



W-3474 Living Word Fellowship Townhomes (Special Use Rezoning)

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

Ash Miller
MLA Design Group, Inc
120 Club Oaks Court Suite 100
100
Winston-Salem, NC 27104

Project Name: W-3474 Living Word Fellowship Townhomes
(Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 525933

Wednesday, April 28, 2021

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: 17

Engineering

General Issues

18. Street and drainage design

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
4/12/21 3:51 PM
01.03) Rezoning-
Special Use District - 2

Street and drainage design for the proposed public streets and required turn lanes and widening on Bethabara Road must be reviewed and approved by the City's Engineering department. Design must be approved prior to the issuance of the grading permit (if required). Streets must be designed to City standards (27' back of curb to back of curb, sidewalk on one side, 50' ROW with utility easements).
[Ver. 2] [Edited By Ryan Newcomb]

19. General comments

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
4/12/21 3:51 PM
01.03) Rezoning-
Special Use District - 2

The entrance street should not have a stop condition as shown. Redesign the first intersection to allow the entering street to be a continuous east/west street with the circular street coming to the stop condition.

20. Driveway Permit required

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
4/12/21 3:52 PM
01.03) Rezoning-
Special Use District - 2

A City driveway permit will be required for any temporary construction entrances. Driveway permit must be issued prior to the issuance of a grading permit (if required).

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21. W-S Engineering B

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
4/12/21 3:54 PM
01.03) Rezoning-
Special Use District - 2

The crossing with curb ramps should occur at the radius returns at Bethabara Road, not so deep into the site as currently shown

Erosion Control

General Issues

15. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
4/12/21 9:05 AM
01.03) Rezoning-
Special Use District - 2

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/>

16. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
4/12/21 9:05 AM
01.03) Rezoning-
Special Use District - 2

If this project will use any public funds then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

Fire/Life Safety

General Issues

25. Notes

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 4/13/21 3:03 PM 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"> • 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. <p>As part of your construction plan submittal for buildings other than those governed by the North Carolina Residential Code, 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"> • 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). <p>Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for those buildings not governed by the North Carolina Residential Code. 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

27. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 4/19/21 10:38 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Road names Authurbury and Unity Way are not approved. Edgeware Rd will extend and road names that are approved for use are Wisdom Cir and Prosperity Ln. Please contact me in with a lists of names to review for the road names that were not approved.</p>
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Planning

General Issues

17. Historic Resources

[City of Winston-Salem](#)
Heather Bratland
336-727-8000
heatherb@cityofws.org
4/12/21 11:16 AM
01.03) Rezoning-
Special Use District - 2

Parcel 6818-12-3186 was the site of the Richmond-Sprinkle House (FY0612), which had been demolished by December 2006. The site included a one-story house, a log outbuilding, a frame shed, and a frame barn. The house stood on the south side of the unpaved drive approximately 225 feet from Bethabara Road.

26. Greenway/Environmental Features

[City of Winston-Salem](#)
Amy Crum
336-747-7051
amyc@cityofws.org
4/15/21 11:25 AM
01.03) Rezoning-
Special Use District - 2

Greenways: N/A
Natural Heritage Sites: N/A
Wetlands: N/A
Farms/VAD: N/A

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7. COUNCIL MEMBER CONTACT B

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/30/21 3:25 PM
Pre-Submittal Workflow
- 1

PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.

[MLA Design Group, Inc](#)
Ash Miller
3362512460
mia@millerla.com
4/6/21 11:31 AM
Pre-Submittal Workflow
- 1

Neighborhood meeting will be set up accordingly

[4-6-21 Living Word Fellowship Rezoning Plan.pdf \[4 redlines\]](#) (Page 1) [1] OP1

29. Text Box B

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
4/21/21 9:26 AM
01.03) Rezoning-
Special Use District - 2

DUPLEXES? TWIN HOMES? NOT TOWNHOMES

Sanitation

General Issues

23. General Comments

City of Winston-Salem No concerns with curbside refuse collection.

Jennifer Chrysson

336-727-8000

jenniferc@cityofws.org

4/13/21 8:36 AM

01.03) Rezoning-
Special Use District - 2

General Info

All streets which must be traveled in order to get to the point of collection for solid waste must meet the following standards:

a. Minimum width shall be 18 feet.

b. Any incline shall not exceed a grade of 12 percent.

c. A dead-end street or cul-de-sac shall have an area or radius sufficient in size to provide for the collection vehicle to be able to turn around without difficulty.

d. If the street is a private street, it must be maintained in a manner acceptable to the city by the owners thereof, who, in agreeing to the collection of their solid waste, further agree not to hold the city liable for normal wear and tear to such private street.

Stormwater

General Issues

13. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
4/8/21 2:46 PM
01.03) Rezoning-
Special Use District - 2

This development will require a stormwater management permit to be applied for and issued that shows compliance with all of the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

The plan states that the proposed impervious percentage will exceed 24% and also the units per acre will exceed 2 units per acre. Therefore, since both of these thresholds are exceeded this will be considered a high density development under the water quality provisions of the ordinance. High density developments have to capture and manage the first inch of runoff from the proposed development in an approved Stormwater management system.

Developments that create more than 20,000 sq.ft. of new impervious area must also comply with the water quantity provisions of the ordinance. This will be the case here. This development will therefore be required to manage, in an approved Stormwater management system, the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration, to at, or below the pre developed rates and also manage the increase in the pre versus post 25 year volume by storing that volume in the system and releasing it over a 2 to 5 day period. The plan is showing proposed Stormwater Control Measure's (SCM's) so its likely you are aware of the need then for managing the site for quality and quantity already.

Staff has some concerns with the ultimate discharge of the Stormwater runoff to the adjacent neighborhood. Even though the site may be managed in an Stormwater management system, its not possible to replicate pre development hydraulic conditions and these types of developments that discharge directly, or, almost directly into an adjacent already developed neighborhood, or properties, or creeks, can result in neighboring citizen complaints regardless of management. Your plan shows the discharge from the site development been brought across Edgeware Road into what appears to be an inlet.. I would assume you have looked at the existing infrastructure out there and are tying into that which would be what staff would want to see. There apparently is a storm drainage pipe (per our GIS info) that is on the southside of Edgeware Road that then takes the runoff to a creek near 4166 Edgeware Road. As mentioned I would assume your discharge from the SCM in tying directly into this piped system that appears to ultimately discharge to that creek. As a further condition of Planning Board approval and in order to further protect this creek from degradation and also to protect downstream properties as much as we can, Stormwater staff is also requiring as a condition of that approval that the 50 year peak and volume be also managed.

I would assume there will be a Home Owners Association (HOA) established for this development and hence ultimately responsible for the long term Operation and Maintenance of the Stormwater management system. If that is so and because the permit requires a financial surety to be provided, the developer will need to establish an escrow account and deposit 15% of the estimated construction cost of the Stormwater management system into that account with the HOA to add further funds in the future per the ordinance requirements. The developer will also have to have an escrow agreement approved by the City before recording it at The Forsyth County Register of Deeds office. The permit will also require an Operation and Maintenance Agreement to be approved by the City before it also is recorded at The Forsyth County Register of Deeds office. This will be a 3 party agreement between the developer, the city and the HOA.

General Issues

24. Genreal Comments

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
4/14/21 5:50 AM
01.03) Rezoning-
Special Use District - 2

Any existing connections not intended for reuse will need to be terminated at the main. Submit water/sewer extension plans to Utilities Plan review for permitting/approval. Water meters purchased through COWS. System development fees due at the time of meter purchase. Community building will have to have a backflow preventer installed behind the water meter.

[Ver. 4] [Edited By Charles Jones]

WSDOT

General Issues

14. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
4/12/21 3:55 PM
01.03) Rezoning-
Special Use District - 2

- Widen of 18' along entire frontage must go the full length of the frontage (no taper like shown).
- Left and right turn lanes will be required at the main entrance with 50' of storage (issue being high speeds).
- No access easement along entire frontage except for entrance.
- Pedestrian crossing at entrance needs to be closer to the Bethabara Rd.
- Entrance width needs to be reduced.
- show 10*70 sight easements
- Relocate sign out of the right of way and sight easement.
- Traffic off of bethabara should not stop right at the intersection. Redesign to have east-west free flow movement.
- Provide ada accommodation at all crosswalks.
- Change to 1 ingress lane and 2 egress at entrance.

[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

28. Zoning

City of Winston-Salem

Elizabeth Colyer
336-747-7427

elizabethrc@cityofws.org

4/26/21 4:29 PM

01.03) Rezoning-Special
Use District - 2

Please provide proposed building height(s). Building height is limited to 40-feet.

These are the zoning uses requested and approved for the rezoning case:

Residential Building, Single Family
Residential Building, Duplex
Residential Building, Twin Home
Family Group Home A
Recreation Facility, Public
Swimming Pool, Private
Adult Daycare Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Church or Religious Institution, Community
Police or Fire Station

Please revise legend item 12 to reflect the number of units on the site plan/legend.

Please ensure that applicable Use-Specific Standards for Residential Building, Multifamily; Townhouse; or Twin Home (Section 5.2.71) are met.

Any lots that are to be subdivided must meet the dimensional requirements of the RM-5 zoning district based on the use, see Section 4.5.11.

Label all driveway, drive aisle, and sidewalk widths. The private drive one-way entrances and exits need to be a minimum of 12-feet in width.

Parking requirements for twin homes and duplexes are 2 spaces per dwelling unit, the understanding is that the proposed units will have front loading garages to meet the off-street parking standard.

Please be mindful of UDO Section 6.3.3 A Location of Bufferyards as the language applies to the proposed bufferyards on the site.

We will need confirmation that MapForsyth has approved all street names by the resubmittal deadline of Thursday April 29.

Staff recommends additional landscaping along the entire frontage of Bethabara Rd. Either a berm with a Type 1 bufferyard, or a Type II bufferyard would be amenable.

[Ver. 6] [Edited By Elizabeth Colyer]