



W-3632 Cherry St Self Storage (Special Use Rezoning From HB & RS9 to GB-S)

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

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City of W-S Planning

SWA Admin
Seamon Whiteside
1111 Metropolitan Avenue
Suite 1050
Charlotte, NC 28204

Project Name: W-3632 Cherry St Self Storage (Special Use Rezoning From HB & RS9 to GB-S)
Jurisdiction: City of Winston-Salem
ProjectID: 1420716

Thursday, September 5, 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: 10

Engineering

General Issues

62. General Issue

<p>City of Winston-Salem- Engineering Craig Nursey 336-727-8000 craign@cityofws.org 8/15/24 10:03 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<ul style="list-style-type: none"> • This development will require a City of Winston-Salem Commercial Infrastructure Permit (formerly Commercial Driveway Permit). • Right-of-way dedication and improvements per CTP recommendations will apply
<p>Seamon Whiteside SWA Admin 9803125450 permittingCLT@seamonwhiteside.com 8/29/24 10:12 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<p>Acknowledged.</p>

68. General comments

<p>City of Winston-Salem- Engineering Craig Nursey 336-727-8000 craign@cityofws.org 8/20/24 8:48 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<ul style="list-style-type: none"> • Site must be designed and built in accordance with the most recent City of Winston Salem Infrastructure Development Standards and Water and Sewer Technical Specifications. • Sight Distance Triangles (SDT) shall be drawn from the back of curb on C&G streets and edge of pavement on ribbon pavement streets. • Check with WSDOT regarding ROW dedication requirements. • Check with WSDOT regarding sidewalk requirements. • All existing curb cuts and driveway approaches that are not planned for future use, shall be terminated in accordance with City of Winston-Salem standards. • All existing utility services that are not planned for future use, shall be terminated at the main, per City of Winston-Salem standards.
<p>Seamon Whiteside SWA Admin 9803125450 permittingCLT@seamonwhiteside.com 8/29/24 10:12 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<p>Acknowledged.</p>

Erosion Control

General Issues

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

<p>City of Winston-Salem Matthew Osborne 336-462-7480 matthewo@cityofws.org 8/12/24 4:40 PM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<p>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/</p>
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Seamon Whiteside Acknowledged.
SWA Admin
9803125450
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8/29/24 10:12 AM
01.03) Rezoning-Special Use District -
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Fire/Life Safety

General Issues

47. Approval Notes

Winston-Salem Fire Department

Cory Lambert
336-747-7359

coryml@cityofwsfire.org

8/13/24 7:28 AM

01.03) Rezoning-Special Use District -
2

The general comments below may, or may not, apply to your project. Any specific issues to be noted with this project, or issues that may have resulted in the disapproval of the project will be noted as separate issues.

- Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.
- 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.
- 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.
- 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.

Seamon Whiteside

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8/29/24 10:12 AM

01.03) Rezoning-Special Use District -
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Acknowledged.

General Issues

63. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 8/15/24 3:23 PM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<p>4015 N Cherry St</p>
<p>Seamon Whiteside SWA Admin 9803125450 permittingCLT@seamonwhiteside.com 8/29/24 10:12 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<p>Acknowledged.</p>

NCDOT

General Issues

44. General Comments

<p>NCDOT Division 9 Ashley Long 336-747-7900 amlong1@ncdot.gov 8/12/24 11:46 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<ul style="list-style-type: none"> • An NCDOT Driveway permit is required. Randy Ogburn is the primary point of contact – rogburn@ncdot.gov We prefer that the driveway permit be submitted on our online portal, and shall consist of the permit application (form TEB-65-04) and a detailed site plan showing the access points. Review of the permit package will begin after receiving the application, site plan, and Construction Inspection Fee. The Construction Inspection Fee is payable by check, and is \$50 per driveway connection on an NCDOT maintained road. • For the driveway permit, the driveway(s) must be designed in accordance with the July 2003 Policy on Street and Driveway Access to North Carolina Highways (aka Driveway Manual). • 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 either Randy Ogburn – rogburn@ncdot.gov or Carolina Carbajal – ccarbajalcruz1@ncdot.gov • All encroachment agreements should be submitted through the online portal.
<p>Seamon Whiteside SWA Admin 9803125450 permittingCLT@seamonwhiteside.com 8/29/24 10:12 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<p>Acknowledged.</p>

Sanitation

General Issues

29. Bulk Container Information

<p>City of Winston-Salem Matthew Cheatham 336-727-8000 matthewch@cityofws.org 8/6/24 4:27 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Location will require bulk container(s).</p> <p>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.</p> <p>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.</p>
<p>Seamon Whiteside SWA Admin 9803125450 permittingCLT@seamonwhiteside.com 8/29/24 10:15 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Acknowledged.</p>

Stormwater

General Issues

65. Stormwater Management Permit Required

City of Winston-Salem
Patrick Goode
336-727-8000
patrickgo@cityofws.org
8/21/24 8:42 AM
01.03) Rezoning-Special Use District -
2

Comments are not substantially different from those provided in sketch plan review. This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. Stormwater permitting typically occurs after rezoning.

The development will exceed 24% impervious area (49% stated on the plan) and so will be considered a high density development in terms of the water quality provisions of the ordinance. High density developments must capture and treat the first inch of runoff in an approved stormwater management system.

The water quantity provisions of the ordinance will also apply since more than 20,000 sq.ft. of new impervious area is proposed to be created. These provisions will require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration, be managed in an approved stormwater management system such that the discharge rates are less than or equal to the pre developed rates and also that the increase in the pre to post developed 25 year volume be stored in the system and released over a 2 to 5 day period.

You are showing one BMP on your plan so it's likely you are already planning to address these quality and quantity provisions.

An Operation and Maintenance Agreement will need to be approved as part of the permit process and once approved recorded at The Forsyth County Register of Deeds office. The City will also require that the developer set aside funds equal to 10% of the estimated construction cost of the stormwater management system within 5 years of its construction. These funds should be held in a segregated account used solely for the purposes of operating and maintaining the system.

[Ver. 2] [Edited By Patrick Goode]

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8/29/24 10:15 AM
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Acknowledged.

Utilities

General Issues

43. General Comments

<p>City of Winston-Salem Chris Jones 336-747-7499 charlesj@cityofws.org 8/9/24 5:41 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<p>Any existing connections not intended for reuse must be terminated at the main. All water connections will require a backflow preventer matching the meter size. Water meters purchased through the COWS. System development fees due at the time of meter purchase.</p>
<p>Seamon Whiteside SWA Admin 9803125450 permittingCLT@seamonwhiteside.com 8/29/24 10:16 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<p>Acknowledged.</p>

WSDOT

General Issues

64. General

<p>City of Winston-Salem Robert Stone 336-727-8000 robertst@cityofws.org 8/21/24 8:23 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<ul style="list-style-type: none"> • Site development will require a City of Winston-Salem Commercial Infrastructure Permit. • Proposed dedication of 7.5' of additional ROW required along Polo Road will be required for permit approval. • Proposed dedication of 10' additional ROW along N Cherry will be required for permit approval. • All proposed sidewalk improvements will be required for permit approval. • Request bus stop pad connected to sidewalk at existing bus stop location. <p>[Ver. 2] [Edited By Robert Stone]</p>
<p>Seamon Whiteside SWA Admin 9803125450 permittingCLT@seamonwhiteside.com 8/29/24 10:16 AM</p> <p>01.03) Rezoning-Special Use District - 2</p>	<p>Acknowledged.</p>