



W-3674 Enterprise Center (Special Use Rezoning from RS9 to RM8-S)

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-3674 Enterprise Center (Special Use
Rezoning from RS9 to RM8-S)
Jurisdiction: City of Winston-Salem
ProjectID: 1977865

Wednesday, January 21, 2026

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

Erosion Control

General Issues

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

<p>City of Winston-Salem Matthew Osborne 336-462-7480 matthewo@cityofws.org 1/6/26 4:27 PM 01.03) Rezoning- Special Use District - 3</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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10. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
1/6/26 4:27 PM
01.03) Rezoning-
Special Use District - 3

If this project will use any public funds for financing, and/or be constructed on public owned property, and/or is a public utility project, then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR at the Winston-Salem Regional Office. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800 or tamera.eplin@deq.nc.gov).

Fire/Life Safety

General Issues

13. Approval Notes

Winston-Salem Fire Department
Nathaniel Brown
336-747-7466
nathanielb@cityofwsfire.org
1/9/26 7:56 AM
01.03) Rezoning-Special Use District - 3

These general notes apply to all projects. If there are any other concerns to be addressed as part of this review they 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.
- Fire apparatus access shall comply with the requirements below and **shall extend to within 150 feet all portions of the exterior walls of the building** as measured by an approved route around the exterior of the building or facility. This can be extended to 200 feet for sprinklered buildings.
- Ensure fire apparatus access roads are designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:
 - Must 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;
 - Approved turnaround required 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; FDC must be located within 100 feet from a fire hydrant.
- Buildings constructed on site must comply with all applicable North Carolina Building Codes

Planning

[2026-01-06 Issued for Planning Board Review.pdf \[2 redlines\]](#) (Page 1) [1] C1 PRELIMINARY

19. Text Box B

City of Winston-Salem R
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/21/26 8:40 AM
01.03) Rezoning-
Special Use District - 3

General Issues

6. Neighborhood Outreach

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
12/31/25 9:31 AM
Pre-Submittal Workflow
- 2

Be aware of the neighborhood outreach requirement and the neighborhood outreach summary deadline as shown on the Planning Board Calendar of Significant dates located here: <https://www.cityofws.org/1564/Monthly-Planning-Board-Items>

[Allied Design, Inc.](#) noted
Steve Causey
336-765-2377
scausey@allied-engsurv.com
1/5/26 2:10 PM
Pre-Submittal Workflow
- 2

11. Historic Resources

[City of Winston-Salem/Forsyth County](#)
Isabel Coletti
336-747-7422
isabelc@cityofws.org
1/7/26 8:45 AM
01.03) Rezoning-Special Use District - 3

This site has been included in the survey of Forsyth County's historic resources as FY4238 as the Salvation Army Building. This site is located at 1922 S Martin Luther King Jr Dr., PIN 6834-97-1334.

12. Community Appearance Commission

[City of Winston-Salem/Forsyth County](#)
Daniel Rankin
336-747-6835
danielr@cityofws.org
1/7/26 11:22 AM
01.03) Rezoning-Special Use District - 3

No comment

17. Environmental Features/Greenways

[City of Winston-Salem](#)
Amy Crum
336-747-7051
amyc@cityofws.org
1/15/26 5:34 PM
01.03) Rezoning-Special Use District - 3

Greenways: N/A
Wetlands: N/A
VAD/Farmland: N/A
Natural Heritage: N/A

20. Coinditions

[City of Winston-Salem](#) Staff will recommend an elevations condition and a further condition to close the alley.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/21/26 9:07 AM
01.03) Rezoning-
Special Use District - 3

21. Revise Elevations

[City of Winston-Salem](#) Please correct the cardinal directions on the provided elevations by issue resolution deadline on January 29.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/21/26 9:08 AM
01.03) Rezoning-
Special Use District - 3

Stormwater

General Issues

8. Exempt from Stormwater Management Permitting

[City of Winston-Salem](#) Based on the information presented on this plan, this development will be exempt from the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance and thus exempt from having to be issued with a Post Construction Stormwater Management permit.
Joe Fogarty
336-747-6961
josephf@cityofws.org
1/6/26 4:15 PM
01.03) Rezoning-
Special Use District - 3

The development is only 0.511 acres in size. Developments that disturb less than 1 acre during construction are exempt from the water quality provisions of the ordinance and that will clearly be the case here since the parcel size itself is well below that threshold. Developments that do not create more than 20,000 sq.ft. of a net increase in impervious area are also exempt from the water quantity provisions of the ordinance and that will be the case here since the increase will be 6,992 sq.ft. based on the existing and proposed impervious area data provided. Since both of these exemptions are met no other provisions will apply and hence you will be exempt from having to be issued with a stormwater management permit as mentioned.

Utilities

General Issues

14. General Comments

[City of Winston-Salem](#) Any existing water/sewer 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 COWS. System development fees due at the time of meter purchase. A NC Licensed Utility Contractor will need to make any public water/sewer connections to the city mains. A minimum 1,000 gallon in ground grease interceptor will be required if there is a kitchen. Size may be larger depending upon kitchen fixture schedule.
Tiffany Ladd
336-727-8000
tiffanyal@cityofws.org
1/12/26 10:17 AM
01.03) Rezoning-
Special Use District - 3

WSDOT

General Issues

18. General

City of Winston-Salem

Robert Stone

336-727-8000

robertst@cityofws.org

1/21/26 8:28 AM

01.03) Rezoning-

Special Use District - 3

- Review City of Winston-Salem IDS manual to ensure that all plans are designed in accordance with city standards & specifications.
- Provide dimensions for all sidewalks, driveways, drive aisles, parking stalls, curb & gutter, curve radii, etc.
- Provide 10' x 70' sight distance triangles at all proposed driveway connections. Ensure no obstructions are within sight distance triangles.
- Provide standard detail of driveway connection to meet City IDS Manual detail (V-13).
- Terminate any existing curb cuts not intended for future use in accordance with city specifications.
- Verify alleyway abandonment.

Zoning

General Issues

16. Zoning Plan Review

City of Winston-Salem/Forsyth County

Rory Howard

336-747-7422

roryh@cityofws.org

1/21/26 8:34 AM

01.03) Rezoning-

Special Use District - 3

1. Extend the streetyard across the entire frontage of Wilbur Street.
2. A Lighting Plan will be required with this request. (see UDO 6.6 Exterior Lighting).
3. Provide a pedestrian connection to either of the adjoining roads.
4. You do not need to buffer against yourself to the east.

[Ver. 5] [Edited By Marc Allred]