



W-3641 Caliber Collision - Fairlawn (Special Use Rezoning from GB-S to GB- 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

Luke Dickey
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3641 Caliber Collision - Fairlawn (Special Use
Rezoning from GB-S to GB-S)
Jurisdiction: City of Winston-Salem
ProjectID: 1552305

Wednesday, December 18, 2024

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: 16

Engineering

General Issues

8. No comment

<p>City of Winston-Salem- Engineering Craig Nursey 336-727-8000 craign@cityofws.org 12/4/24 2:17 PM 01.03) Rezoning- Special Use District - 2</p>	<p>This plan does not appear to propose any improvements in the Fairlawn Drive R/W, therefore, City Engineering has no comment. If improvements in the R/W, such as turn lanes, sidewalk improvements, or driveway improvement/relocations are required by other departments or site constraints, or if a storm drainage connection is made to the existing system in Fairlawn Drive, a Commercial Infrastructure Permit will be required. [Ver. 2] [Edited By Craig Nursey]</p>
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Erosion Control

General Issues

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

<p>City of Winston-Salem Matthew Osborne 336-462-7480 matthewo@cityofws.org 12/4/24 3:19 PM 01.03) Rezoning- Special Use District - 2</p>	<p>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/</p>
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Fire/Life Safety

General Issues

15. Approval Notes

<p>City of Winston-Salem (Fire) Raven Byrd 336-747-7456 ravenb@cityofwsfire.org 12/13/24 12:22 PM 01.03) Rezoning- Special Use District - 2</p>	<p>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.</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ◦ 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
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MapForsyth Addressing Team

General Issues

17. Addressing & Street Naming

Forsyth County
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
12/16/24 3:59 PM
01.03) Rezoning-
Special Use District - 2

2961 Fairlawn Dr

NCDOT

General Issues

13. General Comments

NCDOT Division 9
Ashley Mills
336-747-7900
ammills1@ncdot.gov
12/11/24 3:07 PM
01.03) Rezoning-
Special Use District - 2

- 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 all encroachment agreement questions, please contact Mrs. Carolina Carbajal –ccarbajalcruz1@ncdot.gov or the District 2 office at (336) 747-7900.
- All encroachment agreements should be submitted through the online portal.

Planning

[2024.12.03 Submittal REZN.pdf \[2 redlines\]](#) (Page 1) [1] 24x36 RZ-1

19. Callout B

City of Winston-Salem
Ellie Levina
336-727-2626
elliele@cityofws.org
12/17/24 1:25 PM
01.03) Rezoning-
Special Use District - 2

What type is it opaque?

20. Callout B

City of Winston-Salem
Ellie Levina
336-727-2626
elliele@cityofws.org
12/17/24 1:25 PM
01.03) Rezoning-
Special Use District - 2

Use the 30% parking reduction so no required parking is behind the fence. Label that reduction on site plan.

General Issues

4. Council Member Contact

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
11/26/24 11:37 AM
Pre-Submittal Workflow
- 1

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/564/City-Council>

Stimmel Associates, PA
Luke Dickey
(336)7231067
ldickey@stimmelpa.com
12/3/24 9:49 AM
Pre-Submittal Workflow
- 1

Contact has been made

5. Neighborhood Outreach

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/26/24 3:32 PM
Pre-Submittal Workflow
- 1

UDO Section 3.2.19.A.7 - Neighborhood Meeting/Outreach

A neighborhood meeting/neighborhood outreach shall be required for all rezoning requests when any portion of the subject property is located within five hundred (500) feet of residential zoning. All measurements shall be made by drawing a straight line from the nearest point of the lot line for the subject property to the residential zoning line.

- **Meeting/Outreach:** The applicant shall conduct a neighborhood meeting or another appropriate form of neighborhood outreach. Examples of acceptable forms of neighborhood outreach include, but are not limited to, mailing informational letters, going door-to-door, or distributing flyers.
- **Written Summary:**
 - The applicant shall provide a written summary (email is an acceptable form) to Planning staff that provides a detailed explanation of the neighborhood meeting/neighborhood outreach.
 - The written summary shall describe the scope of outreach along with the issues discussed and any outcomes agreed upon as a result of the outreach. Then written summary shall be provided to Planning staff at least eight (8) days prior to the date of the Planning Board meeting for which the subject rezoning is scheduled.
- **Automatic Continuance:** If the applicant fails to provide the required written summary to Planning staff at least eight (8) days prior to the date of the Planning Board meeting for which the subject rezoning is scheduled, the subject request shall be automatically continued to the next scheduled Planning Board public hearing meeting.

The Written Summary of the Neighborhood Meeting/Outreach is due to the rezoning case manager via email by the "Community Outreach Deadline" on the Calendar of Significant Dates, located here: <https://www.cityofws.org/1564/Monthly-Planning-Board-Items>

Please contact either of the following Principal Planners if you have any comments, questions, or concerns:

- **Marc Allred (Commercial) - marca@cityofws.org - 336-747-7069**
- **Bryan Wilson (Residential) - bryandw@cityofws.org - 336-747-7042**

Stimmel Associates, PA Coordinating neighborhood outreach
Luke Dickey
(336)7231067
ldickey@stimmelpa.com
12/3/24 9:49 AM
Pre-Submittal Workflow
- 1

9. Historic Resources

City of Winston-Salem No comments
Kelly Bennett
336-727-8000
kellyb@cityofws.org
12/4/24 2:45 PM
01.03) Rezoning-
Special Use District - 2

11. Community Appearance Commission

City of Winston- No comment
Salem/Forsyth County
Daniel Rankin
336-747-6835
danielr@cityofws.org
12/9/24 1:14 PM
01.03) Rezoning-
Special Use District - 2

21. Issue Resolution Deadline

City of Winston-Salem Please be aware of the site plan resubmittal/issue resolution deadline as shown on
Bryan Wilson the Planning Board Calendar of Significant Dates published on our website
336-747-7042 here: <https://www.cityofws.org/1564/Monthly-Planning-Board-Items>
bryandw@cityofws.org
12/18/24 9:49 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

7. Grandfathered from Stormwater Management Ordinance

City of Winston-Salem This development is located on a parcel/tract of land that is part of a prior stormwater
Joe Fogarty management plan that was approved prior to the adoption of the current City of
336-747-6961 Winston-Salem's Post Construction Stormwater Management ordinance. Per that
josephf@cityofws.org prior approved plan, this lot/parcel is intended to drain to an existing dry detention
12/4/24 9:59 AM pond. That pond is labeled as an "Existing Stormwater Management Device" on the
01.03) Rezoning- plan submitted here for review. The plan does show the drainage network from the
Special Use District - 2 site discharging into this device. This development is therefore grandfathered from
the current stormwater management ordinance and nothing further is required to be
done in terms of stormwater management, or stormwater management permitting.

Utilities

General Issues

12. General Comments

<p>City of Winston-Salem Chris Jones 336-747-7499 charlesj@cityofws.org 12/11/24 5:56 AM 01.03) Rezoning- Special Use District - 2</p>	<p>No walls, footings, structures, etc. are allowing in the existing water or sanitary sewer easements. Water meters purchased through the COWS. System development fees due at the time of meter purchase. All water connections will require a reduced pressure assembly matching the meter size. No heavy cut/fill in the existing water/sewer easements without permission from Utilities Plan Review.</p>
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WSDOT

General Issues

16. No Comment

<p>City of Winston-Salem Robert Stone 336-727-8000 robertst@cityofws.org 12/16/24 2:15 PM 01.03) Rezoning- Special Use District - 2</p>	<ul style="list-style-type: none"> WSDOT has no comment. Refer to NCDOT for further comment requirements.
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Zoning

General Issues

14. Zoning Plan Review

<p>City of Winston-Salem Ellie Levina 336-727-2626 elliele@cityofws.org 12/17/24 1:26 PM 01.03) Rezoning- Special Use District - 2</p>	<ol style="list-style-type: none"> Request for the same brick to be used throughout. Show fence elevations. Use the 30% GB parking reduction so no required parking is behind the fence. Label that reduction on site plan. The security fence needs to be opaque label on site plan. <p>[Ver. 3] [Edited By Ellie Levina]</p>
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