



W-3390 AARF special use district re-zoning

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



Phone: 336-747-7068

City of W-S Planning

Ashley Sipe
JT Sipe Building Company
6700 Shallowford Rd
Lewisville, NC 27023

Project Name: W-3390 AARF special use district re-zoning
Jurisdiction: City of Winston-Salem
ProjectID: 225297

Tuesday, October 30, 2018

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 17

Engineering

[18-AARF-8-21.pdf](#) [10 redlines] (Page 1)

15. Text Box B

City of Winston-Salem City driveway permit required
Albert Gaskill
336-747-6846
albertcg@cityofws.org
10/15/18 10:11 AM
01.03) Rezoning-
Special Use District - 3

[AARF 9.26.18.pdf](#) [23 redlines] (Page 1)

21. Text Box B

City of Winston-Salem City DW permit req'd with 6" concrete apron to R/W line with ADA ramps on both side of drive
Albert Gaskill
336-747-6846
albertcg@cityofws.org
10/19/18 8:03 AM
01.03) Rezoning-
Special Use District - 3

22. Text Box B

City of Winston-Salem Close all unused curb cuts with granite curb and new sidewalk as shown on the plans
Albert Gaskill
336-747-6846
albertcg@cityofws.org
10/19/18 8:03 AM
01.03) Rezoning-
Special Use District - 3

Erosion Control

General Issues

14. Erosion Control Plan Needed

City of Winston-Salem 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/>
Matthew Osborne
336-747-7453
matthewo@cityofws.org
10/15/18 9:57 AM
01.03) Rezoning-
Special Use District - 3

Inspections

General Issues

26. Zoning Use

City of Winston-Salem -Grading permit required. Grading plan with tree save area summary calculations table is required on the grading plan.
Jeff Hunter
336-727-2626
jeffph@cityofws.org
10/23/18 2:22 PM
01.03) Rezoning-
Special Use District - 3
-The dumpster must be screened on three sides with materials similar to the principal building or with vegetation.
-Rear setback for an indoor kennel is 40'. (The elected body may reduce this setback through the issuance of a special use permit).
-An outdoor enclosure must be setback from any property line no less than the required setback for the building containing the accompanying indoor kennel use.
-Show the location of any proposed freestanding ground sign that the sign is 1.5' out of the ROW and out of the 10' X 70' site triangle.
-Please add the landscaping requirements for MVSA and streetyard plantings per UDO standards for type of vegetation, height and spacing requirements.

[Ver. 2] [Edited By Bryan Wilson]

MapForsyth Addressing Team

General Issues

16. Addressing & Street Naming

[MapForsyth](#) Address will be 302 Thurston St.
Stacy Tolbert
3367477497
tolbersy@forsyth.cc
10/15/18 11:59 AM
01.03) Rezoning-
Special Use District - 3

Planning

General Issues

20. Historic Resources

[City of Winston-Salem](#) No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
10/18/18 12:35 PM
01.03) Rezoning-
Special Use District - 3

36. Rezoning

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
10/30/18 4:19 PM
01.03) Rezoning-
Special Use District - 3

Staff will require elevations as a part of this submittal illustrating the new building and fenced area.

This site plan needs to be modified to meet UDO requirements.

1) The proposed building needs to be set back 40 feet from the property line unless you are asking City Council to give special consideration to reduce this requirement. You would need to demonstrate a particular site constraint that prohibits the required setback.

2) The outdoor areas have not been labeled and we do not know the use of these areas. Please show the intended use of these fenced area on the site plan and provide a written description of their operational use. Any outdoor enclosure is required to be set back from adjacent properties no less than the required setback for the building. Refer to the use conditions in the UDO Chapter B, Article II, Section 2-5.39

In addition staff will be recommending additional conditions

- 1) A lighting condition
- 2) A condition limiting signage to 1 freestanding sign with a height and size limitation if you do propose any freestanding signage.
- 3) Other condition(s) that will minimize the negative effects of the proposed indoor kennel use.
- 4) Post Meeting- Staff recommends that you volunteer a condition limiting the use of this property for cats only. This would eliminate many issues concerning noise.

Neighborhood Outreach is required within 500 feet of the property. Staff strongly advises hosting a neighborhood meeting to explain the proposed use to neighbors, and recommends coordinating with Council Member Besse as a part of the outreach process. The outreach summary deadline is October 31st.

A revised site plan and elevations are also due by October 31st.

[Ver. 15] [Edited By Bryan Wilson]

TEMP001.PDF [26 redlines] (Page 1)

28. Callout B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
10/22/18 5:06 PM
01.03) Rezoning-
Special Use District - 3

A) Location and Setbacks Indoor kennel services may be permitted in attached buildings or in freestanding buildings; however, any portion of a building or any freestanding building containing such a use must be set back at least twenty (20) feet from any side lot line and forty (40) feet from any rear lot line... These setbacks may be reduced by the Elected Body through the issuance of a Special Use Permit (Section B.6-1.5).

29. Text Box B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
10/22/18 5:06 PM
01.03) Rezoning-
Special Use District - 3

(4) Setbacks. An outdoor enclosure shall be set back from any property line no less than the required setback for the building containing the accompanying Kennel, Indoor use. The Elected Body may require increased setbacks of a Kennel outdoor enclosure beyond minimum UDO standards. These setbacks shall be applied on a case-by-case basis where such setbacks will facilitate better integration of the proposed use and existing development.

30. Text Box B

City of Winston-Salem Show any proposed freestanding signage
Bryan Wilson
336-747-7042
bryandw@cityofws.org
10/22/18 5:06 PM
01.03) Rezoning-
Special Use District - 3

31. Text Box B

City of Winston-Salem Add additional large variety street trees along Ricks Dr. and Thurston St.
Bryan Wilson [Ver. 3] [Edited By Bryan Wilson]
336-747-7042
bryandw@cityofws.org
10/23/18 2:27 PM
01.03) Rezoning-
Special Use District - 3

Sanitation

General Issues

27. Refuse container/dumpster

City of Winston-Salem Refuse receptacles: The city will provide one 96-gallon roll-out container. You may purchase one or two additional containers at \$40 a piece. No more than three 96-gallon roll-out receptacles shall be emptied from the same premises at one collection.
Jennifer Chrysson
336-727-8000
jenniferch@cityofws.org
10/22/18 4:42 PM
01.03) Rezoning-
Special Use District - 3

Bulk Containers: All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement. Bulk containers shall be located so as 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. Portable packing units shall not be serviced by the city.

Stormwater

General Issues

11. Exempt from Stormwater Permitting

City of Winston-Salem This site will be exempt from the Stormwater management ordinance provisions. It will disturb less than 1 acre during construction (as site is less than 1 acre) and therefore it is exempt from the water quality provisions of the ordinance. Also, less than 20,000 sq.ft. of net new impervious area (increase in impervious area above what may already exist) is proposed and so the site will be exempt from the water quantity provisions of the ordinance.
Joe Fogarty
336-747-6961
josephf@cityofws.org
10/10/18 10:32 AM
01.03) Rezoning-
Special Use District - 3

Utilities

General Issues

13. General Comment

[City of Winston-Salem](#) Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. All water connections will require a backflow preventer. Water meters purchased through COWS.
Charles Jones
336-727-8000
charlesj@cityofws.org
10/12/18 3:25 PM
01.03) Rezoning-
Special Use District - 3

WSDOT

[AARF 9.26.18.pdf \[23 redlines\]](#) (Page 1)

38. Callout B

[City of Winston-Salem](#) Sidewalk must be 7' where parking abuts. Provide ADA ramps on both sides of driveway and at the intersection of Ricks and Thurston.
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
10/24/18 8:15 AM
01.03) Rezoning-
Special Use District - 3

39. Callout B

[City of Winston-Salem](#) Dedicate R/W r=15
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
10/24/18 8:15 AM
01.03) Rezoning-
Special Use District - 3