



# W-3516 Homewood Suites by Hilton (Special Use Rezoning GB-S to GB-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

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

Project Name: W-3516 Homewood Suites by Hilton (Special Use Rezoning GB-S to GB-S)  
Jurisdiction: City of Winston-Salem  
ProjectID: 696770

Wednesday, February 16, 2022

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: 15

### Engineering

### General Issues

### 14. General comments

City of Winston-Salem  
 Matthew Gantt  
 336-727-8000  
[matthewg@cityofws.org](mailto:matthewg@cityofws.org)  
 2/3/22 8:57 AM  
 01.03) Rezoning-Special Use District - 2

1. No City driveway permit is required for either the construction entrance or the permanent access point off of Oxford Station Way, since this is a private street.

2. It appears that the permanent storm drainage system for the project will be routed to a proposed underground storage system. That being the case, the permanent storm drainage features for the project will need to be routed through the City Engineering Division for review. Please include those items in the final set of plans.

3. It is recommended that concrete dumpster pads be constructed using 4,000 psi concrete with a minimum thickness of 8". Six inches of compacted ABC stone would also need to be present beneath the concrete.

**Erosion Control**

General Issues

**12. Grading/Erosion Control Permit and Erosion Control Plan needed**

City of Winston-Salem  
 Matthew Osborne  
 336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
 2/2/22 10:08 AM  
 01.03) Rezoning-Special Use District - 2

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/>

**Fire/Life Safety**

General Issues

**22. Notes**

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 2/11/22 7:46 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;</li> <li>• Clear width requirements of not less than 20 feet for two-way traffic;</li> <li>• Clear height requirements of not less than 13 feet, 6 inches;</li> <li>• 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.</li> <li>• 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.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>• Appendix B of the 2018 NC Fire Code; or</li> <li>• the ISO Fire Suppression Rating Schedule (as described in <a href="https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf">https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf</a>).</li> </ul> <p>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.</p>
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**MapForsyth Addressing Team**

**General Issues**

**25. Addressing & Street Naming**

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 2/14/22 11:09 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Assign address is 3934 Oxford Station Way.</p>
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**Planning**

**LAND DEVELOPMENT PLAN 1-24-22.pdf [14 redlines] (Page 1)**

**9. Council Member Contact B**

[City of Winston-Salem](#) 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.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
1/25/22 4:20 PM  
Pre-Submittal Workflow  
- 1

[Borum, Wade and Associates, P.A.](#) Contact will be made.  
Matt Williams  
(336) 275-0471  
[mwilliams@borum-wade.com](mailto:mwilliams@borum-wade.com)  
1/31/22 12:05 PM  
Pre-Submittal Workflow  
- 1

**LAND DEVELOPMENT PLAN 1-31-22-signed.pdf [15 redlines] (Page 1)**

**20. Text Box B**

[City of Winston-Salem](#) W-3516  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
2/10/22 11:27 AM  
01.03) Rezoning-  
Special Use District - 2

**21. Text Box B**

[City of Winston-Salem](#) This is a Special Use Rezoning request from GB-S to GB-S for the following uses: Hotel or Motel; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Banking and Financial Services; Offices; Services, A; Services, B; Testing and Research Lab; and Recreation Services, Indoor  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
2/10/22 11:27 AM  
01.03) Rezoning-  
Special Use District - 2

**24. Text Box B**

[Forsyth County Government](#) 3934  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
2/14/22 11:08 AM  
01.03) Rezoning-  
Special Use District - 2

**General Issues**

**15. Historic Resources**

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
heatherb@cityofws.org  
2/3/22 10:48 AM  
01.03) Rezoning-  
Special Use District - 2

## Sanitation

### LAND DEVELOPMENT PLAN 1-31-22-signed.pdf [15 redlines]

#### 23. Bulk Container Information

City of Winston-Salem The location for the bulk containers is good..

Jennifer Chrysson  
336-727-8000  
jenniferc@cityofws.org  
2/14/22 10:07 AM  
01.03) Rezoning-  
Special Use District - 2

**Location and placement:** Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

## Stormwater

### General Issues

#### 13. Stormwater Management Permit Required

City of Winston-Salem  
Joe Fogarty  
336-747-6961  
josephf@cityofws.org  
2/2/22 10:58 AM  
01.03) Rezoning-  
Special Use District - 2

This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that is in compliance with the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.

The plan states that the impervious area percentage will be 73% (pavement and building combined). As this exceeds 24% it will be considered a high density development in terms of the water quality provisions of the ordinance. The high density provisions require that the first inch of runoff be captured and treated in an approved Stormwater management system.

The water quantity provisions of the ordinance apply if there is going to be more than 20,000 sq.ft. of new impervious area created by this development. This will be the case here. The quantity provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events be managed back to at, or below, the pre developed rates and also that the 25 year increase in the pre versus post volume be stored in the system and released over a 2 to 5 day period.

Your plan states and shows that you will be using an underground stormwater management system and NCDEQ approved proprietary devices to address these quantity and quality management criteria so you are already likely aware of the need for such management.

Any designed Stormwater management system will require a one time non-refundable surety to be paid to the City at the time of permitting. This surety shall equal 4% of the estimated construction cost of the proposed Stormwater management system.

The permit process will also require an Operation and Maintenance Agreement to be approved by the City for any Stormwater management system that is proposed and once approved recorded at The Forsyth County Register of Deeds office.

## Utilities

### LAND DEVELOPMENT PLAN 1-31-22-signed.pdf [15 redlines] (Page 1)

#### 18. Text Box B

City of Winston-Salem  
Charles Jones  
336-727-8000  
charlesj@cityofws.org  
2/10/22 8:40 AM  
01.03) Rezoning-  
Special Use District - 2

8" x4" TSV

#### 19. Text Box B

City of Winston-Salem  
Charles Jones  
336-727-8000  
charlesj@cityofws.org  
2/10/22 8:40 AM  
01.03) Rezoning-  
Special Use District - 2

5'

## General Issues

#### 16. General Comments

City of Winston-Salem  
Charles Jones  
336-727-8000  
charlesj@cityofws.org  
2/10/22 8:44 AM  
01.03) Rezoning-  
Special Use District - 2

Any existing connections that are not intended for reuse must be terminated at the main. Only one 8" sewer connection will be allowed into the SSMH in this configuration. The Fire line and the domestic water service must have separate taps. The domestic tap must be 5' upstream of the valve at the Fire Hydrant Tee. Water meters purchased through COWS. All water connections will require a backflow preventer. System development fees due at the time of meter purchase. A 3" meter will require a 4" water connection, there is a 4"x3" reducer inside the water vault. An easement will need to be given to the back side of the water meter and connection for COWS to maintain.

[Ver. 3] [Edited By Charles Jones]

## Zoning

### General Issues

#### 26. Zoning

City of Winston-Salem  
Amy McBride  
336-727-8000  
amym@cityofws.org  
2/16/22 9:12 AM  
01.03) Rezoning-  
Special Use District - 2

On the Tree save schedule please remove that you are using Individual Tree Method. That category is for using individual existing trees and requires you document what the caliper of those trees are. The rest of the tree save calculation and chart are correct.

Please review the areas of the Thoroughfare Buffer where grading is proposed making sure the following UDO standards are being met:

6.3.3.A.1.d . SLOPE RATIOS Required bufferyard plantings shall not be installed on cut or fill slopes with slope ratios greater than two-to-one (2:1).

6.3.3.A.2 CUT SLOPE 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.

Where parking is within 100' of the Hanes Mall Blvd. ROW a streeyard meeting the requirements of UDO 6.2.1.D2 is required.

The driveway stub to the south needs to be moved a min of 10' off the property line.

A public access easement is required on to Oxford Station Rd. and for the stub road to the south as a condition of approval for the rezoning.

As a condition of approval we are requesting that freestanding ground signage be limited to 6 ft. height and 36 sf area.

[Ver. 5] [Edited By Amy McBride]