



W-3499 1010 N Liberty (Special Use Permit for Kennel, Indoor:Setback reduction and outdoor play area)

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

Steve Causey
Allied Design, Inc.
4720 Kester Mill Road
Winston-Salem, NC 27103

Project Name: W-3499 1010 N Liberty (Special Use Permit for
Kennel, Indoor:Setback reduction and outdoor play area)
Jurisdiction: City of Winston-Salem
ProjectID: 613522

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: 16

Addressing

PRELIMINARY - 1010 N LIBERTY ISSUED FOR PLANNING BOARD REVIEW.pdf [2 redlines] (Page 1) [1]
PRELIMINARY

18. Text Box B

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
9/20/21 12:21 PM
01.04) Special Use Permit - 2

21. Text Box B

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
9/22/21 10:51 AM
01.04) Special Use Permit - 2

Engineering

General Issues

5. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
9/20/21 2:23 PM
01.04) Special Use Permit - 2

1. A City of Winston-Salem driveway permit will be required for the proposed connections to Liberty Street and Linden Street. Please submit a completed and signed driveway permit application and a review fee of \$200 to the Engineering Division for review. Linden Street and Liberty Streets are also NCDOT maintained streets. Therefore, a driveway permit from NCDOT will also be required. Please confirm with NCDOT and WSDOT that existing access points off of Liberty Street to the "one way drop-off" are acceptable.

2. Please note that the existing curb cut (north entrance) will need to be closed and replaced with curb and gutter.

3. Please provide storm drain design calculations and construction details for the proposed new storm drain system. Please note that connection made to the city maintained storm drain system east of the rail road tracks will be made with a minimum 15" Class III concrete pipe.

[Ver. 4] [Edited By Matthew Gantt]

Erosion Control

General Issues

6. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
9/8/21 3:14 PM
01.04) Special Use Permit - 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

10. Notes

Winston-Salem Fire Department
Cory Lambert
336-734-1290
coryml@cityofwsfire.org
9/14/21 10:41 AM
01.04) Special Use Permit - 2

Approved turn-around needed at parking lot.

11. Notes

Winston-Salem Fire Department
Cory Lambert
336-734-1290
coryml@cityofwsfire.org
9/14/21 10:41 AM
01.04) Special Use Permit - 2

Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

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.

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.

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.

12. NCDOT Comments

[NCDOT Division 9](#)
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
9/16/21 12:04 PM
01.04) Special Use
Permit - 2

- Driveway permit required for connections to Liberty Street. 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

Planning

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3. Council Member SUP B

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
8/31/21 4:01 PM
Pre-Submittal Workflow -
1

As this will be an Elected Body Special Use Permit, this will be a quasi-judicial hearing. Please do NOT contact your Council Member regarding this case. Neighborhood outreach is not required.

[LMI Builders](#)
Kendra McLMI
336-955-0411
kendra@lmibuilders.com
9/3/21 10:11 AM
Pre-Submittal Workflow -
1

Acknowledged.

General Issues

8. Historic Resources

[City of Winston-Salem](#)
Heather Bratland
336-727-8000
heatherb@cityofws.org
9/9/21 10:58 AM
01.04) Special Use
Permit - 2

No comments

9. Design

[City of Winston-Salem](#)
Gary Roberts
336-747-7069
garyr@cityofws.org
9/9/21 11:11 AM
01.04) Special Use
Permit - 2

Can a lateral sidewalk connection be made to connect with the sidewalk along North Liberty?

Sanitation

[1010 N Liberty Street - PRELIMINARY.pdf \[5 redlines\]](#)

15. General Comments

City of Winston-Salem

Jennifer Chrysson
336-727-8000

jenniferch@cityofws.org

9/20/21 9:56 AM

01.04) Special Use
Permit - 2

All streets which must be traveled in order to get to the point of collection for solid waste must meet the following standards:

- a. Minimum width shall be 18 feet.
- b. Any incline shall not exceed a grade of 12 percent.
- c. A dead-end street or cul-de-sac shall have an area or radius sufficient in size to provide for the collection vehicle to be able to turn around without difficulty.
- d. If the street is a private street, it must be maintained in a manner acceptable to the city by the owners thereof, who, in agreeing to the collection of their solid waste, further agree not to hold the city liable for normal wear and tear to such private street.

PRELIMINARY - 1010 N LIBERTY ISSUED FOR PLANNING BOARD REVIEW.pdf [2 redlines]

16. Bulk Container Information

City of Winston-Salem

Jennifer Chrysson
336-727-8000

jenniferch@cityofws.org

9/20/21 10:20 AM

01.04) Special Use
Permit - 2

Are you using roll-out carts or will there be a dumpster?

Stormwater

General Issues

4. Stormwater Management Comments

City of Winston-Salem

Joe Fogarty
336-747-6961

josephf@cityofws.org

9/8/21 10:49 AM

01.04) Special Use
Permit - 2

This development will be exempt from all of The City of Winston-Salem's Post Construction Stormwater Management ordinance provisions. This is because any development that does not increase the impervious area from the existing condition to the proposed condition is exempt from the ordinance provisions which is the case here since the plans state a slight reduction from the existing to the proposed condition. Therefore stormwater management will not be required and I have no further comments.

Utilities

General Issues

7. General Comments

City of Winston-Salem

Charles Jones
336-727-8000

charlesj@cityofws.org

9/9/21 8:01 AM

01.04) Special Use
Permit - 2

Any existing connections not intended for reuse must be terminated at the main. All water meters will require a backflow preventer. System development fees due at the time of meter purchase. The water service to the existing building will need to have a backflow preventer installed.

[Ver. 3] [Edited By Charles Jones]

WSDOT

General Issues

19. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
9/20/21 2:38 PM
01.04) Special Use
Permit - 2

- Sidewalk abutting parking need to be 7' wide or wheel stops
- Provide ADA accommodation along entire frontage. (appears to be missing ada ramps and ADA mats)
- Close unused curb cuts with standard curb and gutter and sidewalk.
- Replaced any damaged sidewalk.
- Locate driveway entrance as far from intersection as possible. (minimum of 25' from right of way line)
- Provide turning templates for one way drop off. Also show one way signage.

[Ver. 3] [Edited By David Avalos]

Zoning

General Issues

20. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
9/21/21 11:13 AM
01.04) Special Use
Permit - 2

Interdepartmental zoning/landscape site plan review comments to address by issue resolution deadline:

The zoning uses are Kennels, Indoor and Restaurant (Without Drive Through Service), and possibly Recreation Services, Indoor/Outdoor pending further clarification.

Is the only bar area proposed what is labelled to the north of the site, or will there be indoor bar facilities or indoor open play areas for dogs and the dog owners in the existing and/or proposed kennel buildings?

Parking calculations may change based on zoning use determinations and information from the Petitioner, off-street parking calculations for Recreation Services, Indoor is 1 space per 225 sf of gross floor area, with a minimum of 2 bicycle parking spaces separate from the other uses.

Please provide all existing and proposed building heights.

Please provide a completed Tree Save Area legend.

Is it feasible to move the proposed kennel building up closer to N. Liberty St. and Linden St. or create an addition onto the existing building to move the parking to the rear of the building(s)?

The proposed drop off drive aisle from N. Liberty St. should be reconfigured so that vehicles can pass through and not back up into N. Liberty St. Similar to a drive through aisle with 9' x 16' stacking spaces and a 12 foot wide pass aisle. This could possibly be done by connecting to the proposed parking lot, or from the proposed driveway on Linden Street, that is too close to the intersection with N. Liberty Street from WSDOT comments.

Please label all existing and proposed drive aisles, sidewalks, and driveway widths.

Please provide a five foot wide unobstructed pedestrian walkway to the sidewalk on N. Liberty St.

Please provide MVSA calculations for all proposed MVSA.

Please demonstrate that all proposed parking spaces are within 75 feet of a large variety tree trunk.

The allowed 5 foot wide Stretyard must be shown between any roadway and MVSA that is within 100 feet of a roadway, including any right of way that may be closed in the future. Ideally, additional Stretyard supplemental plantings would be proposed along N. Liberty Street, Linden Street, including the proposed outdoor play area, and E. Eleventh St (if this right of way is not closed prior to obtaining building permits).

Please show the location of proposed on-premises freestanding sign(s). Signage limitations for height and square footage are recommended.

Please note the following Use-Specific Standards 5.2.41 for the zoning use Kennels, Indoor:

Indoor kennel services may be permitted in attached buildings or in freestanding buildings; however, any portion of a building or any freestanding building containing such a use must be set back at least twenty (20) feet from any side lot line and forty (40) feet from any rear lot line.

These setbacks may be reduced by the Elected Body through the issuance of a special use permit. Please delineate the required rear forty foot wide setback line for the Kennel, Indoor use.

The Elected Body may approve a special use permit for an outdoor enclosure connected to a kennel, indoor use.

Only one enclosure is allowed, please clarify that the other outdoor areas are not to be used as a kennel enclosure. Any use of the outdoor enclosure for animals or pets is restricted to the hours of 8:00 a.m. through 6:00 p.m. Any use of the outdoor enclosure for animals or pets other than during the hours of 8:00 a.m. through 6:00 p.m. must be supervised and pets must be on leashes.

An outdoor enclosure shall be set back from any property line no less than the required setback for the building containing the accompanying kennel, indoor use, or with any setbacks imposed by the Elected Body Special Use Permit. The Elected Body may require increased setbacks of a kennel outdoor enclosure beyond minimum UDO standards on a case by case basis through a quasi-judicial hearing based on 4 findings of fact, Section 3.2.13 B. In approving an application for the issuance of a special use permit, the Elected Body may impose additional conditions as identified in Section 10.1.2B.1.a, Approval and Conditions. If the Elected Body denies the application for the issuance of a special use permit, it shall enter the reasons for denial in the minutes of the meeting at which the action was taken.

Permitting comments:

A landscape plan demonstrating compliance with Tree Save Area and a completed Tree Save Area legend will be required if an Erosion Control permit application is needed from the local or State program.

A photometric plan must be submitted that is compliant with UDO Section 6.6 for any proposed exterior lighting.

All required landscaping will need to be provided on a plan sheet that includes plant types, spacing requirements, caliper requirements, and height requirements at the time of planting.

Any conditions for approval imposed by the Elected Body SUP must be addressed for obtaining permits.