



W-3435 Carter Woodson Cafeteria Addition (Special Use District Rezoning)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7065

City of W-S Planning

Garrett Neal
Davis-Martin-Powell
6415 Old Plank Road
High Point, NC 27265

Project Name: W-3435 Carter Woodson Cafeteria Addition
(Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 360232

Wednesday, February 19, 2020

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

Erosion Control

General Issues

9. Erosion Control Plan Needed

<p>City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 2/6/20 9:06 AM 01.03) Rezoning- Special Use District - 2</p>	<p>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/</p>
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Fire/Life Safety

General Issues

12. Notes

City of Winston-Salem (Fire)
Douglas Coble
(336) 734-1290
dougasc@cityofwfsfire.org
2/7/20 6:58 AM
01.03) Rezoning-Special Use District - 2

Provide fire hydrants within 500' of all portions of the building measured the way in which the fire apparatus would travel.

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. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- the ISO Fire Suppression Rating Schedule (as described in <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>), or
- Appendix B of the 2018 NC Fire Code

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.

IDTP

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17. Text Box B

City of Winston-Salem and 6834-55-9707?
Samuel Hunter
336-727-8000
samuelp@cityofwfs.org
2/14/20 10:11 AM
01.03) Rezoning-Special Use District - 2

18. Text Box B

City of Winston-Salem list entire acreage being rezoned
Samuel Hunter
336-727-8000
samuelp@cityofwfs.org
2/14/20 10:11 AM
01.03) Rezoning-Special Use District - 2

19. Text Box B

City of Winston-Salem and GB
Samuel Hunter
336-727-8000
samuelp@cityofwfs.org
2/14/20 10:11 AM
01.03) Rezoning-Special Use District - 2

20. Text Box B

City of Winston-Salem add all pins in request
Samuel Hunter
336-727-8000
samuelp@cityofws.org
2/14/20 10:11 AM
01.03) Rezoning-
Special Use District - 2

21. Text Box B

City of Winston-Salem Reference prior PBR number for existing school
Samuel Hunter
336-727-8000
samuelp@cityofws.org
2/14/20 10:11 AM
01.03) Rezoning-
Special Use District - 2

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2. 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
1/29/20 8:54 AM
Pre-Submittal Workflow
- 1

Davis-Martin-Powell Noted
Eddie MacEldowney
336 886-4821
emac@dmp-inc.com
2/5/20 9:12 AM
Pre-Submittal Workflow
- 1

Inspections

General Issues

22. Zoning

<p>City of Winston-Salem Elizabeth Colyer 336-747-7427 elizabethrc@cityofws.org 2/17/20 12:58 PM 01.03) Rezoning-Special Use District - 2</p>	<p>The school was previously permitted under the zoning use of "School, Private". IP zoning district front setbacks are 25'. All applicable Use-Specific Standards need to be noted on the site plan per UDO ClearCode 5.2.75 School, Private, including a landscape plan meeting the requirements of Section 6.2.1C. Please add required bicycle parking to the parking calculations, the requirement is 1 space per 20,000 sf of gross floor area, 20 spaces maximum per UDO ClearCode Section 6.1. Bicycle racks must be located within 50' of a principal building entrance and the location noted on the site plan. A 5' minimum width unobstructed pedestrian walkway may be required between the proposed principal building entrance to Goldfloss St. Any proposed dumpster must meet the screening requirements in UDO ClearCode Section 6.2.1F. Any proposed exterior lighting must meet the requirements of UDO ClearCode Section 6.6.</p>
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MapForsyth Addressing Team

General Issues

23. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 2/17/20 1:30 PM 01.03) Rezoning-Special Use District - 2</p>	<p>409 GOLDFLOSS ST IS THE ADDRESS.</p>
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Planning

General Issues

6. CAC/Greenway

<p>City of Winston-Salem Amy Crum 336-747-7051 amyc@cityofws.org 2/5/20 2:53 PM 01.03) Rezoning-Special Use District - 2</p>	<p>No comment.</p>
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10. CPAD

<p>City of Winston-Salem Kelly Bennett 336-727-8000 kellyb@cityofws.org 2/6/20 10:34 AM 01.03) Rezoning-Special Use District - 2</p>	<p>The South Central Winston-Salem Area Plan Update (2014) recommends the following parcels for Institutional land use (p. 29). 409 GOLDFLOSS ST (6834-65-0715.000) 437 GOLDFLOSS ST (6834-65-2791.000) and Single Family Residential: 0 GOLDFLOSS ST (6834-55-9756.000) 0 GOLDFLOSS ST (6834-55-9707.000)</p>
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11. Design

City of Winston-Salem Gary Roberts
336-747-7069
garyr@cityofws.org
2/6/20 5:28 PM
01.03) Rezoning-
Special Use District - 2

Extend sidewalk along the remaining frontage of Goldfloss with a lateral connection from the new cafeteria.

16. Historic Resources

City of Winston-Salem Heather Bratland
336-727-8000
heatherb@cityofws.org
2/12/20 4:13 PM
01.03) Rezoning-
Special Use District - 2

The Commercial Building at 409 Goldfloss Street (FY5381) was built ca. 1957 and is a contributing building to the Sunnyside-Central Terrace Historic District, which was listed in the National Register of Historic Places in 2008. Prior to demolition of the building, please fully photo-document the interior and exterior. Provide a hard copy of the photos and digital versions to the Historic Resources staff of the Planning Division for our files. Email preservation@cityofws.org with questions.

If any federal funds, permits, or licenses are required for this project, Section 106 review through the State Historic Preservation Office may be required. For questions on the requirements of Section 106 review, contact Katie Harville at katie.harville@ncdcr.gov.

24. Additional Conditions

City of Winston-Salem Desmond Corley
336-727-8000
desmondc@cityofws.org
2/19/20 2:00 PM
01.03) Rezoning-
Special Use District - 2

Staff will recommend a condition limiting signage to Vargrave Street. Additionally, if a dumpster will be provided, it must meet screening and separation requirements and must be shown on the site plan.

Sanitation

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13. Bulk Container Information

City of Winston-Salem Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
2/7/20 2:33 PM
01.03) Rezoning-
Special Use District - 2

WILL THE DUMPSTER LOCATION BE IMPACTED BY THE CAFETERIA ADDITION?

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

5. Exempt from Stormwater Management

City of Winston-Salem Joe Fogarty
336-747-6961
josephf@cityofws.org
2/5/20 1:56 PM
01.03) Rezoning-
Special Use District - 2

This development will be exempt from the water quality and water quantity provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance due to disturbing less than 1 acre during construction and creating less than 20,000 sq.ft. of net new additional impervious built upon area. Therefore, no comment.

Utilities

General Issues

14. General Comments

City of Winston-Salem Charles Jones
336-727-8000
charlesj@cityofws.org
2/13/20 9:04 AM
01.03) Rezoning-
Special Use District - 2

Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. Any services that are not intended to be reused will be terminated at the main. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase. A backflow preventer will be required on all water connections. Grease interceptor required and will be sized based off kitchen fixture schedule. Contact Raymond Catron for sizing at 336-734-1332. All existing school cafeterias in Forsyth County have 2,000 gallon GI. It is standard practice to keep this standard uniform throughout the county.

[Ver. 2] [Edited By Charles Jones]

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8. WS - Utilities B

City of Winston-Salem Raymond Catron
336-727-8000
rayc@cityofws.org
2/6/20 8:10 AM
01.03) Rezoning-
Special Use District - 2

2,000 Gallon GI is required.

WSDOT

General Issues

7. General Comments

City of Winston-Salem David Avalos
336-727-8000
davida@cityofws.org
2/5/20 4:12 PM
01.03) Rezoning-
Special Use District - 2

No comments.