



W-3452 The Commons of Forsyth County (Special Use Rezoning 2-phase)



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

Janice Lewis
J. Lewis Landscape Architecture PLLC
2060 Faculty Dr
Winston Salem, NC 27106

Project Name: W-3452 The Commons of Forsyth County
(Special Use Rezoning 2-phase)
Jurisdiction: City of Winston-Salem
ProjectID: 409761

Wednesday, July 22, 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: 19

Engineering

General Issues

18. Driveway Permit required

[City of Winston-Salem](#)
Ryan Newcomb
3367278063
ryancn@cityofws.org
7/15/20 3:45 PM
01.03) Rezoning-
Special Use District - 2

A City driveway permit will be required for the proposed access points onto the new stub off of the ramp onto Old Greensboro Road. The accesses 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 aprons shall extend from the edge of pavement on the new street 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

13. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
7/9/20 9:13 AM
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/>

14. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
7/9/20 9:13 AM
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

**City of Winston-Salem
(Fire)**
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
7/9/20 9:52 AM
01.03) Rezoning-Special
Use District - 2

Drive access that is proposed to be removed is a required fire access to the buildings. You will have to show how you plan to maintain access to within 150' to all portions of the building if this is removed.

MapForsyth Addressing Team

General Issues

26. Addressing & Street Naming

**Forsyth County
Government**
Gloria Alford
3367032337
alfordgd@forsyth.cc
7/19/20 11:14 PM
01.03) Rezoning-
Special Use District - 2

WILL ADDRESS IF NEEDED AT PERMITTING.

NCDOT

General Issues

27. NCDOT Comments

[NCDOT Division 9](#)
 Victoria Kildea
 336-747-7900
vrkildea@ncdot.gov
 7/20/20 8:59 AM
 01.03) Rezoning-
 Special Use District - 2

- This site location needs to coordinate with TIP Project R-2577A. Developer needs to be mindful to observe the Proposed Permanent Utility Easement (PUE) on the project. Therefore, the developer and engineers should be in contract with the Project Development department to design appropriately – Connie James, P.E., Al Blanton, P.E. or Brett Abernathy, P.E. The current schedule for TIP Project R-2577A is (as of 7/16/20) – January 2021 for right of way and December 2023 for construction.

Planning

General Issues

16. Historic Resources

[City of Winston-Salem](#)
 Heather Bratland
 336-727-8000
heatherb@cityofws.org
 7/9/20 10:56 AM
 01.03) Rezoning-
 Special Use District - 2

The site includes the house at 4015 Reidsville Road, which was built in 1952 and was found ineligible for listing in the National Register of Historic Places in 2013. The house has been inventoried as FY3942.

20. Design

[City of Winston-Salem](#)
 Gary Roberts
 336-747-7069
garyr@cityofws.org
 7/16/20 8:27 AM
 01.03) Rezoning-
 Special Use District - 2

Condition for closure of driveway onto Harvest Drive as shown and recording of a negative access easement. Consider providing evergreen plantings in the existing gravel area at said existing entrance along the proposed 4' fence area parallel to Harvest Drive. Provide berm height and number of evergreen plantings proposed behind the residential building.

[The Commons Rezoning Plan 063020.pdf \[17 redlines\]](#) (Page 1)

11. COUNCIL MEMBER CONTACT B

[City of Winston-Salem](#)
 Bryan Wilson
 336-747-7042
bryandw@cityofws.org
 6/30/20 12:07 PM
 Pre-Submittal Workflow
 - 1

PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER(S) PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.

[J. Lewis Landscape Architecture PLLC](#)
 Janice Lewis
 13368960626
jan.lewis9@gmail.com
 7/7/20 10:04 AM
 Pre-Submittal Workflow
 - 1

appropriate council members are being contacted and community meetings will be arranged.

[W-3452 Site Plan 7-10-2020.pdf \[8 redlines\]](#) (Page 1)

21. Text Box B

City of Winston-Salem State whether water and sewer are public or private
Bryan Wilson
336-747-7042
bryandw@cityofws.org
7/16/20 10:27 AM
01.03) Rezoning-
Special Use District - 2

22. Text Box B

City of Winston-Salem EXISTING
Bryan Wilson
336-747-7042
bryandw@cityofws.org
7/16/20 10:27 AM
01.03) Rezoning-
Special Use District - 2

23. Text Box B

City of Winston-Salem 2 story?
Bryan Wilson
336-747-7042
bryandw@cityofws.org
7/16/20 10:27 AM
01.03) Rezoning-
Special Use District - 2

30. Text Box B

City of Winston-Salem two-phase
Bryan Wilson
336-747-7042
bryandw@cityofws.org
7/22/20 9:19 AM
01.03) Rezoning-
Special Use District - 2

31. Text Box B

City of Winston-Salem PLANNED RESIDENTIAL DEVELOPMENT
Bryan Wilson
336-747-7042
bryandw@cityofws.org
7/22/20 9:30 AM
01.03) Rezoning-
Special Use District - 2

Sanitation

[W-3452 Site Plan 7-10-2020.pdf \[8 redlines\]](#)

29. Bulk Container Information

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
7/20/20 4:19 PM
01.03) Rezoning-
Special Use District - 2

Do you plan on bulk container(s)? Please identify.

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

12. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
7/8/20 4:21 PM
01.03) Rezoning-
Special Use District - 2

This development will require a Stormwater management permit to be applied for and issued. The development plan states that more than 1 acre will be disturbed and therefore it will be subject to the water quality provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. It will however be considered a low density development as its less than 24% built upon area for the parcel. Therefore management of the first inch of runoff will not be required as it would for a high density project but it must meet the low density requirements to the maximum extent practicable such as use of vegetative conveyances and other items listed in the NCDWQ Stormwater Design Manual low density chapter. The plan states that there will be 30,000 sq.ft. of additions to this plan. I assume this means 30,000 sq.ft. of new impervious area. The water quantity provisions of the ordinance apply if there is more than 20,000 sq.ft. of net new impervious area added from the existing condition to the proposed condition. If this indeed is the case then the water quantity provisions require management of the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration to at, or below, the pre developed rates in an approved Stormwater management system and also store the increase in the 25 year volume from the pre developed to the post developed condition and release this volume over a 2 to 5 day period. In lieu of management for quantity the developer may submit a "no adverse impact downstream study" that shows/proves a no adverse impact in terms of flooding, erosion or exceedance of existing Stormwater infrastructure capacity, to a suitable point (typically the 10% point) downstream of the property. If there is any Stormwater management system that ends up having to be proposed or constructed (should a study not be viable) the developer must submit a financial surety equal to 4% of the construction cost of the Stormwater management system to the City and this surety is non-refundable and the developer must also as part of the permitting process (should a management system be designed) have approved by the City and Operation and Maintenance Agreement before having it recorded at The Forsyth County Register of Deeds office. Please note that if any development on Phase 2 occurs within 5 years of Stormwater permit issuance for this current Phase 1 then both phases must be looked at together in an overall combined Stormwater management master plan and Stormwater requirements that may not have been required for Phase 1 as a stand alone project may be retroactively required as part of a Phase 2 development.

Utilities

General Issues

17. General Comment

City of Winston-Salem Water and sewer interior to the site will be private.
Charles Jones
336-727-8000
charlesj@cityofws.org
7/13/20 9:40 AM
01.03) Rezoning-
Special Use District - 2

WSDOT

General Issues

19. General Comments

City of Winston-Salem Coordinate with NCDOT and extend the sidewalk to the new cul de sac street.
David Avalos
336-727-8000
davida@cityofws.org
7/15/20 3:49 PM
01.03) Rezoning-
Special Use District - 2

Zoning

General Issues

28. Zoning

<p>City of Winston-Salem Elizabeth Colyer 336-747-7427 elizabethrc@cityofws.org 7/20/20 12:50 PM</p>	<p>Ensure that all relevant information found on the standard site plan legend, including all principal or accessory zoning use(s) in correct terminology. Add the zoning use of "Townhouse" for buildings 2, 5, 6, and 8, add the zoning use "Residential, Multifamily" for building 1.</p>
<p>01.03) Rezoning-Special Use District - 2</p>	<p>Site plan legend link: https://www.cityofws.org/445/Legends</p>
	<p>Off-street parking requirements: Child Daycare Center: 1 space + 1 space per employee on the largest shift, 1 space per 10 children enrolled. Offices: Bicycle parking 2 spaces. Residential, Multifamily, includes Townhouse: Bicycle parking 0.125 spaces per dwelling unit in development; 2 space minimum per building, 20 space maximum per development.</p> <p>Provide a physically separated and unobstructed paved pedestrian walkway a minimum of five (5) feet in width between a principal building entrance to the existing sidewalk on Old Greensboro Rd.</p> <p>Label all driveway, drive aisle and sidewalk widths. See Table 6.1.3.G: Sidewalk Treatments for parking adjacent to sidewalks, one of the 3 options must be utilized.</p> <p>Child Daycare Center: Provide all Use-Specific Standards per UDO ClearCode Section 5.2.19 for zoning use "Child Daycare Center". Twenty-five (25) square feet of heated indoor space is required per child, licensing by the State is required.</p> <p>Any proposed dumpster must be screened per UDO ClearCode 6.2.1.F OUTDOOR STORAGE AREA SCREENING STANDARDS.</p> <p>Show any proposed signage on the site plan.</p> <p>Any proposed exterior lighting must comply with UDO ClearCode Section 6.6.</p> <p>A landscaped streetyard shall be required for all motor vehicle surface areas located within one hundred (100) feet of a street right-of-way or vehicular right-of-way per UDO ClearCode Section 6.2.1.</p> <p>Demonstrate that all parking spaces are within 75' of a large variety tree per UDO ClearCode Section 6.2.1.</p> <p>Identify the type of large variety tree, height and caliper requirement for any proposed MVSA plantings.</p> <p>A Type III bufferyard is required adjacent to residential zoning districts. Any existing bufferyard may require supplemental vegetation. Identify the vegetation type, height, spacing, and caliper requirement for any proposed vegetation to supplement the bufferyard.</p>