



# W-3509 Carolina Vineyards and Hops (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

Steve Causey  
Allied Design, Inc.  
4720 Kester Mill Road  
Winston-Salem, NC 27103

Project Name: W-3509 Carolina Vineyards and Hops (Special Use Rezoning)  
Jurisdiction: City of Winston-Salem  
ProjectID: 647758

Wednesday, November 17, 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: 21

### Addressing

[2021-11-02 ISSUED FOR PLANNING BOARD REVIEW.pdf \[13 redlines\]](#) (Page 1) [1] PRELIMINARY

#### 33. Text Box B

<p>Forsyth County Government Gloria Alford 3367032337 <a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a> 11/15/21 8:53 AM 01.03) Rezoning- Special Use District - 2</p>	<p>734 GATEWAY VINEYARDS AVE</p>
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### Engineering

## General Issues

### 14. General comments

**City of Winston-Salem**  
Matthew Gantt  
336-727-8000  
[matthewg@cityofws.org](mailto:matthewg@cityofws.org)  
11/3/21 10:27 AM  
01.03) Rezoning-  
Special Use District - 2

1. The existing driveway apron in place off of Salem Avenue would likely need to be replaced if the existing pavement will be used as part of this project. In addition, a City driveway permit will be required for the proposed access off of Broad Street. For installation/repairs to both access points, a City driveway permit would be required. Please submit a completed and signed driveway permit application and a review fee of \$200 to the Engineering Division for review and approval.

2. Please address the removal or relocation of the existing 6" PVC pipe in the "activity area" and beneath the proposed parking area along Central Drive. In addition, please show any proposed storm water drainage systems that will be used as a part of this project.

3. Any pipe connections to existing City maintained drainage systems will require the use of a minimum of Class III 15" RCP pipe.

4. Please clarify text block comments regarding parking stubs. This comment appears to be addressing the width of Central Drive from Broad Street through the property to an existing parking area.

## Erosion Control

### General Issues

### 16. Erosion Control Plan Needed

**City of Winston-Salem**  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
11/3/21 11:16 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/>

### 17. Floodplain Development Permit

**City of Winston-Salem**  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
11/3/21 11:16 AM  
01.03) Rezoning-  
Special Use District - 2

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 as application type **04.04 Floodplain Development Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

## Fire/Life Safety

### General Issues

### 19. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 11/4/21 8:37 AM 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"> <li>• Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;</li> <li>• Clear width requirements of not less than 20 feet for two-way traffic;</li> <li>• Clear height requirements of not less than 13 feet, 6 inches;</li> <li>• 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.</li> <li>• 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.</li> </ul> <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"> <li>• Appendix B of the 2018 NC Fire Code; or</li> <li>• the ISO Fire Suppression Rating Schedule (as described in <a href="https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf">https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf</a>).</li> </ul> <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>
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**29. Cloud+ B**

<p>City of Winston-Salem Amy McBride 336-727-8000 amym@cityofws.org 11/12/21 4:30 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Remove gate, access to greenway needs to be open</p>
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**MapForsyth Addressing Team**

**General Issues**

**32. Addressing & Street Naming**

Forsyth County Government  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
11/15/21 8:52 AM  
01.03) Rezoning-  
Special Use District - 2

Gateway Vieyards Ave is approved.

Planning

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23. Text Box B

City of Winston-Salem Provide area SF inside of curbing (minimum 600 SF)  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
11/10/21 10:32 AM  
01.03) Rezoning-  
Special Use District - 2

28. Text Box B

City of Winston-Salem Consider including curb, sidewalk or wheel stops by this area of parking  
Amy McBride  
336-727-8000  
[amym@cityofws.org](mailto:amym@cityofws.org)  
11/12/21 4:30 PM  
01.03) Rezoning-  
Special Use District - 2

31. Callout B

City of Winston-Salem Expand pedestrian crossing area to connect with sidewalk on this side.  
Amy McBride  
336-727-8000  
[amym@cityofws.org](mailto:amym@cityofws.org)  
11/12/21 4:30 PM  
01.03) Rezoning-  
Special Use District - 2

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7. Text Box B

City of Winston-Salem Is this the same as the greenway easment?  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
10/26/21 10:13 AM  
Pre-Submittal Workflow  
- 1

[Allied Design, Inc.](#) Proposed greenway easements added. We were unable to find existing easements.  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
11/2/21 9:55 AM  
Pre-Submittal Workflow  
- 1

[Allied Design, Inc.](#) greenway easement added  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
11/2/21 9:56 AM  
Pre-Submittal Workflow  
- 1

**8. Council Member Contact B**

[City of Winston-Salem](#) 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.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
10/26/21 10:13 AM  
Pre-Submittal Workflow  
- 1

[Allied Design, Inc.](#) Noted.  
Steve Causey  
336-765-2377  
[scausey@allied-engsurv.com](mailto:scausey@allied-engsurv.com)  
10/29/21 3:16 PM  
Pre-Submittal Workflow  
- 1

**General Issues**

**20. Historic Resources**

[City of Winston-Salem](#) No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
11/4/21 4:32 PM  
01.03) Rezoning-Special Use District - 2

**22. Environmental Features/Greenways**

[City of Winston-Salem](#) Greenways: The Salem Creek Greenway is located directly south of the property. Use of the greenway should not be disturbed during construction.  
Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org) Wetlands: N/A  
Farmland/VAD: N/A  
11/9/21 6:06 PM Natural Heritage Sites: N/A  
01.03) Rezoning-Special Use District - 2

## Sanitation

2021-11-02 ISSUED FOR PLANNING BOARD REVIEW.pdf [13 redlines]

### 18. No Issues with Dumpster Enclosure

City of Winston-Salem No issues with the dumpster placement.  
Jennifer Chrysson  
336-727-8000  
jenniferc@cityofws.org  
11/3/21 2:24 PM  
01.03) Rezoning-  
Special Use District - 2

## Stormwater

### General Issues

### 15. Stormwater Management - No Comments

City of Winston-Salem This development is located within the overall Salem Gateway development and since prior approvals have been issued for this overall Salem Gateway development this current proposal is grandfathered from the provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance and therefore nothing is required as regards Stormwater management or permitting. Therefore, no comments.  
Joe Fogarty  
336-747-6961  
josephf@cityofws.org  
11/3/21 10:33 AM  
01.03) Rezoning-  
Special Use District - 2

## Utilities

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### 25. Text Box B

City of Winston-Salem AND PUBLIC UTILITY EASEMENT  
Charles Jones  
336-727-8000  
charlesj@cityofws.org  
11/10/21 11:18 AM  
01.03) Rezoning-  
Special Use District - 2

### General Issues

### 24. General Comments

City of Winston-Salem Any existing connections not intended for reuse must be terminated at the main. All water connections will require Backflow preventers. 1,000 gallon minimum Grease interceptor will be required. System development fees due at the time of any NEW meter purchase. Submit water extension plans to utilities plan review for permitting/approval. Water meters purchased through COWS.  
Charles Jones  
336-727-8000  
charlesj@cityofws.org  
11/10/21 10:52 AM  
01.03) Rezoning-  
Special Use District - 2  
[Ver. 3] [Edited By Charles Jones]

## WSDOT

### General Issues

### 21. General Comments

City of Winston-Salem Previous Comments  
 David Avalos  
 336-727-8000  
[davida@cityofws.org](mailto:davida@cityofws.org)  
 11/9/21 1:46 PM  
 01.03) Rezoning-  
 Special Use District - 2

- Provide pedestrian connection to the building and the greenway from the public sidewalk.
  - Sidewalk along gateway vineyards ave needs to connect to public sidewalk on Broad.
- Wheel stops needed for parking along sidewalk that has no curb.
- Will gate remain at broad st entrance?
- Any granite removed will need to be returned to the city.
- Add ADA ramp for and sidewalk connection for crosswalk or remove crosswalk.

[Ver. 2] [Edited By David Avalos]

**Zoning**

General Issues

**27. Zoning**

City of Winston-Salem Please remove the use Non-Store Retailer  
 Amy McBride  
 336-727-8000  
[amym@cityofws.org](mailto:amym@cityofws.org)  
 11/12/21 4:29 PM  
 01.03) Rezoning-  
 Special Use District - 2

Consider adding curb, sidewalk or wheel stops to the parking abutting the vineyard

Remove the gate by the greenway. Access must be open to and from the greenway.

Expand pedestrian crossing area to other side of sidewalk behind the dumpster area.

[Ver. 2] [Edited By Amy McBride]

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**30. Text Box B**

City of Winston-Salem Remove the use Non-Store Retailer  
 Amy McBride  
 336-727-8000  
[amym@cityofws.org](mailto:amym@cityofws.org)  
 11/12/21 4:30 PM  
 01.03) Rezoning-  
 Special Use District - 2