



W-3682 Greybrier (Site Plan Amendment)

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100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

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City of W-S Planning

VINCENT TOWNSEND
Green Mountain Engineering
1A Wendy Ct
Greensboro
Greensboro, NC 27409

Project Name: W-3682 Greybrier (Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 2046573

Wednesday, March 18, 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: 13

Addressing

[23-071_25-035_RZ.pdf \[6 redlines\]](#) (Page 1) [1] 23-071_25-035_RZ-PRE-SITE PLAN (30X42)

18. Text Box B

Forsyth County Government PEMBROOKE VALLEY CT
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/16/26 2:26 PM
01.13) Application for Site
Plan Amendment - 2

19. Text Box B

Forsyth County Government PEPPERCORN CT

Gloria Alford

3367032337

alfordgd@forsyth.cc

3/16/26 2:26 PM

01.13) Application for Site

Plan Amendment - 2

Engineering

General Issues

12. Residential Infrastructure Permit Required

City of Winston-Salem-
Engineering

James Lowe

336-727-8000

jameslo@cityofws.org

3/5/26 11:51 AM

01.13) Application for Site

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- This development will require a City of Winston-Salem Residential Infrastructure Permit (RIP).
- Site must be designed and built in accordance with the most recent City of Winston Salem Infrastructure Development Standards (IDS) and Water and Sewer Technical Specifications.
- Sight Distance Triangles (SDT) shall be drawn at all roadway intersections from the back of curb on curb and gutter streets and from the edge of pavement on ribbon pavement streets.
- Coordinate with WSDOT regarding ROW dedication and sidewalk requirements.
- All existing curb cuts and driveway approaches, not planned for future use, shall be terminated in accordance with City of Winston-Salem standards.
- All existing utility services, not planned for future use, shall be terminated at the main per City of Winston-Salem standards.
- No footing, wall, or wall components will be permitted within the public R/W or within public water, sewer, or storm drainage easements.

Additional comments may be issued when more detailed plans are provided during the technical permitting process.

Erosion Control

General Issues

10. Erosion Control Permit Revisions Required

City of Winston-Salem

Matthew Osborne

336-462-7480

matthewo@cityofws.org

3/4/26 11:25 AM

01.13) Application for Site

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This submittal may contain land disturbing activity and/or site plan changes not included in the current approved Erosion Control Plan for **Grading/Erosion Control Permit # EN2400085**. If needed, please submit a revised Erosion Control Plan for review. A new Financial Responsibility/Ownership (FRO) Form showing the additional disturbed area calculations, and any other updates to the document as a result of

the revised plan submittal, must be submitted if requested.

Fire/Life Safety

General Issues

13. Approval Notes

Winston-Salem Fire
Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
3/9/26 9:35 AM
01.13) Application for Site
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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

20. Addressing & Street Naming

Forsyth County Government

Gloria Alford

3367032337

alfordgd@forsyth.cc

3/16/26 2:31 PM

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Peppercorn Rd has to intersect at a common point. The north street needs to be change to Peppercorn Ct. You will have to add a word to Pembroke to use. I have label the south st Pembroke Valley Ct. If want to use another word, just let me know and I will check to see if it works.

NCDOT

General Issues

25. General Comments

NCDOT Division 9
Ashley Long
336-747-7900
amlong1@ncdot.gov
3/17/26 5:04 PM
01.13) Application for Site
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- The following comments from the NCDOT are intended to serve as a guide for property owners, developers, designers, etc. to ensure they are aware of the Department's expectations. It is important to note that these comments are subject to change. More specific comments may be provided as the applicant works through plan design details with the District Office while seeking official approval. NCDOT reserves the right to modify comments at any point during our review process based upon any subsequent submittals and discoveries made with designs related to safety and mobility.
- NCDOT driveway permit required for proposed connections to state-system roads (Teague Road)
- AADT on Teague Road (3500) vpd – Current traffic numbers plus those added by the proposed development would warrant turn lane treatment
- Adequate drainage under the driveway connection shall be provided. Unless otherwise indicated, the pipe shall be a minimum diameter of 15" and be of an approved NCDOT material.
- Provide adequate horizontal and vertical sight distance for all proposed driveways.
- Required 100 ft separation between driveways per the NCDOT driveway manual.
- A 16.1 two-party encroachment would be required for utility connections (i.e. power, telephone, and gas) in the right of way.
- A 16.1B encroachment agreement would be required for any roadway widening or improvements
- A 16.6 three-party encroachment agreement required for any utility ties (water and sewer) in right of way, and sidewalk where applicable.
- For all encroachment agreement questions, please contact Carolina Carbajal – ccarbajalcruz1@ncdot.gov

Planning

[23-071_25-035_RZ.pdf](#) [6 redlines] (Page 1) [1] 23-071_25-035_RZ-PRE-SITE PLAN (30X42)

23. Text Box B

City of Winston-Salem 20'
Michelle O'Brien
336-727-8000
michelleo@cityofws.org
3/16/26 4:23 PM
01.13) Application for Site
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General Issues

27. Site Plan

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/18/26 10:43 AM
01.13) Application for Site
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Change the cut slope in the bufferyard as mentioned in zoning comments. Staff recommends eliminating or consolidating lots 39 and 40 as they are not optimal from a site design or layout perspective.

Staff advises that you move or eliminate lots 14-17 that are primarily within the 100 yr flood zone. If additional units are needed, consider a mixture of townhomes and single-family homes within the development.

Staff will recommend a construction easement at the end of the stub street to allow for future interconnectivity.

Verify that you do not need to provide an easement for PIN 6843-24-6281 for the driveway. Verify all utilities easement locations.
[[Ver. 2](#)] [Edited By Bryan Wilson]

Stormwater

General Issues

8. Amend Existing Permitted Plans/Design as Needed

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/4/26 9:39 AM
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A Post Construction Stormwater Management plan was approved and a Post Construction Stormwater Management permit was issued on July 10th 2025 for this development when it had the townhome layout. The permit number issued was 0317. The layout of the development has not changed significantly in terms of street layout, general lot layout and in terms of proposed drainage patterns and conveyance systems. The impervious area is also still well below 24% and thus still qualifying as a low density development as this development was under its previous iteration. All we would need are the revised plans for our existing hard file that show the revised single family proposal to replace the townhome documents (plans and stormwater report) we reviewed and approved previously and thus to revise and document any minor design changes in terms of drainage systems and any easements etc.
[[Ver. 2](#)] [Edited By Joe Fogarty]

Utilities

General Issues

14. General Comments

City of Winston-Salem
Tiffany Ladd
336-727-8000
tiffanyal@cityofws.org
3/11/26 11:15 AM

Submit water/sewer extension plans to Utilities Plan Review, in IDT, for permitting/approval. Please pay attention to COWS specifications when designing. I have attached a checklist of commonly missed items on reviews to help. It is in this submittal 001. Water meters purchased through COWS. System development fees due at the time

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of meter purchase. Any water connections to common areas, pools or clubhouses will need a Reduced Pressure Assembly backflow preventer matching the meter size. No heavy cut/fill or building will be allowed over the existing sewer mains going through the property. If there are any questions about Utilities for the site, please call Robert Wall at (336)734-1332.
[[Ver. 2](#)] [Edited By Tiffany Ladd]

WSDOT

General Issues

16. General

City of Winston-Salem
Robert Stone
336-727-8000
robertst@cityofws.org
3/16/26 12:36 PM
01.13) Application for Site
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- Review City of Winston-Salem IDS Manual to ensure all plans are developed in accordance with city standards and specifications.
- Provide 10' x 70' sight distance triangles at all driveway connections. Ensure no obstructions are inside sight distance triangles.
- Ensure all existing driveways and curb cuts not intended for future use are terminated in accordance with city standards.
- Provide dimensioning for all sidewalk, curb & gutter, curve radii, parking stalls, drive aisles, etc.
- Negative access easement shown meets requirements.
- Stub street to the North exceeds 150'. Will require a permanent turnaround at end of street.
- Provide fee-in-lieu of sidewalk along property frontage of Teague Road to meet adopted CTP cross-section.
- Based on AADT volumes of Teague Road and calculate trip generation of development, Teague Road will meet NCDOT threshold for installation of turn lanes.
- Development will require Residential Infrastructure Permit with the city.
- More detailed plans during permit phase may incur some additional comments

Zoning

General Issues

26. Zoning Plan Review

City of Winston-Salem
Michelle O'Brien
336-727-8000
michelleo@cityofws.org
3/18/26 9:19 AM

- **Bufferyard Location and Design Requirements** (Chapter 6.3.3):
 - Required bufferyard plantings shall not be installed on cut or fill slopes with slope ratios greater than two-to-one (2:1).

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- Where bufferyards include any part of a cut slope greater than ten (10) feet in height, grading for such cut slope shall not encroach closer than ten (10) feet to the property line.
- Show typical lot layout
- All front-loaded garages shall be set back no less than twenty (20) feet from public rights-of-way or private access easements.
- Please provide Greenway Easement on both sides of Fiddlers Creek (40')
- Since this is a PRD, if greenways are present on adjacent sites, a pedestrian connection to these resources shall be made from the PRD in accordance with Section 7.4, Streets Standards Governing Vehicle and Pedestrian Circulation. Show 5ft path from the open space to the greenway easement on site plan

[[Ver. 2](#)] [Edited By Ellie Levina]