



W-3504 Senior Services, Inc. (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

Gaines Hunter
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3504 Senior Services, Inc. (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 647923

Thursday, November 18, 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: 15

- Engineering
- General Issues
 - 6. General comments**

City of Winston-Salem
 Matthew Gantt
 336-727-8000
matthewg@cityofws.org
 11/3/21 11:06 AM
 01.03) Rezoning-
 Special Use District - 2

1. A City commercial driveway permit will be required for the permanent access point off of Millbrook Drive. Please submit a completed and signed driveway permit application, along with completed site plans, to the Engineering Division for review. A \$200 review fee is also required. All items may be submitted through IDT plans.
2. Please submit supporting documentation for all proposed storm drainage designs. Proposed connections to existing City maintained storm drains must be made with a minimum 15" diameter pipe. The pipe must also be a minimum Class III concrete pipe.
3. Construction details must be provided for all proposed storm drain systems, driveway connections, sidewalks, wheelchair ramps, etc. When submitting, please use construction details located in chapter V of the City IDS Manual.
4. Temporary construction entrances to the project must be shown. The final driveway permit approval would include approval of construction entrances off of existing City streets.
5. Please show travel lanes with a width of 26' in parking areas on the east side of the proposed building.
6. Please show locations of any proposed dumpster pads. The construction detail for dumpster pads must show the use of 4,000 psi concrete with a minimum thickness of 8". Six inches of compacted ABC stone must be present beneath the concrete before placement. Should driveway aprons be used for dumpster traffic, the noted specifications would apply.

[Ver. 2] [Edited By Matthew Gantt]

Erosion Control

General Issues

7. Erosion Control Plan Needed

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 11/3/21 11:19 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

11. Notes

Winston-Salem Fire Department
 Quincy Jackson Sr
 336-399-3622
quincyj@cityofwsfire.org
 11/4/21 10:21 AM
 01.03) Rezoning-Special Use District - 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.

2021.11.02 Submittal (21-004)-signed.pdf [5 redlines] (Page 1) [1] 21-004 REZN-24x36

10. WS - Fire/Life Safety B

Winston-Salem Fire Department
 Mike Morton
 336-747-6935
michaelcm@cityofwsfire.org
 11/4/21 9:23 AM
 01.03) Rezoning-Special Use District - 2

The turning radius for WSFD apparatus is encroached by these parking spots.

MapForsyth Addressing Team

General Issues

17. Addressing & Street Naming

[Forsyth County Government](#)
Gloria Alford
3367032337
alfordgd@forsyth.cc
11/17/21 8:39 AM
01.03) Rezoning-
Special Use District - 2

Assign address is 2887 Shorefair Dr.
[Ver. 2] [Edited By Gloria Alford]

Planning

2021.10.25 Prelim Submittal (21-004)-signed.pdf [4 redlines] (Page 1) [1] 21-004 REZN-24x36

1. Council Member Contact **B**

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
10/26/21 10:19 AM
Pre-Submittal Workflow -
1

Please ensure that you have contacted your appropriate Council Member. They may also wish to participate in any community outreach which is to take place prior to the Planning Board Hearing.

[Stimmel Associates, PA](#)
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
10/28/21 11:46 AM
Pre-Submittal Workflow -
1

Council member has been contacted to determine the additional extent of outreach recommended.

2021.11.02 Submittal (21-004)-signed.pdf [5 redlines] (Page 1) [1] 21-004 REZN-24x36

14. Text Box **B**

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/10/21 9:56 AM
01.03) Rezoning-
Special Use District - 2

Show required fence around play area (minimum 4'). State type of fence.

General Issues

9. Design

[City of Winston-Salem](#)
Gary Roberts
336-747-7069
garyr@cityofws.org
11/3/21 2:58 PM
01.03) Rezoning-
Special Use District - 2

Provide lateral sidewalk connections to the existing sidewalks along 30th Street and Millbrook Drive.

12. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/4/21 4:46 PM
01.03) Rezoning-
Special Use District - 2

Sanitation

2021.11.02 Submittal (21-004)-signed.pdf [5 redlines]

8. Bulk Container Information

City of Winston-Salem Are you using roll-out carts or will there be a dumpster?
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
11/3/21 1:59 PM
01.03) Rezoning-
Special Use District - 2

Refuse receptacles: The city provides one 96-gallon roll-out container for weekly collection. You may purchase one or two additional containers at \$40 per additional cart per year. No more than three 96-gallon roll-out receptacles shall be emptied from the same premises at one collection. More than three roll-out carts constitutes a mandatory bulk container location. Please advise.

Stormwater

General Issues

5. Stormwater Management - No Comments

City of Winston-Salem The plan clearly states that the impervious area in the post developed condition will be less than what was there in the pre developed condition. Based on this reduction in impervious area from the pre to the post condition the development will be exempt from all of the provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance and therefore a Stormwater management permit will not be required to be issued. Therefore, no comments.
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/3/21 10:49 AM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

15. General Comments

City of Winston-Salem Any existing connections not intended for reuse must be terminated at the main. All water connections will require a backflow preventer. Water meters purchased through the COWS. System development fees due at the time of NEW meter purchase.
Charles Jones
336-727-8000
charlesj@cityofws.org
11/10/21 10:51 AM
01.03) Rezoning-
Special Use District - 2

WSDOT

General Issues

18. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
11/16/21 2:42 PM
01.03) Rezoning-
Special Use District - 2

- Dedicate a right of way radius at the corner of 30th and Millbrook. Minimum of $r=5'$
- Recommend reducing the entrance lanes from 18' to 15'.
- Provide ADA accommodations where applicable both interior to the site as well as along the frontage.
- Add pedestrian connection to from the building to the public sidewalk.
- Contact the WSDOT transit Planner if transit amenities are desired, such as a bus stop.

Zoning

General Issues

20. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/18/21 10:30 AM
01.03) Rezoning-Special
Use District - 2

Interdepartmental review:

Please place/clarify the Use-Specific Standards on the site plan/in the legend. Please label the minimum required 4 foot tall security fence for all outdoor areas, and the proposed type of fencing material. There are no specific design standards for the fencing.

Child Day Care Center (5.2.19):

108 children = 2,700 sf of indoor space designated for the child day care use.

Parking: 1 space per employee on the largest shift = 13, 1 space per 10 children enrolled $108/10 = 11$, total of 24 spaces.

Adult Day Care Center (5.2.3):

100 adults = 5,000 sf of indoor space designated for the adult day care use.

Parking: 1 space per employee on the largest shift = 34, 1 space per 10 persons enrolled $100/10 = 10$, total of 44 spaces, please revise. You should qualify for multiple parking reductions to satisfy minimum parking requirements.

Bufferyard:

Please ensure that required bufferyard plantings are not installed on cut or fill slopes with slope ratios greater than two-to-one (2:1) and that where bufferyards include any part of a cut slope greater than ten (10) feet in height, grading for such cut slope shall not encroach closer than ten (10) feet to the property line.

Permitting comments:

The Adult Day Care Center and Child Day Care Center must provide proper State permitting/licensing documentation to the Zoning inspector.

[Ver. 2] [Edited By Bryan Wilson]

2021.11.02 Submittal (21-004)-signed.pdf [5 redlines] (Page 1) [1] 21-004 REZN-24x36

19. Text Box B

City of Winston-Salem Adult

Elizabeth Colyer

336-747-7427

elizabethrc@cityofws.org

11/17/21 3:48 PM

01.03) Rezoning-Special

Use District - 2