



W-3436 The Enclave at Glenn Landing (Special Use District Rezoning-PRD)



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

Trent Adams
Trent Adams Properties
307 Mill St.
Winston-Salem, NC 27103

Project Name: W-3436 The Enclave at Glenn Landing (Special Use District Rezoning-PRD)
Jurisdiction: City of Winston-Salem
ProjectID: 360798

Wednesday, March 18, 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: 36

Engineering

General Issues

52. Street and drainage design

<p>City of Winston-Salem James Mitchell 336-727-8000 jamestm@cityofws.org 3/4/20 3:54 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Street and drainage design will need to be approved by City Engineer prior to issuance of grading permit.</p> <p>Stub street on Glenn Knoll Ln will need to have a temporary turn around as well as going to the property line. [Ver. 2] [Edited By James Mitchell]</p>
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Erosion Control

General Issues

59. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/5/20 3:08 PM
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/>

60. Floodplain Development Permit

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/5/20 3:09 PM
01.03) Rezoning-
Special Use District - 2

There are regulated floodplain areas along the northern limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

Fire/Life Safety

General Issues

58. Notes

Winston-Salem Fire Department
Mike Morton
336-747-6935
michaelcm@cityofwsfire.org
3/5/20 10:59 AM
01.03) Rezoning-Special
Use District - 2

More than one fire apparatus access road will be required for this project as the number of proposed dwellings exceeds 30.

Ensure road designs meet fire code requirements and City design standards.

IDTP

19003 BASE RZ 1 OF 2_2-6-20.pdf [34 redlines] (Page 1)

44. COUNCIL MEMBER CONTACT B

City of Winston-Salem
Samuel Hunter
336-727-8000
samuelp@cityofws.org
2/25/20 12:40 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.

49. Text Box B

City of Winston-Salem
Samuel Hunter
336-727-8000
samuelp@cityofws.org
2/25/20 12:40 PM
Pre-Submittal Workflow
- 1

provide impervious calculations

64. Text Box B

[City of Winston-Salem](#) Show requested uses on the face of the plan: residential building, single family and Planned Residential Development.
Samuel Hunter
336-727-8000
samuelp@cityofws.org
3/12/20 9:52 AM
01.03) Rezoning-
Special Use District - 2

81. Text Box B

[City of Winston-Salem](#) Residential Building, Single-Family, (PRD)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/18/20 11:59 AM
01.03) Rezoning-
Special Use District - 2

82. Text Box B

[City of Winston-Salem](#) Show requested uses on the face of the plan: residential building, single family and Planned Residential Development.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/18/20 11:59 AM
01.03) Rezoning-
Special Use District - 2

19003 BASE RZ 2 OF 2_2-6-20.pdf [10 redlines] (Page 1)

65. Text Box B

[City of Winston-Salem](#) Show street stub built to PL
Samuel Hunter
336-727-8000
samuelp@cityofws.org
3/12/20 9:52 AM
01.03) Rezoning-
Special Use District - 2

MapForsyth Addressing Team

General Issues

66. Addressing & Street Naming

[Forsyth County](#) Roads names are approved for use.
[Government](#)
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/16/20 10:54 AM
01.03) Rezoning-
Special Use District - 2

Planning

General Issues

51. CAC/Greenway

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
3/4/20 2:32 PM
01.03) Rezoning-
Special Use District - 2

57. Design

City of Winston-Salem Consolidate into one sheet. Show how active open space will be detailed/activated i.e. shade trees, seating etc.
Gary Roberts
336-747-7069
garyr@cityofws.org
3/5/20 10:57 AM
01.03) Rezoning-
Special Use District - 2

61. CPAD

City of Winston-Salem The Southeast Forsyth Area Plan Update (2013) recommends Industrial land use for parcels 6864-32-7378 and 6864-32-1660. The Southeast Suburban Area Plan Update (2016) recommends Single-Family Residential land use for parcel 6864-31-1929.
Kelly Bennett
336-727-8000
kellyb@cityofws.org
3/9/20 7:38 AM
01.03) Rezoning-
Special Use District - 2
The plan needs to show and label all active open space features (eg, gazebo or playground) and the walkways connecting these features to the street on the plan.
[Ver. 4] [Edited By Kelly Bennett]

63. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
3/10/20 10:39 AM
01.03) Rezoning-
Special Use District - 2

67. Design

City of Winston-Salem A public road connection south to Patsy Drive needs to be shown.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/17/20 4:38 PM
01.03) Rezoning-
Special Use District - 2
The open space as depicted is all behind lots and is not an ideal placement for active open space.
Staff recommends moving Linen Street to the location of the open space. That will provide an opportunity to provide an active open space area in the northern central portion of the subdivision.
If topography or other site considerations make this redesign unfeasible, the active open space will need to be relocated to an area with adequate street frontage that does not exist in the rear yards of the proposed lots. You could consider placing the active space(s) at lots 18 and/or 32 in that instance.

68. Subdivision Review

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/17/20 4:41 PM
01.03) Rezoning-
Special Use District - 2

In the absence of a connection with Yeaton Glen Drive, the proposed street network should connect directly with Patsy Drive, rather than utilizing the frontage for emergency access only.

To improve the quality of the proposed active open space, you may consider re-configuring Linen Street in relation to the proposed lots fronting it. For example, you can shift those lots northward and move the street further south to accommodate a better-designed open space.

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69. Text Box B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/17/20 4:44 PM
01.03) Rezoning-
Special Use District - 2

70. Text Box B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/17/20 4:44 PM
01.03) Rezoning-
Special Use District - 2

Setbacks are determined by fire code, building configuration, and front loaded garages. See UDO PRD use specific standards. Do not place on preliminary site plan.

71. Text Box B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/17/20 4:44 PM
01.03) Rezoning-
Special Use District - 2

Show stub being built to property line

72. Text Box B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/17/20 4:44 PM
01.03) Rezoning-
Special Use District - 2

a 35 lot single family planned residential development

73. Text Box B

City of Winston-Salem the proposed SW pond area is encroaching into the required bufferyard.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/17/20 4:44 PM
01.03) Rezoning-
Special Use District - 2

74. Text Box B

City of Winston-Salem put the access easement in greyscale and note that it will be extinguished upon platting
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/17/20 4:44 PM
01.03) Rezoning-
Special Use District - 2

75. Text Box B

City of Winston-Salem Combine site plan onto 1 sheet.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/17/20 4:45 PM
01.03) Rezoning-
Special Use District - 2

83. Text Box B

City of Winston-Salem RESIDENTIAL BUILDING, SINGLE FAMILY AND PLANNED RESIDENTIAL DEVELOPMENT
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/18/20 11:59 AM
01.03) Rezoning-
Special Use District - 2

84. Text Box B

City of Winston-Salem Show within active open space area the elements you are using to activate it. Show park benches, gazebos, trails, etc. See open issues regarding layout and location.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/18/20 11:59 AM
01.03) Rezoning-
Special Use District - 2

19003 BASE RZ 2 OF 2_2-6-20.pdf [10 redlines] (Page 1)

76. Text Box B

City of Winston-Salem Be careful with grading so close to the PL
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/17/20 4:46 PM
01.03) Rezoning-
Special Use District - 2

54. Stormwater Permitting Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/5/20 7:51 AM
01.03) Rezoning-
Special Use District - 2

This development will require a post construction Stormwater management permit to be issued that addresses both the water quality and water quantity provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. The plans states that the proposed units per acre is 1.8. If a development is less than 2 units per acre or less than 24% built upon then it is considered a low density development as regards the water quality provisions of the ordinance. High density developments are those that exceed both of these thresholds and high density developments have to manage the first inch of runoff for quality treatment. As this is a low density development this will not be the case. However, the development will have to address the low density criteria, such as use of vegetative conveyances etc. set forth in the NCDEQ Stormwater Design Manual to the maximum extent practicable. Stream buffers are also required to be provided for all developments whether they be high or low density. Buffer widths are determined based on the total amount of proposed disturbed area. If the disturbed area is between 1 and 10 acres the buffer is 30' as measured from the top of bank. If the disturbance is 10 to 50 acres the width is 50' and 50 acres plus of disturbance requires 100' buffers. Your site area is just under 20 acres and I would imagine that your disturbance will exceed 10 acres so I would anticipate your buffer to be 50'. Please show this off of the stream(s) located on the property. No built upon area is allowed in the buffer zone and the first half (25') of the buffer as measured from the top of stream bank must remain undisturbed at all times while the second half of the buffer may be graded during construction is necessary but no built upon area is permitted within it. The quantity provisions of the ordinance apply if there is more than 20,000 sq.ft. of new impervious area created by the development. I would imagine this would be the case although the plan does not state the proposed amount of impervious area yet. The quantity provisions require management of the peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration back to at, or below, the pre developed rates and also management of the increase in the 25 year volume and release of this volume over a 2 to 5 day period. In lieu of management for quantity the developer may submit a no adverse impact downstream study should the engineer of record be able to prove a no adverse impact as regards flooding and erosion etc. Please note that your plan is currently showing a proposed pond area. If this shall remain on the plan when it goes to the Planning Board then a study will not be accepted later on when it comes to permitting as the Planning Board will be expecting to see the proposed pond built since that is what they will have approved. For any Stormwater management device(s) permitted the permit requires that a financial surety acceptable to the City be provided. If there will be a HOA involved as the long term entity responsible for the operation and maintenance of this system then the surety shall be as follows: The developer shall establish an escrow account and the developer shall deposit a non-refundable 15% of the construction cost of the Stormwater management system into this account and the HOA shall add further funds in the future years as required in the ordinance. The developer shall also have approved an escrow agreement with the City at the time of permitting and shall have this recorded at The Forsyth County Register of Deeds office upon approval. If the developer intends to remain the long term Operation and Maintenance entity then the surety shall equal 4% of the construction cost of the Stormwater management system and this shall be deposited into a city maintained account and is non-refundable. There is also an Operation and Maintenance Agreement required as part of the permitting process. In the case of a HOA becoming the long term O&M entity it is a 3 party agreement between the City, the developer and the HOA. IN the case of the developer being the O&M entity its a 2 party agreement between the city and the developer. In either case the O&M Agreement must e approved and after approval recorded at The Forsyth County Register of Deeds office.

Stormwater Management

55. Text Box B

City of Winston-Salem Show required stream buffer - likely 50' if your disturbance exceeds 10 acres
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/5/20 7:55 AM
01.03) Rezoning-
Special Use District - 2

56. Text Box B

City of Winston-Salem Ensure all impervious areas will drain to the proposed pond for attenuation. Some of these grades suggest areas may well bypass
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/5/20 7:55 AM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

62. General omments

City of Winston-Salem Submit water and sewer extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through the COWS. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase.
Charles Jones
336-727-8000
charlesj@cityofws.org
3/11/20 8:36 AM
01.03) Rezoning- [Ver. 2] [Edited By Charles Jones]
Special Use District - 2
Keep all drainage out of the sewer easement.

WSDOT

General Issues

53. General Comments

City of Winston-Salem No Comments.
David Avalos
336-727-8000
davida@cityofws.org
3/4/20 3:55 PM
01.03) Rezoning-
Special Use District - 2

Zoning

General Issues

77. Stormwater Device in Bufferyard

[City of Winston-Salem](#)
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/17/20 4:46 PM
01.03) Rezoning-
Special Use District - 2

Bufferyards may contain stormwater retention or detention areas, provided the required bufferyard plantings are installed, and the design and landscaping of the bufferyard do not interfere with the proper functioning of the drainage system. The designed water depth must also not harm the viability of the plantings. (UDO ClearCode Section 6.3.4B.1)

78. Tree Save Area

[City of Winston-Salem](#)
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/17/20 4:54 PM
01.03) Rezoning-
Special Use District - 2

Please show and label each tree save area on the site plan (including calculations).

79. Subdivision Signage

[City of Winston-Salem](#)
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/17/20 4:55 PM
01.03) Rezoning-
Special Use District - 2

Please show the location of any proposed freestanding signage on the site plan.

80. Grading

[City of Winston-Salem](#)
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/17/20 4:58 PM
01.03) Rezoning-
Special Use District - 2

Where bufferyards include any part of a cut slope greater than ten (10) feet in height, grading for the cut slope cannot encroach closer than ten (10) feet to the property line. (UDO ClearCode Section 6.3.3A.2)