



# W-3434 Peters Creek Storage (Special Use District Rezoning)



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

Phone: 336-747-7065

City of W-S Planning

Eddie MacEldowney  
Davis-Martin-Powell  
6415 Old Plank Road  
High Point, NC 27265

Project Name: W-3434 Peters Creek Storage (Special Use District Rezoning)  
Jurisdiction: City of Winston-Salem  
ProjectID: 359284

Wednesday, February 19, 2020

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: 22

### Addressing

[C2.1SitePlanRevised.pdf \[17 redlines\]](#) (Page 1) [1] C2.1SITE PLAN

#### 35. Text Box B

Forsyth County  
Government  
Gloria Alford  
3367032337  
alfordgd@forsyth.cc  
2/7/20 10:17 AM  
01.03) Rezoning-  
Special Use District - 2

Only one road names is needed, please pick one name and label plat.

### Engineering

#### General Issues

#### 31. Driveway Permit required

**City of Winston-Salem**  
James Mitchell  
336-727-8000  
[jamestm@cityofws.org](mailto:jamestm@cityofws.org)  
2/5/20 4:12 PM  
01.03) Rezoning-  
Special Use District - 2

A City driveway permit will be required for the proposed access point onto Peter's Creek Pkwy. The access will need to be a heavy duty concrete apron to support dumpster pickup traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on Peter's Creek Pkwy to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).

NCDOT should also evaluate for permitting, since this is a state-maintained roadway.

## Erosion Control

### General Issues

#### 32. Erosion Control Plan Needed

**City of Winston-Salem**  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
2/6/20 8:52 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/>

## Fire/Life Safety

### General Issues

#### 34. Notes

**City of Winston-Salem (Fire)**  
Douglas Coble  
(336) 734-1290  
[douglasc@cityofwsfire.org](mailto:douglasc@cityofwsfire.org)  
2/7/20 6:49 AM  
01.03) Rezoning-Special  
Use District - 2

FDC shall be within 100' of a public hydrant.

Hydrants shall be within 500' of all portions of the building measured the way in which the fire apparatus would travel.

Fire access roads shall extend to within 150' of all portions of the building.

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. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- the ISO Fire Suppression Rating Schedule (as described in <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>), or
- Appendix B of the 2018 NC Fire Code

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.

## IDTP

**C2.1SitePlanRevised.pdf [17 redlines]** (Page 1) [1] C2.1SITE PLAN

#### 37. Text Box B

City of Winston-Salem HB-S  
Samuel Hunter  
336-727-8000  
[samuelp@cityofws.org](mailto:samuelp@cityofws.org)  
2/12/20 3:23 PM  
01.03) Rezoning-  
Special Use District - 2

**39. Text Box B**

City of Winston-Salem HB-S  
Samuel Hunter  
336-727-8000  
[samuelp@cityofws.org](mailto:samuelp@cityofws.org)  
2/12/20 3:25 PM  
01.03) Rezoning-  
Special Use District - 2

**40. Text Box B**

City of Winston-Salem Phase Lines?  
Samuel Hunter  
336-727-8000  
[samuelp@cityofws.org](mailto:samuelp@cityofws.org)  
2/12/20 3:37 PM  
01.03) Rezoning-  
Special Use District - 2

**44. Text Box B**

City of Winston-Salem HB-S  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
2/13/20 10:33 AM  
01.03) Rezoning-  
Special Use District - 2

**47. Text Box B**

City of Winston-Salem Tract #1?  
Samuel Hunter  
336-727-8000  
[samuelp@cityofws.org](mailto:samuelp@cityofws.org)  
2/18/20 11:21 AM  
01.03) Rezoning-  
Special Use District - 2

**Peters Creek Storage Site Plan.pdf [38 redlines] (Page 1) [1] C2.1SITE PLAN**

**25. COUNCIL MEMBER CONTACT B**

City of Winston-Salem PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL  
Bryan Wilson MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING  
336-747-7042 IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
1/28/20 11:29 AM  
Pre-Submittal Workflow  
- 1

[Davis-Martin-Powell](#) Noted  
Eddie MacEldowney  
336 886-4821  
[emac@dmp-inc.com](mailto:emac@dmp-inc.com)  
2/4/20 11:41 AM  
Pre-Submittal Workflow  
- 1

## Inspections

### General Issues

#### 46. Zoning

[City of Winston-Salem](#) Please remove the topo lines when submitting the site plan for permitting.  
Elizabeth Colyer Any required access/egress easements will need to be recorded and submitted for permitting.  
336-747-7427 Any proposed exterior lighting must comply with ClearCode Section 6.6 "Standards for  
[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org) Outdoor Lighting."  
2/14/20 2:11 PM There must be a 5' wide unobstructed pedestrian walkway between the principal building  
01.03) Rezoning-Special entrance and the street.  
Use District - 2 Label all drive aisle widths, driveway widths and sidewalk widths, 90 degree parking requires a  
26' wide drive aisle.  
Any proposed dumpster must meet screening requirements of ClearCode Section 6.2.1.F.  
Streetyard plantings 10' in width are required to screen the parking proposed along Peters  
Creek Pkwy. See ClearCode Section 6.2.1.D.2.  
Provide motor vehicle surface area calculations and demonstrate compliance on a landscape  
plan. See ClearCode Section 6.2.1.D.

## NCDOT

### General Issues

#### 45. NCDOT Comments

[NCDOT Division 9](#)  
Victoria Kildea  
336-747-7900  
[vrkildea@ncdot.gov](mailto:vrkildea@ncdot.gov)  
2/13/20 4:00 PM  
01.03) Rezoning-  
Special Use District - 2

- NCDOT Driveway Permit required
- NCDOT Encroachment Agreements for utility ties in Peters Creek right of way

## Planning

### General Issues

#### 30. CAC/Greenway

[City of Winston-Salem](#) No comment.  
Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
2/5/20 2:37 PM  
01.03) Rezoning-  
Special Use District - 2

#### 33. CPAD

[City of Winston-Salem](#)  
Kelly Bennett  
336-727-8000  
[kellyb@cityofws.org](mailto:kellyb@cityofws.org)  
2/6/20 11:54 AM  
01.03) Rezoning-  
Special Use District - 2

The South Suburban Area Plan Update (2018) recommends Commercial land use at this location. The subject property is in the Peters Creek Parkway Growth Corridor, where a suburban form is recommended. Suburban form growth corridors generally include parking located in the front of buildings and generous landscaping.

#### 42. Historic Resources

[City of Winston-Salem](#)  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
2/12/20 4:44 PM  
01.03) Rezoning-  
Special Use District - 2

No comments

#### 43. Design

[City of Winston-Salem](#)  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
2/13/20 10:33 AM  
01.03) Rezoning-  
Special Use District - 2

What treatments would you propose for the two blank wall elevations for each building? Architectural enhancements? Additional landscaping?

#### 50. Design

[City of Winston-Salem](#)  
Desmond Corley  
336-727-8000  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
2/19/20 1:41 PM  
01.03) Rezoning-  
Special Use District - 2

Please consider additional treatments to the southern and eastern elevations, as they are the most visible to neighbors and from Peters Creek Parkway. We recommend utilizing architectural details that break up the planar nature of the elevations or installing evergreen plantings sufficient enough to screen the elevations from view.

#### 51. Requested Uses

[City of Winston-Salem](#)  
Desmond Corley  
336-727-8000  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
2/19/20 1:44 PM  
01.03) Rezoning-  
Special Use District - 2

If no other uses are proposed, you may show additional development on the parcel currently labeled for another phase of development. If the owner decides not to build out to the maximum, changes may be approved administratively. However, please be advised this would not be the case if nothing were shown on the site plan. Additional development would have to be approved by the Planning Board or elected body.

If the owner would like to leave the parcel open to possible development unrelated to storage services, the list of requested uses will need to be adjusted.

#### 52. Recommended Conditions

[City of Winston-Salem](#)  
Desmond Corley  
336-727-8000  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
2/19/20 1:51 PM  
01.03) Rezoning-  
Special Use District - 2

Staff will recommend a condition limiting signage to Peters Creek Parkway and allowing a maximum height of 6 feet and maximum copy area of 36 square feet.

## Sanitation

### General Issues

#### 49. Bulk Container Information

City of Winston-Salem  
Jennifer Chrysson  
336-727-8000  
[jenniferfc@cityofws.org](mailto:jenniferfc@cityofws.org)  
2/19/20 10:22 AM  
01.03) Rezoning-  
Special Use District - 2

#### Will you need a bulk container?

**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 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

#### 29. Stormwater Management Permit Required

City of Winston-Salem  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
2/5/20 1:37 PM  
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 in accordance with the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. The site is greater than 24% built upon and therefore is considered a high density development under the water quality provisions. This requires management of the first inch of runoff in an approved Stormwater management device. The development is also creating more than 20,000 sq.ft. of net new impervious area and so the water quantity provisions will also apply. These include management of the post developed peak rate of runoff back to at, or below, the pre development rates for the 2, 10 and 25 year storm events of minimum 6 hour duration and also management of the increase in the 25 year volume and release of this volume over a 2 to 5 day period. The permit process also requires that a non-refundable financial surety be provided to the City which shall equal 4% of the estimated construction cost of the Stormwater management system. The permit also requires approval by the City of an Operation and Maintenance Agreement and once approved it must be recorded at The Forsyth County Register of Deeds office.

## Utilities

### General Issues

#### 36. General Comments

City of Winston-Salem  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
2/13/20 8:42 AM  
01.03) Rezoning-  
Special Use District - 2

Water and sewer interior to the site will be private. Water meters purchased through the COWS. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase. All water connections will require a backflow preventer matching the size of the water meter. Any water or sewer connections not intended for reuse will be terminated at the main. Keep all drainage out of the existing sewer easement.

[Ver. 2] [Edited By Charles Jones]