



W-3528 Ledstate, LLC. (Elected Body SUP for parking reduction in GMA2)

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

Jeff Brinker
Brinker Designs
705 Longbow Rd.
Winston-Salem, NC 27104

Project Name: W-3528 Ledstate, LLC. (Elected Body SUP for parking reduction in GMA2)
Jurisdiction: City of Winston-Salem
ProjectID: 738855

Wednesday, April 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: 12

Engineering

General Issues

17. General comments

<p>City of Winston-Salem Matthew Gantt 336-727-8000 matthewg@cityofws.org 4/6/22 9:51 AM 01.04) Special Use Permit - 2</p>	<p>1. It does not appear that a City driveway permit would be required for this project. However, should the shaded area along Brookstown Avenue be converted to an acceptable area, the driveway apron would need to be replaced and a driveway permit would be required.</p>
---	--

Environmental Features/Greenways

General Issues

25. Environmental Features/Greenways

City of Winston-Salem	Greenways: N/A
Elizabeth Colyer	Wetlands: N/A
336-747-7427	Farmland/VAD: N/A
elizabethrc@cityofws.org	Natural Heritage Sites: N/A
4/19/22 8:35 AM	
01.04) Special Use	
Permit - 2	

Erosion Control

General Issues

14. 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	
336-747-7453	
matthewo@cityofws.org	
4/5/22 3:56 PM	
01.04) Special Use	
Permit - 2	

Fire/Life Safety

General Issues

20. Notes

Winston-Salem Fire Department
 Cory Lambert
 336-747-7359
coryml@cityofwsfire.org
 4/11/22 2:15 PM
 01.04) Special Use Permit - 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

21. Addressing & Street Naming

Forsyth County Government
 Gloria Alford
 3367032337
alfordgd@forsyth.cc
 4/11/22 4:28 PM
 01.04) Special Use Permit - 2

no comment

Planning

950-BROOKSTOWN-Site-SpecialUse-2022-03-28.pdf [16 redlines] (Page 1) [1] Layout1

13. Council Member SUP B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 3/30/22 11:28 AM Pre-Submittal Workflow - 1</p>	<p>As this will be an Elected Body Special Use Permit, this will be a quasi-judicial hearing. Please do NOT contact your Council Member regarding this case. Neighborhood outreach is not required.</p>
<p>Brinker Designs Jeff Brinker 336-403-5308 jeffdraw@earthlink.net 4/4/22 4:29 PM Pre-Submittal Workflow - 1</p>	<p>Addressed</p>

General Issues

19. Historic Resources

<p>City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofws.org 4/7/22 11:19 AM 01.04) Special Use Permit - 2</p>	<p>No comments</p>
---	--------------------

Sanitation

950-BROOKSTOWN-Site-SpecialUse-2022-04-01_sealed.pdf [0 redlines]

23. No Comments

<p>City of Winston-Salem Jennifer Chrysson 336-727-8000 jenniferc@cityofws.org 4/18/22 12:13 PM 01.04) Special Use Permit - 2</p>	<p>No comments.</p>
---	---------------------

Stormwater

General Issues

15. Exempt from Stormwater Management Permitting

<p>City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 4/5/22 5:02 PM 01.04) Special Use Permit - 2</p>	<p>This development will be exempt from the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance as it will disturb less than 1 acre during construction and also create less than 20,000 sq.ft. of new impervious area. The site area is only 0.28 acres so its clear these thresholds will not be exceeded. Not exceeding the former threshold exempts it from the quality provisions of the ordinance and not exceeding the latter threshold exempts it from the quantity provisions of the ordinance. Therefore, a Stormwater management permit will not be required for this development.</p>
---	---

Utilities

General Issues

16. General Comments

City of Winston-Salem
Chris Jones
336-747-7499
charlesj@cityofws.org
4/6/22 9:09 AM
01.04) Special Use
Permit - 2

the existing Backflow preventer will need to be a Reduced Pressure Assembly. If the existing backflow is a Double Check Assembly it will need to be switched out. A Grease Interceptor will be required. Usually an in ground GI is required but I don't think there is room for one at this location. A Point-of-Use GI will be allowed. Utilities Plan Review will size GI based off kitchen Fixture Schedule.

WSDOT

General Issues

18. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
4/6/22 3:47 PM
01.04) Special Use
Permit - 2

- Recommend angled parking in the rear. Restaurant use will be more intense with more turnover.
 - refer to udo for parking dimension options
- Concerned about circulation and gates/fences
- Show sidewalk connection from public sidewalk to building

[Ver. 3] [Edited By David Avalos]

Zoning

General Issues

24. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
4/18/22 4:10 PM
01.04) Special Use
Permit - 2

Is the fenced are shown on the SE side of the building for outdoor dining?
Will you be using the existing rear parking for restaurant use?

[Ver. 2] [Edited By Amy McBride]