



W-3425 Redeemer Presbyterian Church (Special Use District Rezoning)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7065

City of W-S Planning

Ashley Ancho
MLA Design Group, Inc
120 Club Oaks Court
100
Winston Salem, NC 27104

Project Name: W-3425 Redeemer Presbyterian Church (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 339582

Monday, December 2, 2019

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 13

Engineering

General Issues

6. Driveway Permit required

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
11/13/19 3:45 PM
01.03) Rezoning-
Special Use District - 2

A City driveway permit will be required for the reconstruction of the access point onto Miller Street. The access will need to be a heavy duty concrete apron to support dumpster pickup traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on Miller Street to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).

Erosion Control

General Issues

5. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/12/19 2:52 PM
01.03) Rezoning-
Special Use District - 2

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: <https://winston-salem.idtplans.com/secure/>

Inspections

General Issues

10. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
12/2/19 12:28 PM
01.03) Rezoning-Special
Use District - 2

Please shade or otherwise indicate all proposed parking surface.

Label a parking typical of the angle of the proposed parking spaces, the stall width, drive aisle width and stall to curb length per UDO Table B.3.9.

Review Table B.3.9.2 for parking adjacent to sidewalk treatments.

See site plan redlines, there is an area noted where the drive aisle width is insufficient, per the idtplans scaling tool.

UDO-286 will apply for any proposed exterior lighting.

Show any existing on premises freestanding signs. Show any proposed on premises freestanding signs on the site plan that meet 10' x 70' sight distance triangles and that are located entirely, at minimum, of 1.5' inside of the property line.

At the time of permitting, all plant types with height, spacing and caliper requirements need to be provided for all proposed MVSA, streetyard and bufferyard plantings.

Please delineate the 10' streetyard planting at the proposed Miller St. driveway entrance.

For information, any proposed retaining wall will require a separate building permit.

[Ver. 4] [Edited By Elizabeth Colyer]

MapForsyth Addressing Team

General Issues

9. Addressing & Street Naming

**Forsyth County
Government**
Gloria Alford
3367032337
alfordgd@forsyth.cc
11/22/19 10:33 AM
01.03) Rezoning-
Special Use District - 2

No new addresses assigned. If new address is needed will assign it at permitting.

Planning

General Issues

2. CPAD

City of Winston-Salem
Kirk Ericson
336-747-7045
kirke@cityofws.org
11/12/19 12:59 PM
01.03) Rezoning-
Special Use District - 2

The Southwest Winston-Salem area plan recognizes that it is not possible to indicate all properties where institutional uses would be appropriate, and many institutional facilities (such as this one) are surrounded by single family residences. The plan recommends retaining single family structures adjacent to institutional uses; encouraging institutions owning such homes to maintain them in good condition; and allowing existing institutions to grow and expand in a manner that is compatible with neighborhood character.

3. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/12/19 1:28 PM
01.03) Rezoning-
Special Use District - 2

This site is located within the Ardmore National Register Historic District, listed in the National Register of Historic Places in 2004.

The current church building is FY1088, the former Ardmore School, a contributing building constructed in 1929 with a 1955 addition. The McNeil House at 1040 Miller Street (FY7733) was built ca. 1945 and contributes to the District. The Swann House at 1036 Miller Street (FY8256) was built ca. 1945 and contributes to the District. The lot once included a contributing single-car garage, which has been demolished. The ranch-style house at 1030 Miller Street, built ca. 1965, is a non-contributing structure. PIN 6825-30-4448 at 925 S. Hawthorne Rd. includes two contributing resources, the ca. 1953 Gobble House (FY7685) and its associated garage, labeled a barn on the site plan. The proposed rezoning does not include the Gobble House but does include the garage.

As no demolition of historic structures is proposed, Historic Resources staff has no specific comments on the request.

14. Recommended Conditions

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
11/27/19 9:08 AM
01.03) Rezoning-
Special Use District - 2

As discussed at the Interdepartmental Site Plan Review meeting, please show the large variety trees required in a Type II bufferyard along the proposed northern zoning/property line and include the following note:

- Type II bufferyard to be fully installed by Redeemer Presbyterian Church in the event of a change in ownership of the adjoining property.

In addition, staff recommends the following conditions and will include them in the staff report:

- No electronic message board sign(s) shall be permitted on the property.
- In the event of an ownership change for the northern portion of the property currently identified by PIN 6825-30-4448 (to be subdivided), the applicant shall install a Type II bufferyard meeting all standards of the bufferyard provisions of the UDO.

Stormwater

General Issues

4. Exempt from Stormwater Permitting

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/12/19 1:28 PM
01.03) Rezoning-
Special Use District - 2

This site development, per the plan statements, is proposing less than 1 acre of disturbance and less than 20,000 sq.ft. of a net impervious area increase. Developments that are less than 1 acre in disturbance are exempt from the water quality provisions of the City of Winston-Salem's Post Construction Stormwater Management Ordinance and developments that create less than 20,000 sq.ft. of net new impervious area are exempt from the water quantity provisions of the same ordinance. Only developments that exceed either one, or both, of these thresholds are subject to Stormwater management permitting and this is not the case here.

Utilities

General Issues

7. General Comment

[City of Winston-Salem](#) No comments for rezoning only.
Charles Jones
336-727-8000
charlesj@cityofws.org
11/15/19 9:37 AM
01.03) Rezoning-
Special Use District - 2

WSDOT

General Issues

8. General Comments

[City of Winston-Salem](#) Dedicate right of way 37.5 ft from center. Recommend wheel stop on spaces adjacent to structures.
David Avalos
336-727-8000
davida@cityofws.org
11/21/19 9:42 AM
01.03) Rezoning-
Special Use District - 2

Zoning

11-6-19 Redeemer Presbyterian Church Rezoning Site Plan.pdf [3 redlines] (Page 1) [1] rezoning plan

11. WS -Zoning B

[City of Winston-Salem](#) Please label drive aisle width.
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/25/19 12:44 PM
01.03) Rezoning-Special
Use District - 2

12. WS -Zoning B

[City of Winston-Salem](#) Please review Table B.3.9 for stall width, stall to curb and aisle width requirements and label drive aisle width.
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/25/19 12:44 PM
01.03) Rezoning-Special
Use District - 2

13. WS -Zoning B

[City of Winston-Salem](#) Please label drive aisle width.
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/25/19 12:44 PM
01.03) Rezoning-Special
Use District - 2