



W-3481 Terry Hicks Accessory Dwelling Unit (Special Use Rezoning)

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

Phone: 336-747-7040

City of W-S Planning

Terry Hicks
Terry Hicks - Homeowner
810 S HAWTHORNE RD
WINSTON SALEM, NC 27103-372

Project Name: W-3481 Terry Hicks Accessory Dwelling Unit
(Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 541447

Thursday, May 20, 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: 8

Addressing

[A- Hicks Site Plan and Pins.pdf \[2 redlines\]](#) (Page 1)

17. Text Box B

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
5/13/21 5:34 PM
01.03) Rezoning-
Special Use District - 2

Fire/Life Safety

15. Notes

City of Winston-Salem (Fire)
 Douglas Coble
 (336) 734-1290
douglasc@cityofwsfire.org
 5/11/21 9:03 AM
 01.03) Rezoning-Special Use District - 2

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

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.

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.

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.

Planning

14. Historic Resources

City of Winston-Salem
 Heather Bratland
 336-727-8000
heatherb@cityofws.org
 5/10/21 4:32 PM
 01.03) Rezoning-Special Use District - 2

The Dawson House garage at 810 S. Hawthorne Road (FY7667) dates to ca. 1926 and is a contributing resource in the Ardmore Historic District (FY2614), which was listed in the National Register of Historic Places in 2004. Historically, outbuildings in Ardmore served many purposes, including use as garages and apartments. This request is in-keeping with Ardmore's historic development patterns. Any exterior alterations to the garage necessary for its use as an ADU should comply with the Secretary of the Interior's Standards for Rehabilitation.

[Hicks Site Plan.pdf](#) [21 redlines] (Page 1)

10. COUNCIL MEMBER CONTACT B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 4/27/21 3:17 PM Pre-Submittal Workflow - 1</p>	<p>Please ensure that you have contacted your appropriate Council Member. They may also wish to participate in any community outreach which is to take place prior to the Planning Board Hearing.</p>
<p>Terry Hicks - Homeowner Terry Hicks 3364060571 trhicks@gmail.com 5/4/21 1:57 AM Pre-Submittal Workflow - 1</p>	<p>COMPLETED</p>

Stormwater

General Issues

13. Exempt from Stormwater Management Permitting

<p>City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 5/6/21 9:52 AM 01.03) Rezoning- Special Use District - 2</p>	<p>There is no new impervious area proposed with this case and so it is exempt from the provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance and will not have to apply for a Stormwater management permit. Even if there was some additional impervious area proposed the site area is so small that it would still meet other ordinance exemptions. Therefore, no further comments.</p>
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Utilities

General Issues

16. General Comments

<p>City of Winston-Salem Charles Jones 336-727-8000 charlesj@cityofws.org 5/12/21 6:41 AM 01.03) Rezoning- Special Use District - 2</p>	<p>If the existing water and sewer connections are used, utilities has no comments.</p>
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WSDOT

General Issues

12. General Comments

<p>City of Winston-Salem David Avalos 336-727-8000 davida@cityofws.org 5/5/21 3:50 PM 01.03) Rezoning- Special Use District - 2</p>	<p>No Comments</p>
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Zoning

20. Zoning

<p>City of Winston-Salem Elizabeth Colyer 336-747-7427</p>	<p>The existing accessory garage meets current UDO dimensional and setback standards for accessory structures, as shown on the site plan, with the existing height of 12-feet.</p>
<p>elizabethrc@cityofws.org 5/18/21 8:06 AM 01.03) Rezoning-Special Use District - 2</p>	<p>An accessory structure up to 576 square-feet is allowed in all zoning districts. The existing accessory structure is 576 square-feet. Any additional proposed accessory structure(s) would require some type of Planning approval, based on the scope, and a Special Use Permit approved by the City Zoning Board of Adjustment.</p>

[Ver. 4] [Edited By Elizabeth Colyer]