



W-3545 Simpson - University Pkwy Oil Change (Special Use Rezoning RS9 to HB-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-3545 Simpson - University Pkwy Oil Change
(Special Use Rezoning RS9 to HB-S)
Jurisdiction: City of Winston-Salem
ProjectID: 820031

Wednesday, August 17, 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: 14

Engineering

General Issues

4. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
8/17/22 9:32 AM
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 connection to University Parkway. Please complete and sign a driveway permit application and submit it, along with a copy of the site plan, to the Engineering Division for review. A \$200 review fee is also required. All items may be submitted through IDT plans.

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

2. Please indicate if this submittal will include the right-out from the north parcel of the area that is noted as "previously approved zoning". This right-only exit on to University Parkway was not included in driveway permit #22-0007.

3. On the plan, please include storm drain design calculations for all storm drainage systems. Design calculations may be shown in tabular form on the plan sheets.

4. Please include all construction details on the plan set. Include a construction detail for the concrete dumpster pad. Concrete used for the dumpster pad must be 8" thick using a 4,000 psi mix. The dumpster pad must also be placed on 6" of compacted ABC stone.

[Ver. 2] [Edited By Matthew Gantt]

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
8/4/22 11:54 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/>

Fire/Life Safety

General Issues

8. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 8/12/22 8:22 AM 01.03) Rezoning- Special Use District - 2</p>	<p>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"> • 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. <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"> • 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). <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>
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MapForsyth Addressing Team

General Issues

10. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 8/15/22 11:44 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Assign address is 6054 University Pkwy.</p>
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NCDOT

General Issues

11. NCDOT Comments

NCDOT Division 9
 Victoria Kildea
 336-747-7900
vrkildea@ncdot.gov
 8/15/22 3:13 PM
 01.03) Rezoning-
 Special Use District - 2

- Driveway permit required. Randy Ogburn is the primary point of contact – rogburn@ncdot.gov
- A 16.6 3-party encroachment agreement would be required for utility ties (water and sewer), and sidewalk where applicable.

Planning

General Issues

1. 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>

Marc Allred
 336-727-8000
marca@cityofws.org
 7/26/22 12:59 PM
 Pre-Submittal Workflow -
 1

Stimmel Associates, PA Noted, thank you.

Gaines Hunter
 (336)7231067
ghunter@stimmelpa.com
 7/29/22 12:34 PM
 Pre-Submittal Workflow -
 1

Stimmel staff will contact Council Member prior to any neighborhood outreach for this project

2. Historic Resources

City of Winston-Salem No comments

Heather Bratland
 336-727-8000
heatherb@cityofws.org
 8/4/22 10:11 AM
 01.03) Rezoning-
 Special Use District - 2

12. Environmental Features/Greenways

City of Winston-Salem No comments.

Elizabeth Colyer
 336-747-7427
elizabethrc@cityofws.org
 8/16/22 1:24 PM
 01.03) Rezoning-Special
 Use District - 2

14. uses

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
8/16/22 1:51 PM
01.03) Rezoning-
Special Use District - 2

Suggested uses for W-3545:

- Arts and Craft Studio
- Food or Drug Store
- Furniture and Home Furnishings Store
- Restaurant (without drive-through service)
- Retail Store
- Banking and Financial Services
- Car Wash
- Motor Vehicle, Repair and Maintenance
- Offices
- Services A
- Services B
- Testing and Research Lab
- Veterinary Services
- Academic Biomedical Research Facility
- Museum or Art Gallery
- Police or Fire Station
- Park and Shuttle Lot
- Parking, Commercial
- Utilities

[Ver. 2] [Edited By Marc Allred]

15. Dates of Importance

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
8/17/22 9:19 AM
01.03) Rezoning-
Special Use District - 2

Issue resolutions for your site plan is due August 25th.
Community Outreach deadline is August 31st.
Planning Board meeting is September 8th at 4:30 PM.

[Ver. 2] [Edited By Marc Allred]

Stormwater

General Issues

3. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
8/4/22 10:59 AM
01.03) Rezoning-
Special Use District - 2

This parcel is adjacent to a previously zoned parcel that required a Stormwater management plan to be submitted and approved as a condition of its zoning.

This development currently submitted for the oil change facility has a note indicated on the plan that states "the proposed Stormwater tie-in to Parcel B from project W-3489. The proposed Stormwater easements and agreements to be recorded."

It would therefore appear that this current plan under consideration "W-3545" is intended to be treated/attenuated in that "Parcel B of W-3489" Stormwater management system. I should like to point out that at this moment in time the Stormwater management plan for Parcel B of the adjacent development has not been submitted for review and thus not approved yet. Therefore this current plan, W-3545, cannot be permitted until such time as both parcels together are approved in a Stormwater management plan that shows compliance with the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions. If this current plan, W-3545, is intended to be built before Parcel B then it would have to require its own separate Stormwater management system to be designed and approved and that system would need to be shown on this plan. No matter how this parcel is to be permitted - combining with Parcel B, or designing its own system - the requirements for a Stormwater management design approval, the provision of a non-refundable financial surety for the Stormwater management system that equals 4% of the estimated cost of construction of the stormwater management system and the approval and recording of an adequate Operation and Maintenance Agreement will be required as part of the Stormwater management permit process.

Utilities

General Issues

6. General Coments

City of Winston-Salem
Robert Wall
336-727-8000
robertw@cityofws.org
8/17/22 9:35 AM
01.03) Rezoning-
Special Use District - 2

Water meters purchased through COWS. System development fees are due at the time of meter purchase for both water and wastewater. Any existing connections not intended for reuse must be terminated at the main. All water meters will require a reduced pressure assembly backflow preventer. NCDOT Encroachment Agreement will be required for any new water/sewer connections. If a Fire Hydrant is added a \$500.00 review fee will apply and a COWS Water Application must be filled out and signed.

[Ver. 4] [Edited By Chris Jones]

WSDOT

General Issues

7. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
8/10/22 4:39 PM
01.03) Rezoning-
Special Use District - 2

- Match the grass strip to the south and maintain that width through out.
- Sidewalk to the north must connect to existing sidewalk.
 - Sidewalk along the back of curb need to be 6' wide minimum

[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

16. Zoning

City of Winston-Salem No comments

Amy McBride

336-727-8000

[[Ver. 2](#)] [Edited By Amy McBride]

amym@cityofws.org

8/16/22 6:55 PM

01.03) Rezoning-
Special Use District - 2