



W-3668 Fred and Mary Simmons Joint Revocable Trust (Twin City Dentistry) (Site Plan Amendment)

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

Jonathan Wade
Borum, Wade and Associates, P.A.
621 Eugene Court
Suite 100
Greensboro, NC 27401

Project Name: W-3668 Fred and Mary Simmons Joint
Revocable Trust (Twin City Dentistry) (Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 1846370

Wednesday, September 17, 2025

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: 25

Engineering

General Issues

22. Existing driveway apron or sidewalk revisions.

City of Winston-Salem-
Engineering
James Lowe
336-727-8000
jameslo@cityofws.org
9/12/25 1:11 PM
01.13) Application for
Site Plan Amendment

As shown, no driveway permit or Engineering review will be required for this project. If any revisions are made to the existing driveway apron and/or sidewalk, this development will require a City of Winston-Salem Commercial Infrastructure Permit (formerly Commercial Driveway Permit). If so, site must be designed and built in accordance with the most recent City of Winston Salem Infrastructure Development Standards and Water and Sewer Technical Specifications.

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
9/3/25 8:46 AM
01.13) Application for
Site Plan Amendment

If the proposed project creates more than 10,000 sq. ft. of land disturbance, 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/>

Fire/Life Safety

General Issues

18. Approval Notes

Winston-Salem Fire
Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
9/9/25 12:00 PM
01.13) Application for
Site Plan Amendment

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 NC Building Codes

MapForsyth Addressing Team

General Issues

24. Addressing & Street Naming

[MapForsyth](#) The address will stay 230 Oakwood Dr.
Matthew Hamby
3367032358
hambyme@forsyth.cc
9/15/25 9:14 AM
01.13) Application for
Site Plan Amendment

Planning

230 Oakwood Dr-Rezoning Plan_8-25-2025.pdf [11 redlines] (Page 1)

3. Text Box B

[City of Winston-Salem](#) Include previous docket # W-1914
Ellie Levina
336-727-2626
elliele@cityofws.org
8/26/25 8:34 AM
Pre-Submittal Workflow
- 1

[Borum, Wade and Associates, P.A.](#) Added to Plan
Jonathan Wade
(336) 275-0471
jwade@borum-wade.com
9/2/25 1:53 PM
Pre-Submittal Workflow
- 1

4. Text Box B

[City of Winston-Salem](#) site plan needs to be sealed and signed by site plan preparer
Ellie Levina
336-727-2626
elliele@cityofws.org
8/26/25 8:34 AM
Pre-Submittal Workflow
- 1

[Borum, Wade and Associates, P.A.](#) Plan has been signed and sealed
Jonathan Wade
(336) 275-0471
jwade@borum-wade.com
9/2/25 1:53 PM
Pre-Submittal Workflow
- 1

5. Text Box B

[City of Winston-Salem](#) show on site plan the ownership, zoning, property boundaries, and PINs of adjacent properties shown, including for those properties across any streets
Ellie Levina
336-727-2626
elliele@cityofws.org
8/26/25 8:34 AM
Pre-Submittal Workflow
- 1

[Borum, Wade and Associates, P.A.](#) Added to Plan
Jonathan Wade
(336) 275-0471
jwade@borum-wade.com
9/2/25 1:54 PM
Pre-Submittal Workflow
- 1

6. Text Box B

[City of Winston-Salem](#) Show on site plan bearings and distances for property boundaries
Ellie Levina
336-727-2626
elliele@cityofws.org
8/26/25 8:34 AM
Pre-Submittal Workflow
- 1

[Borum, Wade and Associates, P.A.](#) Added to Plan
Jonathan Wade
(336) 275-0471
jwade@borum-wade.com
9/2/25 1:54 PM
Pre-Submittal Workflow
- 1

7. Text Box B

[City of Winston-Salem](#) List impervious surface %
Ellie Levina
336-727-2626
elliele@cityofws.org
8/26/25 8:34 AM
Pre-Submittal Workflow
- 1

[Borum, Wade and Associates, P.A.](#) Added to site info
Jonathan Wade
(336) 275-0471
jwade@borum-wade.com
9/2/25 1:54 PM
Pre-Submittal Workflow
- 1

8. Text Box B

City of Winston-Salem provide 12% TSA use legend. Fill out and attach TSA legend to site plan, link is
Ellie Levina below: ?https://www.cityofws.org/DocumentCenter/View/1055/Tree-Save-Legend---
336-727-2626 Used-with-Landscaping-and-Tree-Preservation-Fillable-PDF
elliele@cityofws.org
8/26/25 8:34 AM
Pre-Submittal Workflow
- 1

Borum, Wade and Associates, P.A. Added to site plan
Jonathan Wade
(336) 275-0471
jwade@borum-wade.com
9/2/25 1:55 PM
Pre-Submittal Workflow
- 1

9. Text Box B

City of Winston-Salem include a purpose statement clearly outlining the request on site plan
Ellie Levina
336-727-2626
elliele@cityofws.org
8/26/25 8:34 AM
Pre-Submittal Workflow
- 1

Borum, Wade and Associates, P.A. Added to site plan
Jonathan Wade
(336) 275-0471
jwade@borum-wade.com
9/2/25 1:55 PM
Pre-Submittal Workflow
- 1

10. Text Box B

City of Winston-Salem shade parking area
Ellie Levina
336-727-2626
elliele@cityofws.org
8/26/25 8:34 AM
Pre-Submittal Workflow
- 1

Borum, Wade and Associates, P.A. Jonathan Wade (336) 275-0471 jwade@borum-wade.com 9/2/25 1:55 PM Pre-Submittal Workflow - 1	Shaded on site plan
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11. Text Box B

City of Winston-Salem Ellie Levina 336-727-2626 elliele@cityofws.org 8/26/25 8:34 AM Pre-Submittal Workflow - 1	How is trash being handled? Show dumpster on site plan
Borum, Wade and Associates, P.A. Jonathan Wade (336) 275-0471 jwade@borum-wade.com 9/2/25 1:55 PM Pre-Submittal Workflow - 1	Trash pick up info added to site plan

12. Text Box B

City of Winston-Salem Ellie Levina 336-727-2626 elliele@cityofws.org 8/26/25 8:34 AM Pre-Submittal Workflow - 1	show on site plan all streets and driveways within 100 feet of the site
Borum, Wade and Associates, P.A. Jonathan Wade (336) 275-0471 jwade@borum-wade.com 9/2/25 1:56 PM Pre-Submittal Workflow - 1	Added to site plan

13. Text Box B

City of Winston-Salem label width of bufferyard and provide a typical for 100ft on site plan Ellie Levina 336-727-2626 elliele@cityofws.org 8/26/25 8:34 AM Pre-Submittal Workflow - 1	
Borum, Wade and Associates, P.A. Info added to landscape notes on site plan Jonathan Wade (336) 275-0471 jwade@borum-wade.com 9/2/25 1:56 PM Pre-Submittal Workflow - 1	

General Issues

1. Neighborhood Outreach

City of Winston-Salem 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 Ellie Levina 336-727-2626 elliele@cityofws.org 8/25/25 3:47 PM	
Borum, Wade and Associates, P.A. Neighborhood meetings are being scheduled currently Jonathan Wade (336) 275-0471 jwade@borum-wade.com 9/2/25 1:57 PM Pre-Submittal Workflow - 1	

2. Council Member Contact

City of Winston-Salem Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison or their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts . Information for each Council Member can be found on their website here: https://www.cityofws.org/3499/City-Council Ellie Levina 336-727-2626 elliele@cityofws.org 8/25/25 3:48 PM	
Borum, Wade and Associates, P.A. Council members for the neighborhood have been contacted and meetings have been scheduled to discuss proposed development for this site Jonathan Wade (336) 275-0471 jwade@borum-wade.com 9/2/25 1:58 PM Pre-Submittal Workflow - 1	

16. Historic Resources

City of Winston-Salem/Forsyth County
Isabel Coletti
336-747-7422
isabelc@cityofws.org
9/3/25 9:34 AM
01.13) Application for
Site Plan Amendment

No comments

17. Community Appearance Commission

City of Winston-Salem/Forsyth County
Daniel Rankin
336-747-6835
danielr@cityofws.org
9/5/25 10:46 AM
01.13) Application for
Site Plan Amendment

No comment

26. Issue Resolution Deadline

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
9/16/25 4:30 PM
01.13) Application for
Site Plan Amendment

Please be aware of the site plan resubmittal/issue resolution deadline as shown on the Planning Board Calendar of Significant Dates published on our website here: <https://www.cityofws.org/1564/Monthly-Planning-Board-Items>

27. Environmental Features/Greenways

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
9/16/25 5:03 PM
01.13) Application for
Site Plan Amendment

No comment.

Stormwater

General Issues

14. Exempt from Stormwater Permitting

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
9/2/25 5:06 PM
01.13) Application for
Site Plan Amendment

The plan states the site area is 0.58 acres and that the impervious area will be 0.39 acres which equates to 16,988 sq.ft. I'm assuming this is the total of existing and proposed impervious areas combined. In any case the development will be exempt from the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. It will disturb less than 1 acre during construction as the site area is only 0.58 acres in total size. Developments that do not disturb 1 acre, or more, during construction are exempt from the water quality provisions of the ordinance. Also, developments that do not exceed 20,000 sq.ft. of an increase in impervious area from the pre to the post developed condition are exempt from the water quantity provisions of the ordinance and this will also be the case here. Since both of these exemptions are met a post construction stormwater management permit is not required to be issued.

Utilities

General Issues

20. General Comment

City of Winston-Salem
Robert Wall
336-727-8000
robertw@cityofws.org
9/10/25 10:31 AM
01.13) Application for
Site Plan Amendment

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 meter purchase. All water connections will require a backflow preventer matching the meter size.

WSDOT

General Issues

23. No Comment

City of Winston-Salem
Robert Stone
336-727-8000
robertst@cityofws.org
9/12/25 4:22 PM
01.13) Application for
Site Plan Amendment

- No permitting will be required with city as no impact will be made to public infrastructure within R/W.

Zoning

General Issues

25. Zoning Plan Review

City of Winston-Salem
Ellie Levina
336-727-2626
elliele@cityofws.org
9/17/25 9:49 AM
01.13) Application for
Site Plan Amendment

1. Shade parking lot darker.
2. the 2 parking spaces (10x17.5) need a wheel stop
3. How is trash going to be handled? Show dumpster and screening if visible from ROW. Needs to be 50ft from residentially zoned property or you will need to do rollouts.
4. Show the location of any proposed sign along Oakwood drive at the existing entrance.
5. Provide a pedestrian connection from sidewalk to the entrance

[[Ver. 6](#)] [Edited By Ellie Levina]