



W-3462 NDC - Starbucks (Special Use Rezoning)



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

Phone: 336-747-7065

City of W-S Planning

Gaines Hunter
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3462 NDC - Starbucks (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 492896

Wednesday, February 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: 11

Addressing

[2021.02.02 RZ-1 \(20-237\) - signed.pdf \[1 redline\]](#) (Page 1)

10. Text Box B

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
2/5/21 2:29 PM
01.03) Rezoning-
Special Use District - 2

1611 Brewer Rd.
[Ver. 2] [Edited By Gloria Alford]

Engineering

General Issues

5. Driveway Permit required

City of Winston-Salem
Ryan Newcomb
3367278063
ryanncn@cityofws.org
2/3/21 4:09 PM
01.03) Rezoning-
Special Use District - 2

A City driveway permit will be required for the proposed access point onto Brewer Road, the closure of the existing driveway and the required improvements on Brewer 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 Brewer 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

8. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
2/4/21 10:02 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/>

Fire/Life Safety

General Issues

7. Notes

Winston-Salem Fire Department
Mike Morton
336-747-6935
michaelcm@cityofwsfire.org
2/4/21 7:52 AM
01.03) Rezoning-Special
Use District - 2

If buildings on this site are equipped with sprinkler or standpipe systems, indicate the location of each FDC as well, 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. 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.

Planning

General Issues

9. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
2/5/21 9:07 AM
01.03) Rezoning-
Special Use District - 2

13. Site Plan Requirements

City of Winston-Salem Sidewalks should be shown along entire Peters Creek Pkwy frontage and Brewer Rd.
Samuel Hunter See WSDOT comments in regards to dimensions and required plantings.
336-727-8000 Recommend relocating dumpster for better traffic entry along Brewer Rd. Relocate
samuelp@cityofws.org towards rear bldg. closer to Cliff St.
2/16/21 12:04 PM
01.03) Rezoning-
Special Use District - 2

2021.01.25 Prelim RZ-1 - signed (20-237).pdf [3 redlines] (Page 1)

3. COUNCIL MEMBER CONTACT B

City of Winston-Salem PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE
Bryan Wilson COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING.
336-747-7042 THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC
bryandw@cityofws.org HEARING.
1/26/21 11:57 AM
Pre-Submittal Workflow -
1

Stimmel Associates, PA noted
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
2/2/21 9:53 AM
Pre-Submittal Workflow -
1

Stormwater

General Issues

4. Stormwater Management Comments

City of Winston-Salem This plan will be exempt from the City of Winston-Salem's Post Construction
Joe Fogarty Stormwater Management ordinance provisions as the plan is stating a reduction in
336-747-6961 impervious area from the existing condition to the proposed condition (77.59% existing
josephf@cityofws.org to 74.32% proposed). Therefore, a Stormwater management permit will not be required
2/3/21 4:00 PM for this development
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

11. General Comments

City of Winston-Salem
 Charles Jones
 336-727-8000
charlesj@cityofws.org
 2/9/21 8:03 AM
 01.03) Rezoning-
 Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. Water meters purchased through COWS. System development fees due at the time of new meter purchase. All water connections will require a backflow preventer. A inground grease interceptor will be required. Sizing by Utilities Plan Review based on kitchen fixture schedule.

WSDOT

General Issues

6. General Comments

City of Winston-Salem
 David Avalos
 336-727-8000
davida@cityofws.org
 2/3/21 4:14 PM
 01.03) Rezoning-
 Special Use District - 2

- Dedicate right of way 75' from center along entire peters creek frontage.
- Dedicate right of way 40' from center along entire brewer rd frontage.
- Curb and gutter and sidewalk along entire brewer road frontage. If grass strip is not possible sidewalk must be 6' wide.
- Sidewalk with 3.5' minimum grass strip on entire peters creek frontage
- West most driveway should be right in and right out only as shown.
- Replace existing median on brewer with a 3' median that extends pass the west most driveway by 20' from the east most terminus as shown.
- No access easement on peters creek as shown.
- If transit accommodation are desired reach out to transit planner in WSDOT.
- Sidewalk abutting parking must be 7' wide or install wheel stops as shown.
- Bike Parking required as shown add wheel stop to parking spot in front of bike parking.
- Pedestrian connection from new public sidewalk to building.

Zoning

General Issues

14. Zoning

City of Winston-Salem
 Elizabeth Colyer
 336-747-7427
elizabethrc@cityofws.org
 2/16/21 4:06 PM
 01.03) Rezoning-Special
 Use District - 2

Provide all information found in the standard site plan legend.
<https://www.cityofws.org/445/Legends>

Ensure that all applicable Use-Specific Standards are met for the proposed zoning use(s), Section 5.2.73 "Retail Store" may apply.

Please indicate that any proposed signs do not encroach into 10' x 70' sight distance triangles.

The site must comply to site lighting standards of UDO ClearCode Section 6.6.