easement.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
5/13/21 9:56 AM  
01.03) Rezoning-  
Special Use District - 2

## 29. Text Box B

City of Winston-Salem Revise recreation and density calculations based on Total number of units across the entire site.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
5/13/21 9:56 AM  
01.03) Rezoning-  
Special Use District - 2

## Stormwater

### General Issues

## 19. Exempt from Stormwater Permitting

City of Winston-Salem I have no comments on this plan. There is a note on the plan that states there will be less than 10,000 sq.ft of grading proposed. Any development that disturbs less than 1 acre during construction is exempt from the water quality provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. While the total proposed impervious area in terms of square footage is not stated as far as I can tell, I would assume its less than 20,000 sq.ft. and thus also exempt from the water quantity provisions of the ordinance. Even if 20,000 sq.ft. was exceeded I highly doubt any impacts associated with such a relatively small amount of impervious area. Therefore, no comments.  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
5/6/21 10:29 AM  
01.03) Rezoning-  
Special Use District - 2

## Utilities

### General Issues

## 25. General Comments

City of Winston-Salem Submit water extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through the COWS. System development fees due at the time of meter purchase. Minimum review fee of \$500.00, payable online, will be due when your engineer submits plans for the water line extension into IDT.  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
5/12/21 5:54 AM  
01.03) Rezoning-  
Special Use District - 2

## WSDOT

## General Issues

### 26. General Comments

City of Winston-Salem    Dedicate right of way 45' from center along entire frontage of high point rd.  
David Avalos  
336-727-8000  
[davida@cityofws.org](mailto:davida@cityofws.org)  
5/12/21 4:42 PM  
01.03) Rezoning-  
Special Use District - 2

## Zoning

## General Issues

### 34. Zoning

City of Winston-Salem  
Amy McBride  
336-727-8000  
[amym@cityofws.org](mailto:amym@cityofws.org)  
5/18/21 5:23 PM  
01.03) Rezoning-  
Special Use District - 2

- Per UDO 5.2.54 a 40' Type II Bufferyard is required along each exterior property line. Please show the buffer and how it will be met if using new or existing plantings.
- Use specific standards of UDO section 5.2.54 Manufactured Housing Development District must be met.
- Please note Common Recreation Areas requirements of . A min. of 4,000 sf OR 100 sf per manufactured home , whichever is greater of common recreation area shall be provided in accordance with section UDO 7.6.1. If possible please provide some details on what the common rec. area will consist of.
- Please note UDO section 5.2.54L.2. Expansion of Non-Conforming Manufactured Housing Developments.
- This site is within the City of Winston Salem jurisdiction. Only manufactured Homes, Class A & Class B are permitted.
- Please provide parking calculations for Manufactured Housing Development per UDO Table 6.2.1
- Show the location of any proposed on-premises freestanding signs. A separate permit is required for signage.
- If you will be providing a dumpster it must be located on a concrete slab and screened on 3 sides by an opaque fence at least 8 feet in height. Dumpsters must be setback 50' from any adjoining property zoned residential.
- Please show the location of the mail kiosk.

[Ver. 5] [Edited By Amy McBride]