



W-3439 TROSA - Triad 1931 Union Cross Road (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

Andrew Porter
Coulter Jewell Thames PA
111 West Main St.
Durham, NC 27701

Project Name: W-3439 TROSA - Triad 1931 Union Cross Road
(Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 368444

Wednesday, March 18, 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: 14

Engineering

General Issues

21. Driveway Permit required

City of Winston-Salem
James Mitchell
336-727-8000
jamestm@cityofws.org
3/11/20 4:12 PM
01.03) Rezoning-
Special Use District - 2

A City driveway permit will be required for the proposed access point onto Union Cross Road. The access will need to be a heavy duty concrete apron to support dumpster pickup traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on Union Cross Road to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).

Erosion Control

General Issues

16. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/5/20 3:20 PM
01.03) Rezoning-
Special Use District - 2

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/>

17. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/5/20 3:20 PM
01.03) Rezoning-
Special Use District - 2

If this project will use any public funds then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

Fire/Life Safety

General Issues

15. Notes

Winston-Salem Fire
Department
Mike Morton
336-747-6935
michaelcm@cityofwsfire.org
3/5/20 12:40 PM
01.03) Rezoning-Special
Use District - 2

Fire apparatus access roads are required within 150 feet of the exterior walls of any new construction or addition, measured along approved routes along building exteriors. When buildings are protected throughout by an automatic sprinkler system, this distance may be extended to 200 feet.

Fire apparatus access roads with dead-end lengths over 150 feet shall be provided with an approved turnaround design.

Indicate locations of fire hydrants to demonstrate compliance with fire code requirements and City development standards.

Indicate locations of fire department connections for buildings served by automatic sprinkler systems, and indicate locations of fire hydrants within 100 feet of each FDC.

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.

The project includes what appears to be an existing security gate across fire apparatus access roads for this project. The gates shall be provided with an approved means of emergency operation. A clear width of 13 feet is required at each side of the island at the gates for fire apparatus passage. If these gates are modified, or if additional gates are added, these projects require a separate construction plan submittal, and all such installations/modifications shall comply with Section 503.6 of the NC Fire Code.

IDTP

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6. COUNCIL MEMBER CONTACT B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
2/25/20 4:38 PM
Pre-Submittal Workflow -
1

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.

[Coulter Jewell Thames](#)
PA
Andrew Porter
919-682-0368
andrew.porter@cjtpa.com
2/28/20 1:03 PM
Pre-Submittal Workflow -
1

Noted, thank you. TROSA is working closely with Councilman Taylor, Southeast Ward. Councilman Taylor is assisting with TROSA neighborhood information meeting. Neighborhood information meeting is planned for Thursday, March 12th at 6:00 pm at ARCA, 1931 Union Cross Road.

MapForsyth Addressing Team

General Issues

23. Addressing & Street Naming

[Forsyth County Government](#)
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/16/20 11:03 AM
01.03) Rezoning-
Special Use District - 2

Addressing assigned at permitting.

NCDOT

General Issues

22. General Comments

[NCDOT Division 9](#)
Randy Ogburn
336-747-7900
rogburn@ncdot.gov
3/12/20 10:33 AM
01.03) Rezoning-
Special Use District - 2

CTP for Union Cross Road calls for 110' of ROW. No need for dedication at this time, but need to show and label ROW line as "Future Proposed 110' ROW".

Planning

General Issues

12. CAC/Greenway

[City of Winston-Salem](#)
Amy Crum
336-747-7051
amyc@cityofws.org
3/4/20 2:44 PM
01.03) Rezoning-
Special Use District - 2

No comment.

14. Design

City of Winston-Salem Gary Roberts
336-747-7069
garyr@cityofws.org
3/5/20 11:13 AM
01.03) Rezoning-
Special Use District - 2

18. CPAD

City of Winston-Salem Kelly Bennett
336-727-8000
kellyb@cityofws.org
3/9/20 7:58 AM
01.03) Rezoning-
Special Use District - 2

20. Historic Resources

City of Winston-Salem Heather Bratland
336-727-8000
heatherb@cityofws.org
3/10/20 11:03 AM
01.03) Rezoning-
Special Use District - 2

This site is the former Winston-Salem Air Force Radar Station (FY3407), which was determined eligible for listing in the National Register in 2006 and placed on the NC Study List in 2009. The SHPO has reviewed the proposed alterations and found that they will have an adverse effect on the Radar Station, Should the project involve federal funding, permitting, or approval, additional consultation with the SHPO will be necessary. To contact the SHPO, call Renee Gledhill-Earley at 919-814-6579 or email environmental.review@ncdcr.gov. Reference project ER20-0153.

Unfortunately, three of the four Quonset huts were demolished circa 2010. There has also been new construction within the complex since around 2015. However, the complex still retains the remainder of its original structures and continues to contribute to the district. Therefore, the cumulative effects of the proposed alterations to existing structures, new construction, and demolition of the remaining Quonset hut must be considered. As proposed, the project will have an adverse effect on the Main Radar Station and the historic district.

Location: 109 East Jones Street, Raleigh NC 27601 Mailing Address: 4617 Mail Service Center, Raleigh NC 27699-4617 Telephone/Fax: (919) 807-6570/807-6599

Should your project require federal funding, permitting, or approval, a determination of adverse effect may result in a delay of that federal action until effects are either avoided, minimized, or mitigated.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

[Ver. 2] [Edited By Heather Bratland]

Stormwater

General Issues

13. Stormwater Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/5/20 9:37 AM
01.03) Rezoning-
Special Use District - 2

This development will require a post construction Stormwater management permit to be issued that addresses the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. The development is more than 24% built upon and therefore is considered a high density development as regards the water quality provisions of the ordinance. Therefore, the first inch of runoff must be managed in an appropriately designed Stormwater management device. The development also proposes to create more than 20,000 sq.ft. of impervious area and is therefore also subject to managing to meet the quantity provisions of the ordinance. These require management of the peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration back to at, or below, the pre developed rates and also management of the increase in the 25 year volume and release of this volume over a 2 to 5 day period. Please note that the Planning Board may require you to show on your plan what type of Stormwater management device you are proposing to design. The plan does not specifically state the exact type of BMP at the time of this review. Stormwater staff does not need to know until the actual development is submitted for permitting what type of device you will use but it's not uncommon for the Planning Board to want to know this before they approve the plan. If you do end up stating the type of BMP and the Planning Board approve that on the plan they review then this is the BMP that must be built and adhered to when it comes to the permitting approval plans. Finally, for any Stormwater management system designed, the permit requires a non-refundable financial surety equal to 4% of the construction cost of the Stormwater management system to be provided to the City by the developer and also an Operation and Maintenance Agreement to be approved and once approved recorded at The Forsyth County Register of Deeds office.

[Ver. 2] [Edited By Joe Fogarty]

Utilities

General Issues

19. General Comments

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
3/11/20 9:01 AM
01.03) Rezoning-
Special Use District - 2

Any existing water/sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. New water meter must be in Right-of-way and the backflow preventer directly behind on private property. Bends must be after the backflow preventer. Water and sewer interior to the site will be private. Backflow preventer required on all water connections. System development fees due at time of meter purchase. Please contact utility billing/revenue to get the old meter bill listed to Forsyth County.

[Ver. 2] [Edited By Charles Jones]

Zoning

General Issues

24. Exterior Lighting

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/17/20 5:45 PM
01.03) Rezoning-
Special Use District - 2

The provisions of UDO ClearCode Section 6.6 (Exterior Lighting) will apply.