



# W-3540 Vest Mill Apartments (Special Use Rezoning RM-12S RS9 to RM12-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

Gaines Hunter  
Stimmel Associates, PA  
601 North Trade Street  
Suite 200  
Winston Salem, NC 27101

Project Name: W-3540 Vest Mill Apartments (Special Use  
Rezoning RM-12S RS9 to RM12-S)  
Jurisdiction: City of Winston-Salem  
ProjectID: 801207

Wednesday, July 20, 2022

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

### 10. General comments

City of Winston-Salem

Matthew Gantt  
336-727-8000

[matthewg@cityofws.org](mailto:matthewg@cityofws.org)

7/7/22 2:16 PM

01.03) Rezoning-  
Special Use District - 2

**The following item is required before the driveway permit may be reviewed:**

1. A City driveway permit will be required for the permanent connections to Vest Mill Road and Westbrook Drive. Please complete and sign a City driveway permit application and submit along with site plans to the Engineering Division for review. A review fee of \$200 is also required. Plans and the review fee may be submitted through IDT Plans.

**The following items are required as part of the detailed plan review:**

2. Storm drainage plans, profiles, gutter spread calculations, and storm drain design calculations are required for this development. A storm drainage summary sheet may be included in the plan sheets. In addition, construction details for all storm drain elements, roadway design, driveway entrances, sidewalks, etc., are also required.

3. Please note that concrete for the dumpster pads shall be a minimum of 8 inches of 4,000 psi concrete over 6 inches of compacted ABC stone. The same 4,000 psi concrete mix would also need to be used for the driveway aprons off of Vest Mill Road.

4. Provide design radii for private streets (Barley Court and Easton Mill Court) off of the Vest Mill Road extension.

[Ver. 3] [Edited By Matthew Gantt]

## Erosion Control

### General Issues

#### 8. Grading/Erosion Control Permit and Erosion Control Plan needed

City of Winston-Salem

Matthew Osborne  
336-747-7453

[matthewo@cityofws.org](mailto:matthewo@cityofws.org)

7/6/22 12:28 PM

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/>

#### 9. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem

Matthew Osborne  
336-747-7453

[matthewo@cityofws.org](mailto:matthewo@cityofws.org)

7/6/22 12:28 PM

01.03) Rezoning-  
Special Use District - 2

If this project will use any public funds, then 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

#### 17. Notes

**City of Winston-Salem (Fire)**  
 Raven Byrd  
 336-734-2492  
[ravenb@cityofws.org](mailto:ravenb@cityofws.org)  
 7/14/22 2:48 PM  
 01.03) Rezoning-Special Use District - 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.

**MapForsyth Addressing Team**

General Issues

**18. Addressing & Street Naming**

**Forsyth County Government**  
 Gloria Alford  
 3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
 7/18/22 1:01 PM  
 01.03) Rezoning-Special Use District - 2

The road names Easton Mill Ct, Barley Ct and Vest Mill Rd are approved.

**Planning**

**2022.06.27 Prelim RZ1 Submittal (21-308).pdf [3 redlines] (Page 1) [1] 21-308 Staff Change-30x42**

**4. Text Box B**

City of Winston-Salem Need most recent DB and PG showing current ownership.  
Bryan Wilson  
336-747-7042  
bryandw@cityofws.org  
6/28/22 2:03 PM  
Pre-Submittal Workflow -  
1

Stimmel Associates, PA Information to be added  
Gaines Hunter  
(336)7231067  
ghunter@stimmelpa.com  
7/5/22 8:42 AM  
Pre-Submittal Workflow -  
1

**TYPE1\_ELEVATION\_2022-07-03(Type 4 Shown on Plan).pdf [1 redline] (Page 1) [1] Layout1**

**22. Text Box B**

City of Winston-Salem Revise elevations to reflect max height of 45'  
Bryan Wilson  
336-747-7042  
bryandw@cityofws.org  
7/20/22 11:20 AM  
01.03) Rezoning-  
Special Use District - 2

**General Issues**

**3. COUNCIL MEMBER CONTACT**

City of Winston-Salem **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>**  
Bryan Wilson  
336-747-7042  
bryandw@cityofws.org  
6/28/22 2:03 PM  
Pre-Submittal Workflow -  
1

Stimmel Associates, PA Noted, thank you  
Gaines Hunter  
(336)7231067  
ghunter@stimmelpa.com  
6/30/22 4:05 PM  
Pre-Submittal Workflow -  
1

**11. Environmental Features/Greenways**

City of Winston-Salem No comments.  
Elizabeth Colyer  
336-747-7427  
elizabethrc@cityofws.org  
7/8/22 10:39 AM  
01.03) Rezoning-Special  
Use District - 2

**12. Historic Resources**

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
7/11/22 8:40 AM  
01.03) Rezoning-  
Special Use District - 2

## 19. Elevations

City of Winston-Salem Provide additional elevations for the garage units.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
7/18/22 2:19 PM  
01.03) Rezoning-  
Special Use District - 2

## Stormwater

### General Issues

## 7. Stormwater Management Permit Required

City of Winston-Salem This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that is in compliance with the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.  
Joe Fogarty  
336-747-6961

[josephf@cityofws.org](mailto:josephf@cityofws.org)

7/6/22 10:43 AM  
01.03) Rezoning-  
Special Use District - 2

The plan states/shows that the impervious area percentage will be more than 24%. It will therefore be considered a high density development in terms of the water quality provisions of the ordinance. The high density provisions require that the first inch of runoff be captured and treated in an approved Stormwater management system. .

The water quantity provisions of the ordinance apply if there is going to be more than 20,000 sq.ft. of new impervious area created by this development. This will be the case here. The 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 back to at, or below, the pre developed rates and also that the 25 year increase in the pre versus post volume be stored in the system and released over a 2 to 5 day period.

It appears you are planning on Stormwater management as I see one such device on your plans and so I would think you are planning then on managing to meet the quality and quantity provisions as I have outlined.

The Stormwater management system will require a one time non-refundable surety to be paid to the City at the time of permitting. This surety shall equal 4% of the estimated construction cost of the proposed Stormwater management system.

The permit process will also require an Operation and Maintenance Agreement to be approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

## Utilities

### General Issues

## 14. General Comments

**City of Winston-Salem**  
Chris Jones  
336-747-7499  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
7/13/22 1:07 PM  
01.03) Rezoning-  
Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. Submit water/sewer extension plans to utilities plan review for permitting/approval. Utilities in the street will be public. Each building will be master metered with a backflow preventer and a backflow preventer on the fire line. RPA's and RPDA's preferred. Water meters purchased through COWS. System development fees for water and wastewater due at the time of meter purchase. Water and sewer abandonment will need to be properly preformed. The CCUC must first approved this, then the WS City Council. COWS will need a private RW platted or Permanent easements around all utilities if Private RW is not platted.

## WSDOT

### General Issues

#### 15. General Comments

**City of Winston-Salem**  
David Avalos  
336-727-8000  
[davida@cityofws.org](mailto:davida@cityofws.org)  
7/13/22 4:01 PM  
01.03) Rezoning-  
Special Use District - 2

- Coordinate further with WSDOT about Westbrook and Vest Mill Realign
- WSDOT will require a pre and post build survey of westbrook drive pavement condition.
- Consider relocating Easton Mill Ct further west. Maybe between 7 and 8

[Ver. 3] [Edited By David Avalos]

## Zoning

### General Issues

#### 16. Zoning

**City of Winston-Salem**  
Amy McBride  
336-727-8000  
[amym@cityofws.org](mailto:amym@cityofws.org)  
7/13/22 6:42 PM  
01.03) Rezoning-  
Special Use District - 2

Per UDO 6.2.1D please provide MVSA calculations, one large variety tree is required per every 5,000 square feet of proposed MVSA. All proposed parking spaces must be within 75 feet of a large variety tree trunk. Show calculation on the plan.