



W-3470 LA Reynolds (Special Use Rezoning)



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

Lizzy Kurre
CESO, Inc (Charlotte)
1515 Mockingbird Lane
Suite 7145
Charlotte, NC 28209

Project Name: W-3470 LA Reynolds (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 523294

Wednesday, April 21, 2021

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: 20

Addressing

[758930-01_SITE-RZ-SITE-2021-04-05.pdf](#) [10 redlines] (Page 1) [1] Site

29. Text Box B

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 4/19/21 11:02 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Blossom correction on plat. Road names Hydrangea St, Amaryllis Way and Pear Blossom Ct are approved [Ver. 2] [Edited By Gloria Alford]</p>
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Engineering

General Issues

22. Driveway Permit required

City of Winston-Salem A City driveway permit will be required for the access onto Styers Ferry Road and any temporary construction entrances for grading purposes. Styers Ferry Road is a State-maintained road, so a permit will also be required by NCDOT.
Ryan Newcomb
3367278063
ryancn@cityofws.org
4/14/21 2:58 PM
01.03) Rezoning-
Special Use District - 2

23. Street and drainage design

City of Winston-Salem 50-ft ROW is required with utility easements on both sides for all public streets. Streets will be 27-ft from back of curb to back of curb with sidewalk on one side. Cul-de-sac dimensions must meet the requirements of the City's Infrastructure Development Standards. The entrances to the parking areas off of the public streets must be served with a concrete apron extending from the edge of pavement to the ROW line. Street and drainage design for public streets and all required improvements on existing public streets must be approved prior to the issuance of a grading permit (if required).
Ryan Newcomb
3367278063
ryancn@cityofws.org
4/14/21 3:01 PM
01.03) Rezoning-
Special Use District - 2

Erosion Control

General Issues

14. Erosion Control Plan Needed

City of Winston-Salem 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/>
Matthew Osborne
336-747-7453
matthewo@cityofws.org
4/12/21 8:52 AM
01.03) Rezoning-
Special Use District - 2

15. Floodplain Development Permit

City of Winston-Salem There are regulated floodplain areas within the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>
Matthew Osborne
336-747-7453
matthewo@cityofws.org
4/12/21 8:52 AM
01.03) Rezoning-
Special Use District - 2

Fire/Life Safety

General Issues

20. Notes

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 4/13/21 1:52 PM 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 for elements of this project not under the jurisdiction of the North Carolina Residential Code, 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 those buildings not under the jurisdiction of the North Carolina Residential Code. 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

28. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 4/19/21 11:00 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Road names Hydrangea St, Amaryllis Way and Pear Blossom Ct are approved</p>
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NCDOT

General Issues

17. NCDOT Comments

[NCDOT Division 9](#)
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
4/12/21 4:11 PM
01.03) Rezoning-
Special Use District - 2

- Driveway permit required. This is now an online application. Please email Randy Ogburn for entry procedures.
- Encroachment agreements are required for any work or utility ties within the right of way.
- Right turn lane required, with at least 50' of storage.

Planning

General Issues

16. Historic Resources

[City of Winston-Salem](#) No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
4/12/21 10:34 AM
01.03) Rezoning-
Special Use District - 2

31. Design

[City of Winston-Salem](#) In regard to Active Open Space, the easternmost park needs enlargement, could include the corner lot to the north. Show how the two pocket parks will be shaded and activated. For the clubhouse, consider pulling the building up to the corner for an improved entrance into the neighborhood (over a parking lot) and employee on-street parking on this corner lot. FYI, this site could accommodate more density ie duplexes and quads and still be consistent with the area plans recommendation.
Gary Roberts
336-747-7069
garyr@cityofws.org
4/20/21 3:00 PM
01.03) Rezoning-
Special Use District - 2

[758930-01_SITE-RZ-Site-2021-03-29.pdf](#) [22 redlines] (Page 1) [1] Site

1. COUNCIL MEMBER CONTACT B

[City of Winston-Salem](#) PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/30/21 3:53 PM
Pre-Submittal Workflow
- 1

[CESO, Inc \(Charlotte\)](#) We have contacted Robert Clark and Desmond Corley to set this up after we resubmit.
Lizzy Kurre
434996980
lizzy.kurre@cesoinc.com
4/5/21 3:11 PM
Pre-Submittal Workflow
- 1

[758930-01_SITE-RZ-SITE-2021-04-05.pdf](#) [10 redlines] (Page 1) [1] Site

26. Planning Comments B

City of Winston-Salem show parking space dimensions. Can be in an inset
Bryan Wilson
336-747-7042
bryandw@cityofws.org
4/15/21 10:27 AM
01.03) Rezoning-
Special Use District - 2

32. Text Box B

City of Winston-Salem open space
Bryan Wilson
336-747-7042
bryandw@cityofws.org
4/21/21 9:10 AM
01.03) Rezoning-
Special Use District - 2

Sanitation

180032 LA Reynolds Development Update Trip Generation Report_2021.03.02.pdf [0 redlines]

19. Bulk Container Information

City of Winston-Salem **Please show dumpster locations.**
Jennifer Chrysson
336-727-8000
jenniferch@cityofws.org
4/13/21 8:15 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

12. Stormwater Permit Required

City of Winston-Salem This development will be subject to applying for and been issued with a Post Construction Stormwater Management permit that shows compliance with the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.
Joe Fogarty
336-747-6961
josephf@cityofws.org
4/8/21 11:00 AM
01.03) Rezoning-
Special Use District - 2

The plan does not state the proposed impervious area in terms of area or in terms of the percentage of the site at this point. However I would assume its more than 24% of the site area and also that its more than 20,000 sq.ft. The plan does state that the density will be 2.7 units/acre. The high density water quality provisions of the ordinance apply if a development exceeds 2 units per acre and 24% BUA. I would assume this will be the case here. If that is the case then the first inch of runoff from the development must be managed in an approved Stormwater management system. Stream buffers also shall apply as part of the water quality provisions of the ordinance off of all intermittent and perennial surface waters. This also includes lakes and ponds. Buffers require that no built upon area is allowed within them. The inner zone (25' closest the water body) of the buffer must also remain undisturbed at all times and therefore cannot be disturbed/graded during construction. However, the outer 25' of the buffer can be graded for construction purposes but still cannot have any proposed impervious area within it. There is an SCM shown within the 100 year floodplain and this is not recommended. If this cannot be relocated the it will need to be shown that the SCM will not be impacted by potential flood events associated with this floodplain area and also

backwatering into it.

The water quantity provisions of the ordinance apply once more than 20,000 sq.ft. of new impervious area is created. This, I assume, will apply here. In that case the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration must be managed in an approved Stormwater management system to at, or below, the pre developed rates and also the increase in the 25 year volume must be managed and released over a 2 to 5 day period.

The plan currently shows the Stormwater management devices stated as "Proposed SCM's". The Planning Board and the public may want to know what exactly these SCM's are - e.g. wet detention ponds, sand filters, bio-retention cells etc. so you may want to think about potentially stating that or been asked about it at the Planning Board meeting.

The Stormwater permit requires that a surety mechanism be set up for the Stormwater management system. Assuming that the developer intends to establish a Home Owners Association (HOA) to be the entity responsible for the long term operation and maintenance of the system then the surety shall consist of the developer establishing an escrow account and depositing a non-refundable 15% of the estimated construction cost of the Stormwater management system into this account. The HOA will be required to add further funds to that account in the future per the ordinance requirements. The City will also require an escrow agreement to be approved and once approved recorded at The Forsyth County Register of Deeds office. If the developer shall be the entity responsible for the long term operation and maintenance of the Stormwater management system then the surety shall equal a one time non-refundable payment equal to 4% of the estimated construction cost of the Stormwater management system into a city maintained account.

The permit also requires that an Operation and Maintenance Agreement be approved by the City and again, once approved recorded at The Forsyth County Register of Deeds office. If the developer shall be the entity responsible for the long term operation and maintenance of the Stormwater management system then this shall be a 2 party agreement between the developer and the city. If there will be a HOA involved it will be a 3 party agreement between the developer, the city and the HOA.

Utilities

General Issues

21. General Comments

[City of Winston-Salem](#)
Charles Jones
336-727-8000
charlesj@cityofws.org
4/13/21 2:38 PM
01.03) Rezoning-
Special Use District - 2

Any existing water/sewer connections not intended for reuse must be terminated at the main, water/sewer extension plans to be submitted to utilities plan review for permitting/approval, all required water meters must be purchased from C.O.W.S be aware of accompanying System Development Fees due at time of water meter purchase. Amenity Building will need an approved Backflow Preventer Assembly installed behind the meter. There is an existing public water line off the end of Fath Road. A portion of this line will have to be abandoned with the proposed layout. The easements must first be abandoned by the CCUC, then the City Council. No aerial sewer crossings are allowed. If any easements are to be obtained, they are the sole responsibility of the developer. The COWS will not assist in easement acquisition. Please tie water line into Fath Road.
[Ver. 4] [Edited By Charles Jones]

General Issues

13. General Comments

- [City of Winston-Salem](#) Previous Comments(still apply if not already addressed)
- David Avalos
336-727-8000
davida@cityofws.org
4/21/21 8:54 AM
01.03) Rezoning-
Special Use District - 2
- Dedicate right of way 40' from center along entire Styers Ferry Road Frontage
 - Curb and gutter and sidewalk on entire styers ferry rd frontage. As well as pedestrian connection to the restaurant.
 - Widen Styers Ferry 18' from center to toe of curb.
 - Fath should be paved 22' wide from property line to Styers Ferry Rd. With appropriate taper from curb and gutter section to ribbon pavement. (If fath is going to be a gated emergency only access point, improvements will not be required.)
 - Median island recommended on styers ferry from country club to 25' past Fath.
 - Curb and gutter and sidewalk on all internal streets. Appears to already be on the drawing except for the SE cul-de-sac.
 - Revision to previous TIA will be required. (I believe davenport did the first one so reach out to them on it)
 - Left and right turn lanes will be required. Storage Length will depend on revision of previous TIA.
 - Sidewalk must be 7' wide where parking abuts or install wheel stops.
 - No access easement on entire styers ferry frontage.
 - Bike parking required.
 - Show stop bars and stops signs
 - Locate all driveways as far away as possible from intersections
 - Show mail kiosk if applicable

[Ver. 2] [Edited By David Avalos]

[758930-01_SITE-RZ-SITE-2021-04-05.pdf](#) [10 redlines] (Page 1) [1] Site

24. Callout B

- [City of Winston-Salem](#) Widen 18' from center with C&G.
- Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
4/14/21 3:14 PM
01.03) Rezoning-
Special Use District - 2

25. Text Box B

- [City of Winston-Salem](#) provide ADA accommodations at all intersections Show stop bars and stop signs
- Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
4/14/21 3:14 PM
01.03) Rezoning-
Special Use District - 2

Zoning

General Issues

30. Zoning

City of Winston-Salem

Amy McBride

336-727-8000

amym@cityofws.org

4/19/21 1:58 PM

01.03) Rezoning-

Special Use District - 2

- Please show the location of the mail kiosk
- 10' x 70' sight triangles and the proposed location of the ground signs need to be shown at the main entrance off Styers Ferry to verify no sight interference.
- For the amenity site parking needs to meet the standards of UDO 6.3.1 and dimensions shown on the plan.
- The pocket park located between lots 50 & 51 needs to be relocated as it does not meet the requirements of UDO 5.2.66 H.9C. Active open space area shall have no less than fifty (50) feet of continuous street frontage & not be located primarily behind or between individual lots.