



W-3582 Jesse Carr and Kathryn Everhart (Special Use Rezoning from RS9 to PB-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

clift bodenhamer
d. clift bodenhamer jr
po box 251
bethania, NC 27010

Project Name: W-3582 Jesse Carr and Kathryn Everhart
(Special Use Rezoning from RS9 to PB-S)
Jurisdiction: City of Winston-Salem
ProjectID: 1006033

Wednesday, May 17, 2023

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: 22

Engineering

General Issues

20. General comments

City of Winston-Salem

Matthew Gantt

336-727-8000

matthewg@cityofws.org

5/3/23 11:33 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 would be required for the permanent connection to Beauchamp Road. To obtain a driveway permit, complete and sign a City driveway permit application and submit it, along with a copy of the site plan to the Engineering Division for review. A review fee of \$200 is also required. All items may be submitted through IDT plans.

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

2. Any proposed storm drainage systems would need to be shown on the plan for the driveway permit. Any proposed storm drainage pipes within the City right-of-way must have a minimum diameter of 15" and must be a Class III concrete pipe.

3. Please note the following items on the plan, (a) to contact the Engineering Field Office (EFO) at 336-727-8063 to set up inspections, prior to construction, (b) include phone numbers and email addresses for the engineer and project owner, and (c) that the driveway permit will expire one year from the date of issuance.

Fire/Life Safety

General Issues

26. Sketch Plans and Site Plans

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359</p>	<p>Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p>
<p>coryml@cityofwsfire.org 5/12/23 10:35 AM 01.03) Rezoning-Special Use District - 2</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>

MapForsyth Addressing Team

General Issues

31. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 5/15/23 11:09 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Assign address is 170 Beauchamp Rd.</p>
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Planning

JCARR_SITEPLAN_04272023-Model.pdf [20 redlines] (Page 1) [1] Model

27. Planning Coments B

City of Winston-Salem Building Contractors, General; Warehousing; Offices; Combined Use; and
Residential Building, Single-Family
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/15/23 10:18 AM
01.03) Rezoning-
Special Use District - 2

28. Planning Coments B

City of Winston-Salem Show any proposed ground sign
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/15/23 10:18 AM
01.03) Rezoning-
Special Use District - 2

29. Planning Coments B

City of Winston-Salem Driveway will need to be moved to accommodate drive area currently on PIN 5895-
46-9488 or an elected body SUP will be required for an off-site easement.
Bryan Wilson
336-747-7042 [Ver. 3] [Edited By Bryan Wilson]
bryandw@cityofws.org
5/17/23 11:50 AM
01.03) Rezoning-
Special Use District - 2

30. Text Box B

Forsyth County 170
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
5/15/23 11:09 AM
01.03) Rezoning-
Special Use District - 2

33. Planning Coments B

City of Winston-Salem You are showing proposed buffering within the driveway. Please revise.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/15/23 12:18 PM
01.03) Rezoning-
Special Use District - 2

34. Planning Coments B

City of Winston-Salem Show drive width (minimum 26' for two-way traffic)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/15/23 12:18 PM
01.03) Rezoning-
Special Use District - 2

35. Planning Coments B

City of Winston-Salem (Building Contractors, General)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/15/23 12:18 PM
01.03) Rezoning-
Special Use District - 2

39. Planning Comments B

City of Winston-Salem Where are the spaces? do you show 3 in the rear and 2 at the existing structures?
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/17/23 11:50 AM
01.03) Rezoning-
Special Use District - 2

40. Planning Comments B

City of Winston-Salem Required
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/17/23 11:50 AM
01.03) Rezoning-
Special Use District - 2

41. Planning Comments B

City of Winston-Salem Proposed
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/17/23 11:50 AM
01.03) Rezoning-
Special Use District - 2

42. Planning Comments B

City of Winston-Salem 5
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/17/23 11:50 AM
01.03) Rezoning-
Special Use District - 2

General Issues

22. Historic Resources

City of Winston-Salem No comments

Heather Bratland
336-727-8000

heatherb@cityofws.org

5/3/23 1:18 PM

01.03) Rezoning-
Special Use District - 2

23. CAC

City of Winston-Salem No comment.

Amy Crum
336-747-7051

amyc@cityofws.org

5/4/23 11:38 AM

01.03) Rezoning-
Special Use District - 2

24. Environmental Features/Greenways

City of Winston-Salem Greenways: N/A

Amy Crum Wetlands: N/A

336-747-7051 Farmland/VAD: N/A

amyc@cityofws.org Natural Heritage: N/A

5/4/23 11:38 AM

01.03) Rezoning-
Special Use District - 2

25. CPAD

City of Winston-Salem

Stephen Smotherman
336-727-8000

steves@cityofws.org

5/10/23 4:44 PM
01.03) Rezoning-

Special Use District - 2

CPACC TEAM

DOCKET NUMBER: W-3582

CONFORMITY TO PLANS

Growth Management Plan Area (*Legacy*): 3 Suburban Neighborhoods
Relevant Comprehensive Plan Recommendation(s) for or against proposal:

Protect residential areas from inappropriate commercial and industrial encroachment (p. 42).

Discourage inappropriate commercial encroachment into neighborhoods (p. 57).

What constitutes "protection" of a neighborhood from development or redevelopment varies greatly through our community. Some residents express concern over nonresidential development near housing; others perceive increased residential densities or attached housing to be negative (p. 170).

Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods (p. 175).

Area Plan/Development Guide: West Suburban Update (2018)

Relevant Development Guide Recommendation(s) in favor of proposal: None.

The property is located two parcels north of Special Land Use Conditions Area *i., which lists several conditions that need to be implemented for the possibility of commercial rezoning to occur (p. 41).

Relevant Development Guide Recommendation(s) against proposal: The subject property is shown for single family residential on Map 7.-Proposed Land Use (p.37).

Growth Corridor: No

Activity Center: No

COMMUNITY DEVELOPMENT

Certified Area/Name: NA

Type of Certification: NA

Redevelopment Recommendation(s): NA

38. Rezoning

City of Winston-Salem

Bryan Wilson
336-747-7042

bryandw@cityofws.org

5/17/23 8:56 AM
01.03) Rezoning-

Special Use District - 2

While staff appreciates the relatively low intensity land use proposed and shown on the site plan, staff will not be supportive of this rezoning request as the proposed district is not consistent with the Area Plan recommendation or the *Legacy 2030* Comprehensive Plan. Staff will continue to support your petition and provide guidance as you move forward in the rezoning process.

Stormwater

General Issues

21. Exempt from Stormwater Management Permitting

[City of Winston-Salem](#)
Joe Fogarty
336-747-6961
josephf@cityofws.org
5/3/23 11:35 AM
01.03) Rezoning-
Special Use District - 2

This development will be exempt from the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions and hence exempt from having to be issued with a Post Construction Stormwater Management permit.

It will be exempt from the water quality provisions of the ordinance since its proposing to disturb less than 1 acre during construction. The plan states the disturbed area will be 9,000 sq.ft. It will be exempt from the water quantity provisions of the ordinance since its creating less than 20,000 sq.ft. of new impervious area. The proposed building is 3,000 sq.ft. per the plan dimensions and I do not see any other proposed impervious areas.

Utilities

General Issues

37. General Comments

[City of Winston-Salem](#)
Chris Jones
336-747-7499
charlesj@cityofws.org
5/15/23 1:10 PM
01.03) Rezoning-
Special Use District - 2

Since there is going to be no water service to building, we have no comments.

Zoning

General Issues

32. Zoning

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/15/23 12:08 PM
01.03) Rezoning-
Special Use District - 2

MOTOR VEHICLE SURFACE AREA

For any new motor vehicle surface areas the following will apply:
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. (Minimum planting area for a large tree is 600 sf).

Any proposed site lighting must be in compliance of UDO ClearCode Section 6.6.