



# W-3623 Townhomes and Retail Space (Special Use Rezoning LO-S & RS7 to PB-S)



A/P #: W3623 SUR from LO-S & RS7 to PB-S  
Cityworks Tracking Number: JUNE 2024  
Bryce A. Stuart Municipal Building  
100 E. First Street, Suite 328  
Winston-Salem, NC 27101  
Phone: 336-727-2624  
Fax: 336-727-2792

City of W-S Inspections

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

Project Name: W-3623 Townhomes and Retail Space (Special Use Rezoning LO-S & RS7 to PB-S)  
Jurisdiction: City of Winston-Salem  
ProjectID: 1327591

Thursday, June 6, 2024

## Open Issues: 21

### Engineering

### General Issues

#### 29. General comments

[City of Winston-Salem](#)  
Wesley Kimbrell  
336-727-8000  
This will require a commercial driveway permit. The site must be designed in accordance with the City of Winston Salem Infrastructure Development Standards and Water/Sewer Tech Specifications.

[Wesleyki@cityofws.org](mailto:Wesleyki@cityofws.org)  
5/17/24 4:03 PM  
01.03) Rezoning-Special Use District - 2  
Further comments may apply upon receipt of more detailed drawings. This does not warrant full approval for construction as illustrated.

Allied Design, Inc. noted  
 Steve Causey  
 336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
 5/29/24 1:10 PM  
 01.03) Rezoning-Special Use District - 2

**Erosion Control**

General Issues

**19. Grading/Erosion Control Permit and Erosion Control Plan needed**

**City of Winston-Salem** 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/>

Matthew Osborne  
 336-462-7480  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
 5/8/24 9:27 AM  
 01.03) Rezoning-Special Use District - 2

Allied Design, Inc. noted  
 Steve Causey  
 336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
 5/29/24 1:10 PM  
 01.03) Rezoning-Special Use District - 2

**20. Erosion Control Plan Review to NCDEQ - DEMLR**

**City of Winston-Salem** If this project will use any public funds for financing, and/or be constructed on public owned property, and/or is a public utility project, then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR at the Winston-Salem Regional Office. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800 or [tamera.eplin@deq.nc.gov](mailto:tamera.eplin@deq.nc.gov)).

Matthew Osborne  
 336-462-7480  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
 5/8/24 9:27 AM  
 01.03) Rezoning-Special Use District - 2

Allied Design, Inc. Noted  
 Steve Causey  
 336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
 5/29/24 1:11 PM  
 01.03) Rezoning-Special Use District - 2

**Fire/Life Safety**

General Issues

**28. Sketch Plans and Site Plans**

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 5/16/24 9:05 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</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>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 5/29/24 1:11 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Noted</p>

<p><a href="#">Winston-Salem Fire Department</a> Cory Lambert 336-747-7359 <a href="mailto:coryml@cityofwsfire.org">coryml@cityofwsfire.org</a> 5/16/24 9:05 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Approved Turnaround design required for dead-end apparatus access roadways. Dead-end measurement starts at the first t-intersection in the parking lot.</p>
<p><a href="#">Allied Design, Inc.</a> Steve Causey 336-765-2377 <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a> 5/29/24 1:12 PM 01.03) Rezoning-Special Use District - 2</p>	<p>turnaround template illustrated</p>

**Planning**

**2024-05-06 Issued for Planning Board Review.pdf [8 redlines] (Page 1) [1] PRELIMINARY**

**32. Text Box B**

<p><a href="#">Forsyth County Government</a> Gloria Alford 3367032337 <a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a> 5/20/24 3:35 PM 01.03) Rezoning-Special Use District - 2</p>	<p>403</p>
<p><a href="#">Allied Design, Inc.</a> Steve Causey 336-765-2377 <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a> 5/29/24 1:13 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Noted</p>

**33. Text Box B**

<p><a href="#">Forsyth County Government</a> Gloria Alford 3367032337 <a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a> 5/20/24 3:35 PM 01.03) Rezoning-Special Use District - 2</p>	<p>407</p>
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Allied Design, Inc.      Noted  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
5/29/24 1:14 PM  
01.03) Rezoning-  
Special Use District - 2

**34. Text Box B**

Forsyth County      411  
Government  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
5/20/24 3:35 PM  
01.03) Rezoning-  
Special Use District - 2

Allied Design, Inc.      Noted  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
5/29/24 1:14 PM  
01.03) Rezoning-  
Special Use District - 2

**35. Text Box B**

Forsyth County      419  
Government  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
5/20/24 3:35 PM  
01.03) Rezoning-  
Special Use District - 2

Allied Design, Inc.      Noted  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
5/29/24 1:14 PM  
01.03) Rezoning-  
Special Use District - 2

**36. Text Box B**

<p>Forsyth County Government          Gloria Alford          3367032337  <a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a>          5/20/24 3:35 PM          01.03) Rezoning-Special Use District - 2</p>	415
<p>Allied Design, Inc.          Steve Causey          336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>          5/29/24 1:14 PM          01.03) Rezoning-Special Use District - 2</p>	Noted

**37. Text Box B**

<p>Forsyth County Government          Gloria Alford          3367032337  <a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a>          5/20/24 3:35 PM          01.03) Rezoning-Special Use District - 2</p>	423
<p>Allied Design, Inc.          Steve Causey          336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>          5/29/24 1:14 PM          01.03) Rezoning-Special Use District - 2</p>	Noted

**General Issues**

**16. Council Member Contact**

<p>City of Winston-Salem          Marc Allred          336-727-8000  <a href="mailto:marca@cityofws.org">marca@cityofws.org</a>          4/30/24 3:04 PM          Pre-Submittal Workflow          - 1</p>	<p><b>Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts . Information for each Council Member can be found on their website here: <a href="https://www.cityofws.org/564/City-Council">https://www.cityofws.org/564/City-Council</a></b></p>
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Allied Design, Inc. noted  
Steve Causey  
336-765-2377  
scausey@allied-  
engsurv.com  
5/6/24 11:57 AM  
Pre-Submittal Workflow  
- 1

## 17. Neighborhood Meeting/Outreach Deadline

City of Winston-Salem **UDO Section 3.2.19.A.7 - Neighborhood Meeting/Outreach**  
Marc Allred  
336-727-8000  
marca@cityofws.org  
4/30/24 3:05 PM  
Pre-Submittal Workflow  
- 1

A neighborhood meeting/neighborhood outreach shall be required for all rezoning requests when any portion of the subject property is located within five hundred (500) feet of residential zoning. All measurements shall be made by drawing a straight line from the nearest point of the lot line for the subject property to the residential zoning line.

- **Meeting/Outreach:** The applicant shall conduct a neighborhood meeting or another appropriate form of neighborhood outreach. Examples of acceptable forms of neighborhood outreach include, but are not limited to, mailing informational letters, going door-to-door, or distributing flyers.
- **Written Summary**
  - The applicant shall provide a written summary (email is an acceptable form) to Planning staff that provides a detailed explanation of the neighborhood meeting/neighborhood outreach.
  - The written summary shall describe the scope of outreach along with the issues discussed and any outcomes agreed upon as a result of the outreach. Then written summary shall be provided to Planning staff **at least eight (8) days** prior to the date of the Planning Board meeting for which the subject rezoning is scheduled.
- **Automatic Continuance:** If the applicant fails to provide the required written summary to Planning staff at least eight (8) days prior to the date of the Planning Board meeting for which the subject rezoning is scheduled, the subject request shall be automatically continued to the next scheduled Planning Board public hearing meeting.

**Applicants need to ensure that they have submitted the required neighborhood outreach summary by the Neighborhood Meeting/Outreach deadline as required in UDO 3.2.9.A.7 by the date referenced in the Planning Board Calendar of Significant Dates (The calendar can be found here: <https://www.cityofws.org/1564/Monthly-Planning-Board-Items>).**

Allied Design, Inc. Summary has been provided  
Steve Causey [ Ver. 2 ] [Edited By Steve Causey]  
336-765-2377  
scausey@allied-  
engsurv.com  
5/29/24 1:14 PM  
01.03) Rezoning-  
Special Use District - 2

## 22. Historic Resources

[City of Winston-Salem](#) No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
5/8/24 2:43 PM  
01.03) Rezoning-  
Special Use District - 2

[Allied Design, Inc.](#) Noted  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
5/29/24 1:15 PM  
01.03) Rezoning-  
Special Use District - 2

## 23. Community Appearance Commission

[City of Winston-Salem/Forsyth County](#) No comment  
Daniel Rankin  
336-747-7422  
[danielr@cityofws.org](mailto:danielr@cityofws.org)  
5/9/24 12:25 PM  
01.03) Rezoning-  
Special Use District - 2

[Allied Design, Inc.](#) Noted  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
5/29/24 1:15 PM  
01.03) Rezoning-  
Special Use District - 2

## 40. uses

[City of Winston-Salem](#) Revise Requested Uses on the Site Plan per discussion  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
5/23/24 4:14 PM  
01.03) Rezoning-  
Special Use District - 2

[Allied Design, Inc.](#) uses revised  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
5/29/24 1:16 PM  
01.03) Rezoning-  
Special Use District - 2



## Sanitation

### General Issues

#### 39. Bulk Container Information

<p><a href="#">City of Winston-Salem</a> Matthew Cheatham 336-727-8000 <a href="mailto:matthewch@cityofws.org">matthewch@cityofws.org</a> 5/22/24 9:44 AM 01.03) Rezoning-Special Use District - 2</p>	<p><b>Location will require bulk container(s).</b></p> <p><b>Bulk Containers:</b> 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.</p> <p><b>Location and placement:</b> 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.</p>
<p><a href="#">Allied Design, Inc.</a> Steve Causey 336-765-2377 <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a> 5/29/24 1:16 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Noted</p>

## Stormwater

### General Issues

#### 38. Exempt from Stormwater Management

<p><a href="#">City of Winston-Salem</a> Joe Fogarty 336-747-6961 <a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a> 5/22/24 9:35 AM 01.03) Rezoning- Special Use District - 2</p>	<p>This development will be exempt from the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions and hence exempt from having to be issued with a Post Construction Stormwater Management permit.</p> <p>You will be exempt from the water quality provisions of the ordinance as you will clearly be disturbing less than 1 acre during construction. The site is only 1.16 acres in size and a lot of that existing area is going to remain as it is so its clear less than 1 acre will be disturbed. You will also be exempt from the quantity provisions of the ordinance as you are proposing to create less than 20,000 sq.ft. of an increase in new impervious area. Your plan states your increase will be 5,902 sq.ft. Since you meet both of these exemptions you are not required to be issued with a stormwater management permit.</p>
<p><a href="#">Allied Design, Inc.</a> Steve Causey 336-765-2377 <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a> 5/29/24 1:16 PM 01.03) Rezoning- Special Use District - 2</p>	<p>noted</p>

## Utilities

### General Issues

#### 30. General Comments

<p><a href="#">City of Winston-Salem</a> Chris Jones 336-747-7499 <a href="mailto:charlesj@cityofws.org">charlesj@cityofws.org</a> 5/22/24 9:29 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Any existing connections not intended for reuse must be terminated at the main. Water meters purchased through the COWS. System development fees due at the time of meter purchase. A NC Licensed Utility Contractor must install the water/sewer connections. If the Fire Department requires another Fire Hydrant, then there is a \$500.00 review fee. [ <a href="#">Ver. 2</a> ] [Edited By Chris Jones]</p>
<p><a href="#">Allied Design, Inc.</a> Steve Causey 336-765-2377 <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a> 5/29/24 1:16 PM 01.03) Rezoning-Special Use District - 2</p>	<p>noted</p>

## WSDOT

### General Issues

#### 31. WSDOT

<p><a href="#">City of Winston-Salem</a> Robert Stone 336-727-8000 <a href="mailto:robertst@cityofws.org">robertst@cityofws.org</a> 5/20/24 11:04 AM 01.03) Rezoning-Special Use District - 2</p>	<ul style="list-style-type: none"><li>• Dedication of ROW or pedestrian access easement may be required for sidewalk outside of public ROW.</li><li>• Ensure all dimensioning for parking stalls, drive aisles, curb &amp; gutter, radii, sidewalk, etc. are provided per IDS.</li><li>• Will require commercial driveway permit with City of Winston-Salem</li><li>• Ensure all plans submitted are designed in accordance with City of Winston-Salem IDS.</li></ul>
<p><a href="#">Allied Design, Inc.</a> Steve Causey 336-765-2377 <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a> 5/29/24 1:17 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Noted</p>

## Zoning

### General Issues

#### 24. Zoning Plan Review

City of Winston-  
Salem/Forsyth County  
Rory Howard  
336-747-7422  
roryh@cityofws.org  
5/16/24 10:59 AM  
01.03) Rezoning-  
Special Use District - 2

1. Provide a minimum of two bike spaces for the townhomes.
2. All parking spaces must be within 75 feet of a large variety tree. The parking to the west of the existing building does not meet this rule. Please include these trees within the adjoining streetyard area.
  1. Provide at least at least 2 large variety trees per every 100 feet of streetyard. Any required trees must be located in a minimum 7 foot wide, 50 square feet planting area.
3. Please look for alternate compliance for the one proposed large variety tree along Fourth Street, given the presence of power lines overhead. During permitting, please show symbology for medium or small variety tree.
4. During permitting, provide and show a streetyard along the entirety of 5th Street and the entirety of the nonresidential portion along Laura Wall Boulevard. Please be sure all streetyards are up to UDO standards.
5. Provide dumpster specifications to make sure it is up to code. FENCING i. A fence or wall may be used to screen an outdoor storage area. ii. The fence or wall shall be at least six (6) feet in height, opaque and of masonry, stone or wooden material, or of the same material as that of the principal building.
6. Provide a lighting plan for the non-residential section of the property.
7. Show the location of any proposed signage.
8. FRONT SETBACKS i. Front setbacks of less than ten (10) feet shall be accompanied by a finished floor elevation of at least two and one-half (2.5) feet above the average street grade in front of the building or unit. Your elevations need to show a connection to Laura Wall.
9. Show cross-parcel access between the residential and commercial areas of the site

[ Ver. 12 ] [Edited By Rory Howard]

Allied Design, Inc.  
Steve Causey  
336-765-2377  
scausey@allied-  
engsurv.com  
5/30/24 3:14 PM  
01.03) Rezoning-  
Special Use District - 2

1. Bike spaces provided at townhomes.
2. Large variety trees provided, or shown as existing, to meet 75' proximity requirement.
3. Noted, medium variety trees to be provided where required.
4. noted.
5. Dumpster pad specs and screening details will be provided at time of permitting to ensure compliance with code
6. Lighting plan will be provided.
7. Signage location illustrated.
8. Connection shown and FFE elevations provided to indicate 2.5' above average street grade.
9. Cross access easement provided.

Closed Issues: 18

Planning

Issued for Pre-submittal Review 4-29-24.pdf [13 redlines] (Page 1)

11. Text Box B

<p><a href="#">City of Winston-Salem</a> Provide street grade topography and all proposed retaining walls          Marc Allred          336-727-8000  <a href="mailto:marca@cityofws.org">marca@cityofws.org</a>          4/30/24 3:03 PM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">Allied Design, Inc.</a> provided          Steve Causey          336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>          5/6/24 11:56 AM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">City of Winston-Salem</a> Issue Closed          Bryan Wilson          336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>          5/7/24 3:14 PM          Pre-Submittal Workflow          - 1</p>	

**12. Text Box B**

<p><a href="#">City of Winston-Salem</a> Provide townhome elevations with a pedestrian connection to the sidewalk.          Marc Allred          336-727-8000  <a href="mailto:marca@cityofws.org">marca@cityofws.org</a>          4/30/24 3:03 PM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">Allied Design, Inc.</a> provided          Steve Causey          336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>          5/6/24 11:56 AM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">City of Winston-Salem</a> Issue Closed          Bryan Wilson          336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>          5/7/24 3:14 PM          Pre-Submittal Workflow          - 1</p>	

**13. Text Box B**

<p><a href="#">City of Winston-Salem</a> Dumpsters?          Marc Allred          336-727-8000  <a href="mailto:marca@cityofws.org">marca@cityofws.org</a>          4/30/24 3:03 PM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">Allied Design, Inc.</a> provided          Steve Causey          336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>          5/6/24 11:57 AM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">City of Winston-Salem</a> Issue Closed          Bryan Wilson          336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>          5/7/24 3:14 PM          Pre-Submittal Workflow          - 1</p>	

**14. Text Box B**

<p><a href="#">City of Winston-Salem</a> East Fourth Street          Marc Allred          336-727-8000  <a href="mailto:marca@cityofws.org">marca@cityofws.org</a>          4/30/24 3:03 PM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">Allied Design, Inc.</a> corrected          Steve Causey          336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>          5/6/24 11:58 AM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">City of Winston-Salem</a> Issue Closed          Bryan Wilson          336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>          5/7/24 3:14 PM          Pre-Submittal Workflow          - 1</p>	

**15. Text Box B**

<p><a href="#">City of Winston-Salem</a> East Fifth Street          Marc Allred          336-727-8000  <a href="mailto:marca@cityofws.org">marca@cityofws.org</a>          4/30/24 3:03 PM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">Allied Design, Inc.</a> corrected          Steve Causey          336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>          5/6/24 11:58 AM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">City of Winston-Salem</a> Issue Closed          Bryan Wilson          336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>          5/7/24 3:14 PM          Pre-Submittal Workflow          - 1</p>	

**General Issues**

**18. Elevations Required**

<p><a href="#">City of Winston-Salem</a> <b><u>Elevations Required</u></b>          Marc Allred          336-727-8000  <a href="mailto:marca@cityofws.org">marca@cityofws.org</a>          4/30/24 3:06 PM          Pre-Submittal Workflow          - 1</p>	<p>Elevations are required for this proposal.</p>
<p><a href="#">Allied Design, Inc.</a> provided          Steve Causey          336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>          5/6/24 11:57 AM          Pre-Submittal Workflow          - 1</p>	
<p><a href="#">City of Winston-Salem</a> Issue Closed          Bryan Wilson          336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>          5/7/24 3:14 PM          Pre-Submittal Workflow          - 1</p>	

**25. CPACC**

CONFORMITY TO PLANS

Growth Management Plan Area (Legacy): 1 City or Town Center

Relevant Comprehensive Plan Recommendation(s) for or against proposal:

For

- Concentrate development within the serviceable land area of Forsyth County with the highest densities at city/town centers, activity centers and along growth corridors (p. 29).
- City and Town centers promote a dense, mixed-use and pedestrian-oriented urban form and is the hub for government and private employment (pp. 30-31).
- Facilitate land use patterns that offer a variety of housing choices and convenient access to neighborhood shopping, schools, parks, and other services (p. 42).
- Activity centers have the potential to accommodate denser mixed-use development (p. 32).
- Encourage the inclusion of housing at higher residential densities in activity centers and appropriate locations on growth corridors (p. 33).
- Encourage both residential and nonresidential infill development/redevelopment versus Greenfield development (p. 53).
- Encourage reuse of vacant and underutilized commercial and industrial sites (p. 57).
- A mix of housing types in neighborhoods provides housing choices and more equitable access to services for people of all income levels and generations (p. 123).
- Consider requiring new buildings to be oriented to both public and internal streets and parking areas located internally on the site or behind buildings (p. 182).
- Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. (p. 182).

Area Plan/Development Guide: East/Northeast Area Plan (January 2016)

Relevant Development Guide Recommendation(s) in favor of proposal:

- Add more concentrated development by retrofitting and redeveloping existing sites and by bringing new mixed-use development to the area (p. 40).
- Create pedestrian-friendly character through the development/redevelopment of properties by making sure buildings and streets are designed for pedestrian comfort (p. 40).
- Locate buildings closer to the street to create an interesting and inviting public/private streetscape and locate parking to the rear or side of buildings to de-emphasize vehicles (p. 40).

Relevant Development Guide Recommendation(s) against proposal:

- The area plan recommends office land use (p. 29).

Growth Corridor: No

[City of Winston-Salem](#) Issue Closed  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
5/22/24 12:01 PM  
01.03) Rezoning-  
Special Use District - 2

**26. Environmental Features/Greenways**

[City of Winston-Salem](#) Greenways: N/A  
Sarah Keeley Wetlands: N/A  
336-727-8000 Farmlands/VAD: N/A  
[sarahke@CITYOFWS.ORG](mailto:sarahke@CITYOFWS.ORG) ?Natural Heritage site: N/A  
5/15/24 10:19 AM  
01.03) Rezoning-Special  
Use District - 2

[City of Winston-Salem](#) Issue Closed  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
5/22/24 12:01 PM  
01.03) Rezoning-Special  
Use District - 2

**Rory Howard**

**Issued for Pre-submittal Review 4-29-24.pdf [13 redlines] (Page 1)**

**1. Text Box B**

[City of Winston-Salem/Forsyth County](#) Please move this information further down.  
Rory Howard  
336-747-7422  
[roryh@cityofws.org](mailto:roryh@cityofws.org)  
4/30/24 9:43 AM  
Pre-Submittal Workflow  
- 1

[Allied Design, Inc.](#) Done  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
5/6/24 11:59 AM  
Pre-Submittal Workflow  
- 1



City of Winston-Salem Issue Closed  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
5/7/24 3:13 PM  
Pre-Submittal Workflow  
- 1

## 2. Text Box B

City of Winston-Salem/Forsyth County Residential Multifamily and Townhouses not allowed in zoning district  
Rory Howard  
336-747-7422  
[roryh@cityofws.org](mailto:roryh@cityofws.org)  
4/30/24 9:43 AM  
Pre-Submittal Workflow  
- 1

City of Winston-Salem/Forsyth County Comment removed in Bluebeam. Issue Closed.  
Rory Howard  
336-747-7422  
[roryh@cityofws.org](mailto:roryh@cityofws.org)  
4/30/24 3:58 PM  
Pre-Submittal Workflow  
- 1

## 3. Text Box B

City of Winston-Salem/Forsyth County May want to update date  
Rory Howard  
336-747-7422  
[roryh@cityofws.org](mailto:roryh@cityofws.org)  
4/30/24 9:43 AM  
Pre-Submittal Workflow  
- 1

Allied Design, Inc. Updated  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
5/6/24 11:57 AM  
Pre-Submittal Workflow  
- 1

City of Winston-Salem Issue Closed  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
5/7/24 3:13 PM  
Pre-Submittal Workflow  
- 1

## 4. Text Box B

<p><a href="#">City of Winston-Salem/Forsyth County</a>  Rory Howard  336-747-7422  <a href="mailto:roryh@cityofws.org">roryh@cityofws.org</a>  4/30/24 9:43 AM  Pre-Submittal Workflow  - 1</p>	<p>Please include names of developer and engineer.</p>
<p><a href="#">Allied Design, Inc.</a>  Steve Causey  336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>  5/6/24 11:57 AM  Pre-Submittal Workflow  - 1</p>	<p>Done</p>
<p><a href="#">City of Winston-Salem</a>  Bryan Wilson  336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>  5/7/24 3:13 PM  Pre-Submittal Workflow  - 1</p>	<p>Issue Closed</p>

**5. Text Box B**

<p><a href="#">City of Winston-Salem/Forsyth County</a>  Rory Howard  336-747-7422  <a href="mailto:roryh@cityofws.org">roryh@cityofws.org</a>  4/30/24 9:43 AM  Pre-Submittal Workflow  - 1</p>	<p>Please show distances and bearings of all property lines.</p>
<p><a href="#">Allied Design, Inc.</a>  Steve Causey  336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>  5/6/24 11:57 AM  Pre-Submittal Workflow  - 1</p>	<p>Provided</p>
<p><a href="#">City of Winston-Salem</a>  Bryan Wilson  336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>  5/7/24 3:13 PM  Pre-Submittal Workflow  - 1</p>	<p>Issue Closed</p>

**6. Text Box B**

<p><a href="#">City of Winston-Salem/Forsyth County</a>  Rory Howard  336-747-7422  <a href="mailto:roryh@cityofws.org">roryh@cityofws.org</a>  4/30/24 9:43 AM  Pre-Submittal Workflow  - 1</p>	Plans must be sealed and signed by the site plan preparer.
<p><a href="#">Allied Design, Inc.</a>  Steve Causey  336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>  5/6/24 11:58 AM  Pre-Submittal Workflow  - 1</p>	Plans sealed
<p><a href="#">City of Winston-Salem</a>  Bryan Wilson  336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>  5/7/24 3:14 PM  Pre-Submittal Workflow  - 1</p>	Issue Closed

**7. Text Box B**

<p><a href="#">City of Winston-Salem/Forsyth County</a>  Rory Howard  336-747-7422  <a href="mailto:roryh@cityofws.org">roryh@cityofws.org</a>  4/30/24 9:43 AM  Pre-Submittal Workflow  - 1</p>	Please include street widths.
<p><a href="#">Allied Design, Inc.</a>  Steve Causey  336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>  5/6/24 11:58 AM  Pre-Submittal Workflow  - 1</p>	Provided
<p><a href="#">City of Winston-Salem</a>  Bryan Wilson  336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>  5/7/24 3:13 PM  Pre-Submittal Workflow  - 1</p>	Issue Closed

**8. Text Box B**

<p><a href="#">City of Winston-Salem/Forsyth County</a>  Rory Howard  336-747-7422  <a href="mailto:roryh@cityofws.org">roryh@cityofws.org</a>  4/30/24 9:43 AM  Pre-Submittal Workflow  - 1</p>	<p>Please show Tree Save calculations.</p>
<p><a href="#">City of Winston-Salem/Forsyth County</a>  Rory Howard  336-747-7422  <a href="mailto:roryh@cityofws.org">roryh@cityofws.org</a>  4/30/24 3:58 PM  Pre-Submittal Workflow  - 1</p>	<p>Comment removed in Bluebeam. Issue Closed.</p>

**9. Text Box B**

<p><a href="#">City of Winston-Salem/Forsyth County</a>  Rory Howard  336-747-7422  <a href="mailto:roryh@cityofws.org">roryh@cityofws.org</a>  4/30/24 9:43 AM  Pre-Submittal Workflow  - 1</p>	<p>Please show all setbacks.</p>
<p><a href="#">Allied Design, Inc.</a>  Steve Causey  336-765-2377  <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a>  5/6/24 11:58 AM  Pre-Submittal Workflow  - 1</p>	<p>None required</p>
<p><a href="#">City of Winston-Salem</a>  Bryan Wilson  336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>  5/7/24 3:13 PM  Pre-Submittal Workflow  - 1</p>	<p>Issue Closed</p>

**10. Text Box B**

<p><a href="#">City of Winston-Salem/Forsyth County</a>  Rory Howard  336-747-7422  <a href="mailto:roryh@cityofws.org">roryh@cityofws.org</a>  4/30/24 9:43 AM  Pre-Submittal Workflow  - 1</p>	<p>Please label all streetyard widths.</p>
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<p><a href="#">Allied Design, Inc.</a> Labeled Steve Causey 336-765-2377 <a href="mailto:scausey@allied-engsurv.com">scausey@allied-engsurv.com</a> 5/6/24 11:58 AM Pre-Submittal Workflow - 1</p>
<p><a href="#">City of Winston-Salem</a> Issue Closed Bryan Wilson 336-747-7042 <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a> 5/7/24 3:13 PM Pre-Submittal Workflow - 1</p>