



# W-3587 Suso 4 Harper Hill LP (Purr Life-Harper Hill Commons) Special Use Rezoning from PB-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

Luke Dickey  
Stimmel Associates, PA  
601 North Trade Street  
Suite 200  
Winston Salem, NC 27101

Project Name: W-3587 Suso 4 Harper Hill LP (Purr Life-Harper Hill Commons) Special Use Rezoning from PB-S to GB-S  
Jurisdiction: City of Winston-Salem  
ProjectID: 1035020

Wednesday, June 21, 2023

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: 12

### Engineering

### General Issues

### 7. General comments

City of Winston-Salem 1. No driveway permit is required unless the existing driveway alignment is modified.  
Matthew Gantt  
336-727-8000  
matthewg@cityofws.org  
6/7/23 7:28 AM  
01.03) Rezoning-  
Special Use District - 2

## Fire/Life Safety

### General Issues

#### 11. Sketch Plans and Site Plans

**Winston-Salem Fire Department**  
Cory Lambert  
336-747-7359  
coryml@cityofwsfire.org  
6/14/23 9:02 AM  
01.03) Rezoning-  
Special Use District - 2

Future construction plans shall 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.

## MapForsyth Addressing Team

### General Issues

#### 12. Addressing & Street Naming

Forsyth County      no comment  
 Government  
 Gloria Alford  
 3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
 6/16/23 4:40 PM  
 01.03) Rezoning-  
 Special Use District - 2

**Planning**

General Issues

**5. COUNCIL MEMBER CONTACT**

**City of Winston-Salem**      **Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for 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:**  
 Marc Allred  
 336-727-8000  
[marca@cityofws.org](mailto:marca@cityofws.org)  
 5/31/23 3:11 PM  
 Pre-Submittal Workflow      <https://www.cityofws.org/564/City-Council>  
 - 1

**Stimmel Associates, PA**      Will contact Council Member  
 Luke Dickey  
 (336)7231067  
[ldickey@stimmelpa.com](mailto:ldickey@stimmelpa.com)  
 6/2/23 10:51 AM  
 Pre-Submittal Workflow  
 - 1

**8. Historic Resources**

**City of Winston-Salem**      No comments  
 Heather Bratland  
 336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
 6/7/23 11:57 AM  
 01.03) Rezoning-  
 Special Use District - 2

**15. CAC**

**City of Winston-Salem**      n/a  
 Amy Crum  
 336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
 6/20/23 4:50 PM  
 01.03) Rezoning-  
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**16. Conditions**

City of Winston-Salem All relevant conditions from W-2530 shall carry forward to W-3587.

Marc Allred  
336-727-8000

[marca@cityofws.org](mailto:marca@cityofws.org)

6/21/23 10:11 AM

01.03) Rezoning-

Special Use District - 2

### 17. Community Outreach Deadline

City of Winston-Salem Please ensure that you have submitted the required neighborhood outreach summary by the deadline as required in UDO ClearCode and referenced in the Planning Board Calendar of Significant Dates located here:

Bryan Wilson  
336-747-7042

[bryandw@cityofws.org](mailto:bryandw@cityofws.org) <https://www.cityofws.org/1564/Monthly-Planning-Board-Items>.

6/21/23 10:32 AM

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### 18. Resubmittal

City of Winston-Salem Resubmittal deadline for changes to the plan is next Wednesday

Bryan Wilson  
336-747-7042

[bryandw@cityofws.org](mailto:bryandw@cityofws.org)

6/21/23 10:32 AM

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## Stormwater

### General Issues

### 6. Exempt from Stormwater Management Permitting

City of Winston-Salem The general notes on this plan explain that there are no site changes proposed to the existing site. All impervious area already exists and since there are no proposed changes to that then the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance will not apply. Hence, no Post Construction Stormwater Management permit is required to be applied for or issued.

Joe Fogarty  
336-747-6961

[josephf@cityofws.org](mailto:josephf@cityofws.org)

6/6/23 3:45 PM

01.03) Rezoning-

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## Utilities

### General Issues

### 10. General Comments

City of Winston-Salem Please have the backflow preventers tested and reports filed online prior to building plan submittal. If any existing connections do not have a backflow, they will be required.

Chris Jones  
336-747-7499

[charlesj@cityofws.org](mailto:charlesj@cityofws.org)

6/14/23 6:09 AM

01.03) Rezoning-

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## Zoning

### General Issues

### 13. Parking Calculations

City of Winston-Salem Use shopping center parking calculations for the parking.  
Marc Allred  
336-727-8000  
marca@cityofws.org The site will be required to remain with the shopping center and will have access to  
6/20/23 3:20 PM the entire shopping center parking area as part of the common plan development.  
01.03) Rezoning- [Ver. 2 ] [Edited By Marc Allred]  
Special Use District - 2