



W-3500 421 Summit Redevelopment (Elected Body SUP for a Parking Reduction in GMA2)

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

Keith Wales
Studio Wales PLLC
915 Bridge St.
Suite 103
Winston-Salem, NC 27101

Project Name: W-3500 421 Summit Redevelopment (Elected
Body SUP for a Parking Reduction in GMA2)
Jurisdiction: City of Winston-Salem
ProjectID: 614119

Wednesday, September 22, 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: 9

Engineering

General Issues

14. No comment

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
9/8/21 2:45 PM
01.04) Special Use
Permit - 2

No new driveways or access points onto City streets are proposed. No comment from Engineering

Erosion Control

General Issues

15. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
9/8/21 3:17 PM
01.04) Special Use
Permit - 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

17. Notes

Winston-Salem Fire
Department
Mike Morton
336-747-6935
michaelcm@cityofwsfire.org
9/14/21 7:29 AM
01.04) Special Use Permit -
2

Construction plans submitted for this project under permit C2100644 indicate that both floors will consist of business occupancy space. If the intent is to use the second floor as residential space instead, construction plans shall require revision in order to indicate this mixed occupancy scenario and to demonstrate compliance with all applicable provisions of the technical codes.

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.

MapForsyth Addressing Team

General Issues

22. Addressing & Street Naming

Forsyth County
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
9/20/21 12:28 PM
01.04) Special Use
Permit - 2

no comment

Planning

421 SUMMIT ST - SITE PLAN - 08-27-2021.pdf [13 redlines] (Page 1)

11. Council Member SUP B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 8/31/21 4:52 PM Pre-Submittal Workflow - 1</p>	<p>As this will be an Elected Body Special Use Permit, this will be a quasi-judicial hearing. Please do NOT contact your Council Member regarding this case. Neighborhood outreach is not required.</p>
<p>Studio Wales PLLC Keith Wales 4147046764 keith@studio-wales.com 9/1/21 11:56 AM Pre-Submittal Workflow - 1</p>	<p>OK</p>

General Issues

16. Historic Resources

<p>City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofws.org 9/9/21 11:15 AM 01.04) Special Use Permit - 2</p>	<p>The adaptive reuse project was approved by the Historic Resources Commission as COA2021-056 on August 4, 2021. COA files are attached.</p> <p>421 Summit Street is a noncontributing resource in the West End Historic Overly District. However, it is a historically and architecturally significant building, surveyed as FY1598, the Lashmit, James, Brown, and Pollock Office. It was designed and built by Luther Lashmit's architecture firm in 1957.</p>
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Sanitation

421 SUMMIT ST - SITE PLAN - 08-27-2021_REV1.pdf [0 redlines]

20. Cart Information

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
9/20/21 10:59 AM
01.04) Special Use
Permit - 2

For the Single Family Residence:

Refuse receptacles: The city provides one 96-gallon roll-out container for weekly collection. You may purchase one or two additional containers at \$40 per additional cart per year. No more than three 96-gallon roll-out receptacles shall be emptied from the same premises at one collection.

Recycling receptacles: Our contract with Waste Management is bi-weekly collection and a blue cart is provided to single family homes. Residents shall use city provided roll-out containers only for recycling. Service for one additional recycling container may be purchased for a fee of \$30.00 per year.

It does not look like a refuse truck can access the location so they will need to be brought to the curb at 4 1/2 Street.

For the proposed Restaurant:

Refuse: How much waste? Should you go with a dumpster? The city will only collect waste once a week from a business. You may need an outside company (Republic, Waste Management) to assist with multiple collections per week for both refuse and recycling.

Recycling: The city does not have a business recycling program and glass and aluminum are banned from the landfill - so automatic recycling for the business type. There are many options for this service.

It does not look like a refuse truck can access the location so they will need to be brought to the curb at 4 1/2 Street.

Stormwater

General Issues

13. Stormwater Management Comments

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
9/8/21 11:00 AM
01.04) Special Use
Permit - 2

This development will not be required to apply for a stormwater management permit that is in compliance with the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions. This is because no new impervious area is proposed to be created from what I can tell and even if there was, there would not be enough area disturbed during construction, or additional impervious area added, that would trigger the water quality and quantity provisions of the ordinance to apply based on the small size of the property. Therefore, I have no comments and stormwater management will not be required.

Zoning

General Issues

18. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
9/17/21 4:38 PM
01.04) Special Use
Permit - 2

This property is zoned PB HO and the proposed uses of Restaurant without drive-through service and Residential Building, Single Family is considered Combined Use which is allowed. There is shell permit currently in review for an interior up fit at this location. CO's cannot be issued for shells. To obtain a permit for combined use you will need to submit additional permits which reflect both types of uses and the proposed site changes shown on this plan. This is not required for the SUP.

for the SUP please note on the plan how many parking spaces are currently on the site and how many will be removed for the addition of the hardscape and swimming pool area.

Please list separately the sf. area of the restaurant use and the sf. of the single family residence.

Per UDO 6.2.1.D 1.d EXPANSION, REDEVELOPMENT OR REPLACEMENT OF EXISTING BUILDINGS additional landscaping is required including minimum street yard width for new motor vehicle surface areas installed in conjunction with the expansion or redevelopment of existing non-residentially zoned sites in GMA 2 smaller than one acre in size shall be five (5) feet. This is not required for the SUP but will be required when the site changes come in for review.

Per UDO 6.1.3.G Sidewalk Treatments parking that abuts a sidewalk one of the following options must be met. Currently your proposed sidewalk does not meet the requirements. This is not required for the SUP but will need to be addressed when submitting for plans.

TABLE 6.1.3.G: SIDEWALK TREATMENTS	
SIDEWALK TREATMENT	MINIMUM SIDEWALK WIDTH (FT.)
Option A: (Minimum 2 foot wide planting strip)	5
Option B: (Curb or No Wheel Stop)	7
Option C : (Wheel Stop with 2 foot separation from sidewalk)	5

[Ver. 4] [Edited By Amy McBride]