



W-3615 Fine Line Multifamily (Special Use Rezoning from RS7 to RMU-S))

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

John Lipka
LPK Consulting, PA
514 Edwards Road
Rural Hall, NC 27045

Project Name: W-3615 Fine Line Multifamily (Special Use Rezoning from RS7 to RMU-S))
Jurisdiction: City of Winston-Salem
ProjectID: 1261524

Wednesday, March 20, 2024

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: 21

Engineering

General Issues

21. General comments

<p>City of Winston-Salem Wesley Kimbrell 336-727-8000 Wesleyki@cityofws.org 3/11/24 10:39 AM 01.03) Rezoning-Special Use District - 2</p>	<p>All retaining walls, and their components (I.E. geogrid and other stabilization/anchor components), shall be constructed completely outside of the ROW. No portion of the retaining wall or its components shall be installed within the public ROW.</p>
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Erosion Control

General Issues

9. Grading/Erosion Control Permit and Erosion Control Plan needed

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
3/6/24 9:06 AM
01.03) Rezoning-
Special Use District - 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/>

10. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
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matthewo@cityofws.org
3/6/24 9:06 AM
01.03) Rezoning-
Special Use District - 2

If this project will use any public funds for financing and/or be constructed on public owned property, 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

14. Sketch Plans and Site Plans

City of Winston-Salem
(Fire)
Raven Byrd
336-747-7456

ravenb@cityofwsfire.org
3/8/24 3:04 PM
01.03) Rezoning-
Special Use District - 2

Future construction plans shall 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.

Planning

023-1203 Fifth & Dunleith 03.05.24.pdf [4 redlines] (Page 1)

27. Text Box B

Forsyth County
Government
Gloria Alford
3367032337

alfordgd@forsyth.cc
3/18/24 4:22 PM
01.03) Rezoning-
Special Use District - 2

28. Text Box B

Forsyth County 504
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/18/24 4:22 PM
01.03) Rezoning-
Special Use District - 2

29. Text Box B

Forsyth County 508
Government
Gloria Alford
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3/18/24 4:22 PM
01.03) Rezoning-
Special Use District - 2

30. Text Box B

Forsyth County 512
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/18/24 4:22 PM
01.03) Rezoning-
Special Use District - 2

General Issues

1. COUNCIL MEMBER CONTACT

City of Winston-Salem/Forsyth County
Rory Howard
336-747-7422
roryh@cityofws.org
2/27/24 2:35 PM
Pre-Submittal Workflow
- 1

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: <https://www.cityofws.org/564/City-Council>

LPK Consulting, PA Council member has been contacted on project
John Lipka
7049367406
jlipka@LPK-Consulting.com
3/5/24 11:02 AM
Pre-Submittal Workflow
- 1

2. Community Outreach Deadline

<p>City of Winston-Salem/Forsyth County Rory Howard 336-747-7422 roryh@cityofws.org 2/27/24 2:36 PM Pre-Submittal Workflow - 1</p>	<p>Please ensure that you have submitted the required neighborhood outreach summary by the deadline as required in UDO ClearCode and referenced in the Planning Board Calendar of Significant Dates located here: https://www.cityofws.org/1564/Monthly-Planning-Board-Items.</p>
<p>LPK Consulting, PA John Lipka 7049367406 jlipka@LPK-Consulting.com 3/5/24 11:02 AM Pre-Submittal Workflow - 1</p>	<p>Neighborhood outreach will be performed at appropriate time.</p>

12. Historic Resources

<p>City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofws.org 3/7/24 10:54 AM 01.03) Rezoning-Special Use District - 2</p>	<p>No comments</p>
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13. Community Appearance Commission

<p>City of Winston-Salem/Forsyth County Daniel Rankin 336-747-7422 danielr@cityofws.org 3/8/24 10:29 AM 01.03) Rezoning-Special Use District - 2</p>	<p>No comment</p>
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23. CPACC

<p>City of Winston-Salem Stephen Smotherman 336-727-8000 steves@cityofws.org 3/13/24 12:38 PM 01.03) Rezoning-Special Use District - 2</p>	<p style="text-align: center;">CPACC TEAM</p> <p><u>DOCKET NUMBER: W-3615</u></p> <p>CONFORMITY TO PLANS</p> <p>Growth Management Plan Area (<i>Legacy</i>): 2 Urban Neighborhoods Relevant Comprehensive Plan Recommendation(s) for or against proposal: Concentrate development within the serviceable land area of Forsyth County with the highest intensities at city/town center, activity centers and along growth corridors (p. 29). Urban Neighborhoods include the area of Winston-Salem built primarily before the post-1950 pattern of auto-oriented development. This part of the “old city” includes</p>
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intermixed areas of residential, commercial, industrial, and institutional development featuring smaller lots, sidewalks, and a grid street pattern (p. 31).

Encourage the inclusion of housing at higher residential densities in activity centers and appropriate locations on growth corridors (p. 33).

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). Revitalization efforts have also been accomplished in a number of urban neighborhoods through redevelopment, residential and commercial infill, and targeted rehabilitation of residential areas and structures (p. 172).

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 Winston-Salem Update (2015)

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

The subject properties are located along the eastern edge of the East Winston Activity Center. The East Winston Activity Center contains approximately 135 acres. Additional investment in this area in the form of new development, retrofitting or redevelopment is needed to bring desired land uses such as additional retail, entertainment venues, and sit-down restaurants.

Add more concentrated development by retrofitting and redeveloping existing sites and by bringing new mixed-use development to the area (p. 40).

Relevant Development Guide Recommendation(s) against proposal:

The subject properties are indicated for single-family residential development on both Map 6-Proposed Land Use (p. 29) and in Figure 8-East Winston Activity Center (p. 40).

Growth Corridor: No

Activity Center: East Winston

COMMUNITY DEVELOPMENT

Certified Area/Name: N/A

Type of Certification: N/A

Redevelopment Recommendation(s): N/A

24. Environmental Features/Greenways

City of Winston-Salem

Sarah Keeley Greenways: N/A
336-727-8000

sarahke@CITYOFWS.ORG Wetlands: N/A

3/14/24 1:37 PM

01.03) Rezoning-Special Farmlands/VAD: N/A
Use District - 2

Natural Heritage Site: N/A

25. Environmental Features/Greenways

<p>City of Winston-Salem Sarah Keeley Greenways: N/A 336-727-8000 sarahke@CITYOFWS.ORG Wetlands: N/A 3/14/24 1:39 PM 01.03) Rezoning-Special Farmlands/VAD: N/A Use District - 2 Natural Heritage Site: N/A</p>

Stormwater

General Issues

11. Exempt from Stormwater Management Permitting

<p>City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 3/6/24 9:33 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 and its provisions based on the data specified on the plan.</p> <p>It will be exempt from the water quality provisions of the ordinance as it will disturb (grade) less than 1 acre during construction. The site area is only 0.311 acres so its clear that the 1 acre threshold of disturbance will not be exceeded and thus a permit to address the water quality provisions will not apply.</p> <p>It will be exempt from the water quantity provisions of the ordinance as it is proposing to create 8,935 sq.ft. of new impervious area. This is below the 20,000 sq.ft. threshold that would entail the quantity provisions applying and thus a permit to address these provisions will not apply.</p>
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Utilities

General Issues

8. General Comments

<p>City of Winston-Salem Chris Jones 336-747-7499 charlesj@cityofws.org 3/6/24 9:04 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Any existing connections not intended for reuse must be terminated at the main. Site being master metered with a backflow preventer is good. All water and sewer interior to the site will be private. Water meters purchased through the COWS. System development fees due at the time of meter purchase.</p>
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WSDOT

General Issues

26. WSDOT

<p>Stantec Consulting Services, Inc. Chattanooga, TN Kyle Branning 4234971452 Kyle.Branning@stantec.com 3/20/24 8:52 AM 01.03) Rezoning-Special Use District - 2</p>	<p>1. Per UDO section 6.1.1.G.1 - "The principal access to all parking, stacking, and loading areas shall have vehicular access to a publicly dedicated street, road, or highway maintained by either the North Carolina Department of Transportation or the responsible municipality." Because of this, it appears that the proposed driveway connection would not be acceptable as currently shown. - Conditional approval pending alley closure.</p> <p>2. Show mail kiosk location (if applicable).</p> <p>[Ver. 2] [Edited By Kyle Branning]</p>
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17. UDO 04 - Zoning Districts

City of Winston-Salem/Forsyth County
Rory Howard
336-747-7422
roryh@cityofws.org
3/20/24 4:19 PM
01.03) Rezoning-Special Use District - 2

Section 4.1.4 - Dimensional Requirements

1. Structures Which May Encroach Into Required Yards: The following structures may encroach into required yards as follows:
 - o **Open Porches and Above-Grade Decks in Front and Rear Yards**: An open porch or enclosed above grade deck at or below the main living level of a single family dwelling may project into a required front or rear yard not more than ten (10) feet, provided that such projection does not reduce the remaining open portion of the yard to a depth of less than fifteen (15) feet. The proposed backs decks impede into the 10' rear setback requirement.
 - o **Architectural Features**: Architectural features, such as sills, belt courses, and cornices, may project into any required yard not more than one foot.
 - o **Roof, Eave, Chimney, or Awning**: A roof, eave, chimney, or awning may project into any required yard not more than three (3) feet.
 - o **Open Stairs**: Open stairs to a second story of a residence may project into any required side or rear yard but shall not encroach into the required front yard.

[Ver. 4] [Edited By Rory Howard]

18. UDO 06.3 - Bufferyard Standards

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
3/19/24 10:54 AM
01.03) Rezoning-Special Use District - 2

When an alley is closed, the alley is split in half. Seven and a half feet would go to the subject property and seven and a half feet would go to PIN 6835-77-5829. Currently, your 15' Type II Bufferyard is taking up the entire alley. You would need to move 7.5 feet south or acquire the additional area.

[Ver. 3] [Edited By Marc Allred]

35. UDO 06.1 - Off-Street Parking & Loading

City of Winston-Salem/Forsyth County
Rory Howard
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roryh@cityofws.org
3/20/24 4:18 PM
01.03) Rezoning-Special Use District - 2

Please provide the parking surface on the site plan.