



W-3544 Hatcher & Associates, Inc.(Special Use Rezoning RS9 to NB-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

Dean Slate
Slate Surveying Co. PA.
PO Box 1082
King, NC 27021

Project Name: W-3544 Hatcher & Associates, Inc.(Special Use Rezoning RS9 to NB-S)
Jurisdiction: City of Winston-Salem
ProjectID: 817168

Wednesday, August 17, 2022

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: 18

Engineering

General Issues

16. General comments

City of Winston-Salem **1. City**
Matthew Gantt [Ver. 2] [Edited By Matthew Gantt]
336-727-8000
matthewg@cityofws.org
8/12/22 11:18 AM
01.03) Rezoning-
Special Use District - 2

Erosion Control

General Issues

18. Grading/Erosion Control Permit and Erosion Control Plan needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
8/4/22 11:57 AM
01.03) Rezoning-
Special Use District - 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

21. Notes

Winston-Salem Fire Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
8/12/22 8:28 AM
01.03) Rezoning-
Special Use District - 2

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

24. Addressing & Street Naming

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
8/15/22 11:36 AM
01.03) Rezoning-
Special Use District - 2

Assign address is 563 Old Hollow Rd.

NCDOT

General Issues

25. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
8/16/22 11:01 AM
01.03) Rezoning-
Special Use District - 2

- Driveway permit required. Randy Ogburn is the primary point of contact – rogburn@ncdot.gov
- A 16.6 3-party encroachment agreement would be required for utility ties (water and sewer), and sidewalk where applicable. Thomas Scott is the contact person – ntscott@ncdot.gov
- The driveway needs to be shifted as far west as possible.
- The first 50' of the driveway shall be paved.
- This parcel falls within the project limits of TIP Project U-2579DEF (Parcel # 633A on Sheet 44).

[Ver. 2] [Edited By Marc Allred]

Planning

[2022-8-1-15-46-58.pdf](#) [6 redlines] (Page 1)

28. Callout B

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
8/16/22 11:25 AM
01.03) Rezoning-
Special Use District - 2

State that the privacy fence is a minimum six (6) feet above ground level. All required vegetation shall be planted on the exterior side of the fence.

29. Callout B

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
8/16/22 11:25 AM
01.03) Rezoning-
Special Use District - 2

See comments under Planning > Service A Uses

32. Text Box B

City of Winston-Salem BUILDING
Bryan Wilson
336-747-7042
bryandw@cityofws.org
8/17/22 9:18 AM
01.03) Rezoning-
Special Use District - 2

General Issues

6. 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: <https://www.cityofws.org/564/City-Council>
Marc Allred
336-727-8000
marca@cityofws.org
7/26/22 11:53 AM
Pre-Submittal Workflow
- 1

Slate Surveying Co. Done
PA.
Dean Slate
(336) 983-9743
slatesc@aol.com
8/1/22 2:57 PM
Pre-Submittal Workflow
- 1

15. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
8/4/22 9:54 AM
01.03) Rezoning-
Special Use District - 2

26. Services A Uses

City of Winston-Salem Services A include these services:
 Marc Allred 7212 Garment Pressing and Agents for Laundries and Drycleaners
 336-727-8000 7215 Coin-Operated Laundries and Cleaning
marca@cityofws.org 7216 Drycleaning Plants, Except Rug
 8/16/22 10:40 AM 7217 Carpet and Upholstery Cleaning
 01.03) Rezoning- 722 Photographic Studios, Portrait
 Special Use District - 2 **723 Beauty Shops**
724 Barber Shops
 725 Shoe Repair and Shoeshine Parlors
 729 Miscellaneous Personal Services
 733 Mailing, Reproduction, Commercial Art and Photography
 735 Equipment Rental and Leasing (only with inside storage of equipment)
 737 Computer Programming, Data Processing and other Computer Related
 Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and,
 Computer System Design, 7373)
 738 Miscellaneous Business Services
 762 Electrical Repair Shops
 763 Watch, Clock, and Jewelry Repair
 764 Reupholstery and Furniture Repair
 7699 Uses from SIC 7699 primarily engaged in providing repair and other services to
 business and individuals, that by the nature of their operation have little impact on
 adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair
 items and supplies are stored in enclosed buildings. These uses include repair of small
 or precision equipment, such as medical, dental laboratory or drafting equipment, and
 the repair of personal use property such as cameras, musical instruments, and bicycles,
 and other services, including locksmiths and custom picture framing.

City of Winston-Salem As you can see from above, a beauty shop is a part of Services A. In your uses, you do
 Marc Allred not put beauty shop, you just put **Services A; Residential Building, Single Family;
 336-727-8000 and Offices.**
marca@cityofws.org
 8/16/22 10:46 AM
 01.03) Rezoning-
 Special Use District - 2 This is done so if the Beauty Shop does not work out, you have other uses that are
 available to this property without going through the rezoning process.

27. Dates of Importance

City of Winston-Salem Issue resolutions for your site plan is due August 25th.
 Marc Allred
 336-727-8000 Community Outreach deadline is August 31st.
marca@cityofws.org
 8/17/22 9:09 AM Planning Board meeting is September 8th at 4:30 PM.
 01.03) Rezoning-
 Special Use District - 2
 [Ver. 3] [Edited By Marc Allred]

30. Environmental Features/Greenways

City of Winston-Salem No comments.
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
8/16/22 11:46 AM
01.03) Rezoning-Special
Use District - 2

Sanitation

[2022-8-1-15-46-58.pdf \[6 redlines\]](#)

23. General Comments

City of Winston-Salem Carts will need to go to Old Hollow Road for service.
Jennifer Chrysson
336-727-8000 All streets which must be traveled in order to get to the point of collection for solid waste
jenniferc@cityofws.org must meet the following standards:
8/15/22 10:04 AM
01.03) Rezoning- a.Minimum width shall be 18 feet.
Special Use District - 2 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

17. Exempt from Stormwater Management Permitting

City of Winston-Salem This development will be exempt from having to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions.
Joe Fogarty
336-747-6961 From what I can tell from the aerial photography most of the impervious area on this parcel already exists and any impervious area additions look to be minimal, if any. The parcel itself is less than 1 acre in size. The water quality provisions of the ordinance only apply to developments that disturb more than 1 acre during construction. This will clearly not be the case here and so it will meet the exemption from those quality provisions. The water quantity provisions only apply once more than 20,000 sq.ft. of new impervious area is created and again this is clearly not going to be the case here and so it will be exempt from those quantity provisions. Therefore no comment.
josephf@cityofws.org
8/4/22 11:11 AM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

19. General Comments

City of Winston-Salem
Robert Wall
336-727-8000
robertw@cityofws.org
8/8/22 9:24 AM
01.03) Rezoning-
Special Use District - 2

A NC Licensed Utility Contractor will be required to make any water or sewer connections. System development fees will be due at the time of meter purchase. All water connections will require a Reduced Pressure Assembly Backflow Preventer matching the meter size. If any water or sewer connections exist, and they are not intended for reuse, they must be terminated at the main. NCDOT Encroachment Agreement required to tie to water and sewer.

WSDOT

General Issues

20. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
8/12/22 11:17 AM
01.03) Rezoning-
Special Use District - 2

- No Comments
[Ver. 3] [Edited By David Avalos]

Zoning

General Issues

31. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
8/17/22 9:19 AM
01.03) Rezoning-
Special Use District - 2

The spaces shown work out to be 2 hair stylist and 2 employees. Verify that this works for the business model. 1 ADA complaint spaces is required of the 8 shown. Please note on plan.

Parking calculations are based on the use type. Please show the parking calculations for the use.

Beauty Shop parking is calculated as 3 spaces/ stylist plus 1 additional space per employ.

Double check your parking design per UDO 6.1.3

There are supplementary district requirements for NB zoning. Please review UDO 4.6.5.C as many of these pertain to uses, parking lot location and landscaping.

All parking within 100' of a public ROW requires a streetyard. There are landscaping requirements for this and internal motor vehicle landscaping for parking area. Please see UDO 6.2.1.D for both.

It appears a street yard is required along the parking to the east. The Type II buffer is not needed along the east property line.

Per NCDOT's please realign the driveway to be as far to the west as possible. The proposed gravel parking lot and driveway is fine but your ADA parking must be solid surface.

Please see UDO 6.1.3 DESIGN STANDARDS FOR PARKING AREAS for more information when designing the parking lot.

The proposed buffer type appears correct. Landscaping details for the buffer, parking lot and streetyard are not required for a rezoning but will be needed for a commercial plan review.

[Ver. 6] [Edited By Amy McBride]