



Fairlawn restaurant (25065ZAX) (Site Plan Amendment)

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

Nick Blackwood
Isaacson Sheridan
804 Green Valley Road
Suite 200
Greensboro, NC 27408

Project Name: Fairlawn restaurant (25065ZAX) (Site Plan
Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 1740285

Wednesday, July 23, 2025

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: 17

Engineering

General Issues

53. Commercial Infrastructure Permit Required

City of Winston-Salem-
Engineering

Craig Nursey

336-727-8000

craign@cityofws.org

7/16/25 8:35 AM

01.13) Application for
Site Plan Amendment -
2

- This development will require a City of Winston-Salem Commercial Infrastructure Permit (formerly Commercial Driveway Permit).
- Site must be designed and built in accordance with the most recent City of Winston Salem Infrastructure Development Standards and Water and Sewer Technical Specifications.
- Verify fire apparatus maneuverability through parking lot
- Sight Distance Triangles (SDT) shall be drawn from the back of curb on C&G streets and edge of pavement on ribbon pavement streets.
- Check with WSDOT regarding ROW dedication requirements.
- Check with WSDOT regarding sidewalk requirements.
- No footing, wall, or wall components will be allowed within the public R/W or public water, sewer or storm drainage easements.

Further detailed comments may be issued when more detailed plans are provided in future technical permitting process.

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
7/2/25 8:13 AM
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If the proposed project creates more than 10,000 sq. ft. of land disturbance, 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

55. Approval Notes

City of Winston-Salem
(Fire)

Raven Byrd
336-747-7456

ravenb@cityofwsfire.org

7/17/25 3:08 PM

01.13) Application for
Site Plan Amendment -
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These general notes apply to all projects. If there are any other concerns to be addressed as part of this review they will be noted as separate issues.

- Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.
- Fire apparatus access shall comply with the requirements below and **shall extend to within 150 feet all portions of the exterior walls of the building** as measured by an approved route around the exterior of the building or facility. This can be extended to 200 feet for sprinklered buildings.
- Ensure fire apparatus access roads are designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:
 - Must 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;
 - Approved turnaround required 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.
- For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC; FDC must be located within 100 feet from a fire hydrant.
- Buildings constructed on site must comply with all applicable NC Building Codes

58. General Comments

NCDOT Division 9

Ashley Long

336-747-7900

amlong1@ncdot.gov

7/21/25 4:24 PM

01.13) Application for
Site Plan Amendment -
2

- NCDOT has no comments, as long as the existing driveway connections remain and interconnectivity between parcels is maintained along Fairlawn Drive.
- NCDOT driveway permit not required for connection at Fairlawn Ct.
- A 16.1 two-party encroachment would be required for utility connections (i.e. power, telephone, and gas) in the right of way.
- A 16.6 3-party encroachment agreement would be required for any utility ties (water and sewer) in the right of way, and sidewalk where applicable.
- For encroachment-related questions, please contact Carolina Carbajal – ccarbajalcruz1@ncdot.gov.

Planning

[25065ZAX.Civil.05.22.25.pdf \[30 redlines\]](#) (Page 1) [1] 25065ZAX.DESIGN-C 1.0

3. Callout B

City of Winston-Salem

Ellie Levina

336-727-2626

elliele@cityofws.org

5/27/25 2:27 PM

Pre-Submittal Workflow - 1

Type III

Isaacson Sheridan

Nick Blackwood

(336) 609-5127

nick@isaacsonsheridan.com

6/18/25 9:27 AM

Pre-Submittal Workflow - 1

See revised site plan.

21. Text Box B

City of Winston-Salem provide width
 Ellie Levina
 336-727-2626
elliele@cityofws.org
 5/27/25 3:42 PM
 Pre-Submittal Workflow - 1

Isaacson Sheridan See revised site plan.
 Nick Blackwood
 (336) 609-5127
nick@isaacsonsheridan.com
 6/18/25 9:30 AM
 Pre-Submittal Workflow - 1

23. Callout B

City of Winston-Salem provide a typical of bufferyard
 Ellie Levina
 336-727-2626
elliele@cityofws.org
 5/27/25 3:42 PM
 Pre-Submittal Workflow - 1

Isaacson Sheridan See revised site plan.
 Nick Blackwood
 (336) 609-5127
nick@isaacsonsheridan.com
 6/18/25 9:30 AM
 Pre-Submittal Workflow - 1

48. Callout B

City of Winston-Salem extend sidewalk to street
 Ellie Levina
 336-727-2626
elliele@cityofws.org
 7/7/25 3:17 PM
 01.13) Application for
 Site Plan Amendment -
 2

57. Text Box B

Forsyth County 2424 FAIRLAWN CT
 Government
 Gloria Alford
 3367032337
alfordgd@forsyth.cc
 7/21/25 1:04 PM
 01.13) Application for
 Site Plan Amendment -
 2

General Issues

28. Neighborhood Outreach

<p>City of Winston-Salem Ellie Levina 336-727-2626 elliele@cityofws.org 5/27/25 3:45 PM Pre-Submittal Workflow - 1</p>	<p>Be aware of the neighborhood outreach requirement and the neighborhood outreach summary deadline as shown on the Planning Board Calendar of Significant dates located here: https://www.cityofws.org/1564/Monthly-Planning-Board-Items</p>
<p>Isaacson Sheridan Nick Blackwood (336) 609-5127 nick@isaacsonsheridan.com 6/18/25 9:31 AM Pre-Submittal Workflow - 1</p>	<p>To be completed.</p>

29. Council Member Contact

<p>City of Winston-Salem Ellie Levina 336-727-2626 elliele@cityofws.org 5/27/25 3:46 PM Pre-Submittal Workflow - 1</p>	<p>Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison or 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/3499/City-Council</p>
<p>Isaacson Sheridan Nick Blackwood (336) 609-5127 nick@isaacsonsheridan.com 6/18/25 9:31 AM Pre-Submittal Workflow - 1</p>	<p>To be completed.</p>

54. Revise Elevations

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 7/16/25 3:28 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>Please revise submitted elevations to reflect directions illustrated on the site plan.</p>
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Sanitation

General Issues

44. Bulk Container Information

City of Winston-Salem

Matthew Cheatham

336-727-8000

matthewch@cityofws.org

7/2/25 8:52 AM

01.13) Application for
Site Plan Amendment -

2

Location will require bulk container(s).

Bulk Containers: All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement: Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

Stormwater

General Issues

45. Covered under an Existing SWM Plan

City of Winston-Salem

Joe Fogarty

336-747-6961

josephf@cityofws.org

7/2/25 9:58 AM

01.13) Application for
Site Plan Amendment -

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This development is covered under an existing and already approved stormwater management plan that was approved in 2020 for this entire development tract. No further stormwater management permitting or management is therefore required.

Utilities

General Issues

52. General Comment

City of Winston-Salem

Robert Wall

336-727-8000

robertw@cityofws.org

7/15/25 9:45 AM

01.13) Application for
Site Plan Amendment -

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Submit plans for review/approval through IDT system. Any existing connections not intended for reuse must be terminated at the main. Any new water connections will require a payment of system development fee for both water and wastewater. Water meters purchased through COWS. All water connections will require a Reduced Pressure Assembly Backflow Preventer matching the meter size. Minimum 1,000 gallon in ground grease interceptor will be required. Size may be larger depending upon kitchen fixture schedule. No water/sewer connections located inside a driveway. There also is an existing waterline going through property. Nothing can be built within the easement for it or heavy cut or fill within it.

WSDOT

General Issues

56. Commercial Infrastructure Permit

[City of Winston-Salem](#)

Robert Stone

336-727-8000

robertst@cityofws.org

7/18/25 10:49 AM

01.13) Application for
Site Plan Amendment -

2

- Development will require commercial infrastructure permit with city.

Zoning

General Issues

47. Zoning Plan Review

City of Winston-Salem

Ellie Levina

336-727-2626

elliele@cityofws.org

7/22/25 9:32 AM

01.13) Application for
Site Plan Amendment -

2

1. Show stacking spaces for drive thru, two lanes require five spaces that are each 9ft wide and 16ft long.
2. If any parking spaces abut sidewalks, please show the width to determine if a sidewalk treatment option is necessary. Since the sidewalk is 5ft wide, choose one of the following sidewalk treatment options for adjacent parking spaces: 1) wheel stop with a 2ft separation, 2) a 2ft wide planting strip, or 3) increase the sidewalk to 7ft with a curb.
3. Label length of parking spaces.
4. Provide elevations for dumpster screening that match building materials.
5. Provide information on square footage of signs including sauce emblems on building, only 15% of wall is allowed to be covered.
6. Label 15ft Type 3 bufferyard on site plan, show a typical of the bufferyard on site plan or show plantings.
7. If grading permit is required provide type 2 12% tree save area. Fill out and attach TSA legend to site plan, link is below: ?
<https://www.cityofws.org/DocumentCenter/View/1055/Tree-Save-Legend---Used-with-Landscaping-and-Tree-Preservation-Fillable-PDF>
8. Stacking spaces in drive thru count as parking spaces and will need to have a tree nearby to be within 75ft.
9. Sidewalk needs to be extend to sidewalk along Fairlawn.
10. All rooftop HVAC equipment located on the subject property shall be completely screened from view along all public streets.
11. Label 10ft wide streetyard on site plan along Fairlawn, streetyard will be verified that all required plantings are in place upon inspection. Provide type of plantings.
12. Provide scale on elevations and building material.

[[Ver. 6](#)] [Edited By Ellie Levina]