



# W-3464 Circle K - Union Cross Rd. (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

Megan Baum  
Bowman Consulting  
800 Island Park Drive  
400  
Charleston, SC 29492

Project Name: W-3464 Circle K - Union Cross Rd. (Special Use Rezoning)  
Jurisdiction: City of Winston-Salem  
ProjectID: 507079

Wednesday, March 17, 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: 20

### Engineering

#### General Issues

#### 25. Driveway Permit required

City of Winston-Salem  
Ryan Newcomb  
3367278063  
ryanncn@cityofws.org  
3/3/21 3:33 PM  
01.03) Rezoning-  
Special Use District - 2

A City driveway permit will be required for the proposed access points onto Union Cross Road and Sedge Garden Road. Both accesses will need to be a heavy duty concrete apron to support dumpster pickup and fuel delivery traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete aprons shall extend from the edge of pavement on both streets to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required). Both roads are NCDOT-maintained, so a NCDOT driveway permit will also be required prior to the start of the work.

### Erosion Control

General Issues

**28. Erosion Control Plan Needed**

<p>City of Winston-Salem Matthew Osborne 336-747-7453 <a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a> 3/8/21 9:06 AM 01.03) Rezoning- Special Use District - 2</p>	<p>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: <a href="https://winston-salem.idtplans.com/secure/">https://winston-salem.idtplans.com/secure/</a></p>
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Fire/Life Safety

General Issues

**26. Notes**

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwfsfire.org</p>	<p>Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards. The placement of hydrants with respect to the proposed restaurant does not meet these requirements.</p>
<p>3/4/21 12:18 PM 01.03) Rezoning-Special Use District - 2</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"> <li>• Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;</li> <li>• Clear width requirements of not less than 20 feet for two-way traffic;</li> <li>• Clear height requirements of not less than 13 feet, 6 inches;</li> <li>• 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.</li> <li>• 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.</li> </ul> <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"> <li>• Appendix B of the 2018 NC Fire Code; or</li> <li>• the ISO Fire Suppression Rating Schedule (as described in <a href="https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf">https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf</a>).</li> </ul> <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> <p>Installation of hazardous materials storage tanks (including fuel tanks) requires a separate plan submittal.</p>

**MapForsyth Addressing Team**

**General Issues**

**29. Addressing & Street Naming**

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 3/10/21 2:43 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Service station address is 1030 Sedge Garden Rd and Restaurant address is 1402 Union Cross Rd.</p>
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**NCDOT**

General Issues

33. NCDOT Comments

NCDOT Division 9  
Victoria Kildea  
336-747-7900  
[vrkildea@ncdot.gov](mailto:vrkildea@ncdot.gov)  
3/12/21 1:29 PM  
01.03) Rezoning-  
Special Use District - 2

- Driveway permit required.
- Encroachment agreements required for any work or utility ties within the right of way,
- For the left turn lane on Sedge Garden Road, it will have to be protected by an island. The concept drawing shows the general layout of this proposal as a yellow line representing the island. 50' of storage should be provided, as well as the appropriate taper length for the posted speed limit. Remove "Proposed off-site Improvements" comment. Plan should also show proposed and existing pavement markings, including west of this location where they tie.
- For the driveway entrance on Union Cross Road, there is still a big concern because of its close proximity to Sedge Garden Road. For the southbound right lane, you have a combination of traffic free flowing from Sedge Garden and focused on merging left, motorists turning left from Old Salem Road and wanting to access Circle K, as well as thru traffic on Union Cross Road wanting to access Circle K. In addition, since the required stem length is still not attained, we would need a right turn lane for this driveway.

Planning

General Issues

22. Historic Resources

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
3/3/21 1:43 PM  
01.03) Rezoning-  
Special Use District - 2

37. concept

[City of Winston-Salem](#)  
 Desmond Corley  
 336-727-8000  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
 3/17/21 10:38 AM  
 01.03) Rezoning-  
 Special Use District - 2

Our comments/concerns remain from the original submittal a few months ago:  
*Legacy* and the *Southeast Suburban Area Plan* update promote a different design than what is proposed:

- **Consider requiring new buildings to be oriented to both public and internal streets and parking areas located internally on the site or behind buildings.**
- **Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas.**
- **Comprehensive redevelopment with a mixture of neighborhood-scaled commercial and office uses that complement the surrounding residential area. Buildings placed close to the intersection of Sedge Garden and Union Cross Roads with parking located to the rear of the buildings.**

Staff provided an alternative concept at the sketch plan review meeting that more closely aligns with the recommendations of the area plan for this activity center.

The staff report will recommend denial of the petition.  
 [Ver. 2] [Edited By Desmond Corley]

**38. Conditions**

[City of Winston-Salem](#)  
 Desmond Corley  
 336-727-8000  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
 3/17/21 10:45 AM  
 01.03) Rezoning-  
 Special Use District - 2

Staff will recommend a Type I bufferyard planting schedule for the required streetyards, as well as a condition limiting freestanding signage to a maximum height of 6 feet (maximum copy area of 36 square feet).

**40. Design**

[City of Winston-Salem](#)  
 Gary Roberts  
 336-747-7069  
[garyr@cityofws.org](mailto:garyr@cityofws.org)  
 3/17/21 1:40 PM  
 01.03) Rezoning-  
 Special Use District - 2

Because the site is within an activity center where pedestrian form is recommended, the proposed Convenience Store building should address the corner with the canopy place on the interior as per the previously shared staff concept. This would also facilitate a more southward location of the access point onto Union Cross Road.

**Circle K - Kernersville (Union Cross Rd & Sedge Garden Rd) - Concept 1.pdf [38 redlines] (Page 1) [1] Concept 1 NO Topo**

**2. COUNCIL MEMBER CONTACT B**

[City of Winston-Salem](#)  
 Bryan Wilson  
 336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
 2/23/21 1:53 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.

**Bowman Consulting**  
Megan Baum  
8435016332  
[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com)  
3/2/21 5:31 PM  
Pre-Submittal Workflow - 1

Appropriate council member will be contacted prior arranging the neighborhood meeting.

**9. Text Box B**

**City of Winston-Salem**  
Desmond Corley  
336-727-8000  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
2/23/21 2:10 PM  
Pre-Submittal Workflow - 1

SHOW PROPOSED UTILITY AND PEDESTRIAN CONNECTIONS

**Bowman Consulting**  
Megan Baum  
8435016332  
[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com)  
3/2/21 5:32 PM  
Pre-Submittal Workflow - 1

Plans revised accordingly

**15. Callout B**

**City of Winston-Salem**  
Desmond Corley  
336-727-8000  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
2/23/21 2:12 PM  
Pre-Submittal Workflow - 1

Utilize UDO calculations, according to proposed uses

**Bowman Consulting**  
Megan Baum  
8435016332  
[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com)  
3/2/21 5:33 PM  
Pre-Submittal Workflow - 1

Plans revised accordingly

**Circle K - Kernersville (Union Cross Road Sedge Garden Road) NC - Concept 1 - 2021-03-02\_SIGNED.pdf [14 redlines] (Page 1) [1] Concept 1**

**30. Planning Comments B**

**City of Winston-Salem** ADD BAR SCALE  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/11/21 10:17 AM  
01.03) Rezoning-  
Special Use District - 2

**31. Planning Comments B**

City of Winston-Salem IF THIS AISLE IS ONE-WAY, ADD DIRECTIONAL ARROWS AND ADD WIDTH CALL.  
Bryan Wilson IF THIS IS ONE WAY, HEAD-IN PARKING IS NOT ALLOWED.  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/11/21 10:17 AM  
01.03) Rezoning-  
Special Use District - 2

### 32. Planning Comments B

City of Winston-Salem SHOW A PEDESTRIAN CROSSWALKS FROM THE RESTAURANT OUTPARCEL  
Bryan Wilson TO THE CONVENIENCE STORE.  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/11/21 10:17 AM  
01.03) Rezoning-  
Special Use District - 2

## Sanitation

### General Issues

### 34. No Issues with Dumpster Enclosure

City of Winston-Salem No issues with dumpster enclosure location.  
Jennifer Chrysson  
336-727-8000  
[jenniferch@cityofws.org](mailto:jenniferch@cityofws.org)  
3/15/21 8:56 AM  
01.03) Rezoning-  
Special Use District - 2

## Stormwater

### General Issues

### 23. Stormwater Management Permit Required

**City of Winston-Salem**  
 Joe Fogarty  
 336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
 3/3/21 3:13 PM  
 01.03) Rezoning-Special Use District - 2

This development will require a Post Construction Stormwater Management permit to be applied for and issued. The permit must show compliance with all of the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

The high density water quality provisions of the ordinance will apply as there is more than 24% impervious area proposed as part of this development. This will require management of the first inch of runoff in an approved Stormwater management system.

The water quantity provisions of the ordinance will also apply as there is more than 20,000 sq.ft. of net new impervious area proposed. These provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed in an approved Stormwater management system to at, or below the pre developed rates and also that the increase in the 25 year pre versus post development volume be stored in the system and released over a 2 to 5 day period.

Any Stormwater management system that is designed must provide, as part of the permit process, a non-refundable financial surety equal to 4% of the estimated construction cost of the Stormwater management system. The permit process also requires that an Operation and Maintenance Agreement (O&M) be approved by the city and once approved recorded at The Forsyth County Register of Deeds office.

**Utilities**

General Issues

**27. General Comments**

**City of Winston-Salem**  
 Charles Jones  
 336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
 3/8/21 11:10 AM  
 01.03) Rezoning-Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. A licensed utility contractor must install any new connections. System development fees due at time of meter purchase. All water connections will require a backflow preventer. Restaurant will require an inground grease interceptor, sizing based of kitchen fixture schedule. If there are any commercial kitchen fixtures in the Circle K, there must be an inground grease interceptor install as well. They cannot share an interceptor. An NCDOT Encroachment Agreement will be required for utility work in the Right-of-Way. These lots cannot share a sewer connection either.

[Ver. 2] [Edited By Charles Jones]

**WSDOT**

General Issues

**24. General Comments**

**City of Winston-Salem**  
 David Avalos  
 336-727-8000  
[davida@cityofws.org](mailto:davida@cityofws.org)  
 3/3/21 3:35 PM  
 01.03) Rezoning-Special Use District - 2

- Dedicate 40' of right of way from center along sedge garden frontage.
- Sidewalk with grass strip on sedge garden is required.
- Dedicate 75' of right of way from center along union cross frontage.
- 7' sidewalk where parking abuts or wheel stops.
- Include crosswalks for pedestrian connections to building from public sidewalk.
- WB Left tune lane is recommended. Coordinate with NCDOT on storage length.
- Recommend longer throat at each driveway location.

[Ver. 2] [Edited By David Avalos]

**Zoning**

General Issues

**35. Zoning**



City of Winston-Salem  
Elizabeth Colyer  
336-747-7427  
elizabethrc@cityofws.org  
3/15/21 1:39 PM

01.03) Rezoning-Special Use District - 2

Why is the restaurant site labelled as an outparcel? Is this a proposed phased development?

Provide a Tree Save Area legend and calculations, new/proposed trees may be used for credit.

Legend link:  
<https://www.cityofws.org/445/Legends>

Please label all driveway, drive aisles, and sidewalk widths.

Please revise parking calculations to include 1 space per 100 sf for any indoor or outdoor restaurant seating for the Convenience Store use. The Restaurant use will require parking calculations for 1 space per 100 square-feet of gross floor area, with indoor seating provided. Both uses require bicycle racks to accommodate 2 bicycles for each proposed building, at minimum, see Table 6.1.2.

Any proposed exterior lighting must meet the requirements of Section 6.6.