



W-3631 Bobos Deli Pfafftown Center (Special Use Rezoning from LB to GB-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

Luke Dickey
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3631 Bobos Deli Pfafftown Center (Special
Use Rezoning from LB to GB-S)
Jurisdiction: City of Winston-Salem
ProjectID: 1426044

Wednesday, August 21, 2024

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: 15

Engineering

General Issues

12. Sidewalk Fee-in-Lieu

City of Winston-Salem-
Engineering
Craig Nursey
336-727-8000
craign@cityofws.org
8/15/24 10:29 AM
01.03) Rezoning-
Special Use District - 2

We will need to verify that the sidewalk fee-in-lieu has been paid prior to issuing final approval.

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-462-7480
matthewo@cityofws.org
8/12/24 4:45 PM
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

10. Approval Notes

Winston-Salem Fire Department
 Cory Lambert
 336-747-7359
coryml@cityofwsfire.org
 8/13/24 7:31 AM
 01.03) Rezoning-Special Use District - 2

The general comments below may, or may not, apply to your project. Any specific issues to be noted with this project, or issues that may have resulted in the disapproval of the project will be noted as separate issues.

- Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.
- 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.
- 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.
- 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

13. Addressing & Street Naming

Forsyth County Government
 Gloria Alford
 3367032337
alfordgd@forsyth.cc
 8/15/24 3:49 PM
 01.03) Rezoning-Special Use District - 2

4697 Yadkinville Rd

NCDOT

General Issues

11. General Comments

NCDOT Division 9

Ashley Long
336-747-7900

amlong1@ncdot.gov

8/13/24 8:00 AM

01.03) Rezoning-

Special Use District - 2

- Designate the property line adjoining Transou Road as a Negative Access Easement.
- A 16.1 two-party encroachment would be required for utility connections (i.e. power, telephone, and gas) in the right of way.
- A 16.6 3-party encroachment agreement would be required for any utility ties (water and sewer) in the right of way, and sidewalk where applicable.

Planning

General Issues

4. Neighborhood Meeting/Outreach Deadline

City of Winston-Salem

Ellie Levina

336-727-8000

elliele@cityofws.org

7/31/24 9:29 AM

Pre-Submittal Workflow

- 1

UDO Section 3.2.19.A.7 - Neighborhood Meeting/Outreach

A neighborhood meeting/neighborhood outreach shall be required for all rezoning requests when any portion of the subject property is located within five hundred (500) feet of residential zoning. All measurements shall be made by drawing a straight line from the nearest point of the lot line for the subject property to the residential zoning line.

- **Meeting/Outreach:** The applicant shall conduct a neighborhood meeting or another appropriate form of neighborhood outreach. Examples of acceptable forms of neighborhood outreach include, but are not limited to, mailing informational letters, going door-to-door, or distributing flyers.
- **Written Summary**
 - The applicant shall provide a written summary (email is an acceptable form) to Planning staff that provides a detailed explanation of the neighborhood meeting/neighborhood outreach.
 - The written summary shall describe the scope of outreach along with the issues discussed and any outcomes agreed upon as a result of the outreach. Then written summary shall be provided to Planning staff **at least eight (8) days** prior to the date of the Planning Board meeting for which the subject rezoning is scheduled.
- **Automatic Continuance:** If the applicant fails to provide the required written summary to Planning staff at least eight (8) days prior to the date of the Planning Board meeting for which the subject rezoning is scheduled, the subject request shall be automatically continued to the next scheduled Planning Board public hearing meeting.

Applicants need to ensure that they have submitted the required neighborhood outreach summary by the Neighborhood Meeting/Outreach deadline as required in UDO 3.2.9.A.7 by the date referenced in the Planning Board Calendar of Significant Dates (The calendar can be found here: <https://www.cityofws.org/1564/Monthly-Planning-Board-Items.>).

Stimmel Associates, PA

Luke Dickey
(336)7231067

ldickey@stimmelpa.com

8/5/24 4:29 PM

Pre-Submittal Workflow

- 1

Coordinating neighborhood outreach

5. Council Member Contact

[City of Winston-Salem](#)
Ellie Levina
336-727-8000
elliele@cityofws.org
8/2/24 10:18 AM
Pre-Submittal Workflow
- 1

Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison or 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>

[Stimmel Associates, PA](#) Councilmember has been contacted
Luke Dickey
(336)7231067
ldickey@stimmelpa.com
8/5/24 4:31 PM
Pre-Submittal Workflow
- 1

7. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
8/12/24 12:24 PM
01.03) Rezoning-
Special Use District -
2

A portion of the Pfafftown Center parcel (5897-87-1684) is located in the Pfafftown Historic District (FY3220), which was determined eligible for listing in the National Register in 2012. Construction of the Phase 2 parking lot will require demolition of the log house at 3231 Transou Road. The Julius A. Transou Log House (FY0635) was built in 1856. Julius Transou, a wagon maker, piano tuner, and butcher, built the original portion of this log house and a detached log kitchen, which is now attached to the house. The large, gabled, round-log, rear wing was added in 1971.

Prior to demolition of the house, Historic Resources staff requests that it be photographed and documented using the architectural resources documentation form. Staff requests that documentation and photographs be submitted to and approved by Historic Resources staff before the issuance of demolition permits.



9. Community Appearance Commission

City of Winston-Salem/Forsyth County
Daniel Rankin
336-747-7422
danielr@cityofws.org
8/12/24 6:51 PM
01.03) Rezoning-Special Use District - 2

No comment

17. Environmental Features/Greenways

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
8/19/24 4:49 PM
01.03) Rezoning-Special Use District - 2

Greenways: N/A
Wetlands: N/A
Farmland/VAD: N/A
Natural Heritage: N/A

19. Site plan comments

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
8/21/24 10:59 AM
01.03) Rezoning-Special Use District - 2

Staff recommends wrapping sidewalk to the future internal eastern property line to provide needed pedestrian connectivity. Staff will recommend a condition related to easement cross access when a minor subdivision is submitted for the new outparcel.

Stormwater

General Issues

15. Likely Exempt from Post Construction Stormwater

City of Winston-Salem
Patrick Goode
336-727-8000
patrickgo@cityofws.org
8/21/24 8:45 AM
01.03) Rezoning-Special Use District - 2

This project may require a post-construction stormwater permit, but is likely exempt (if it is not exempt, stormwater permitting typically occurs after rezoning with other technical permitting).

8/21/24 8:45 AM
01.03) Rezoning-Special Use District - 2

Based on the plans presented, less than 20,000 square feet of new impervious surface is proposed (assuming the units of "13360 acres" is a typo with 17279 proposed and 3919 existing sqft. (the existing driveway, if composed of packed gravel or asphalt, may also be considered existing impervious area), and if the project remains below the threshold, water quantity provisions do not apply.

If construction activities disturb less than one acre, stormwater quality regulations will not apply. The site acreage is stated as ~.85 acres, so it appears unlikely that this threshold is reached. However, it may be the case that construction activities exceed this area, and if this threshold is exceeded while doing so, water quality provisions would apply and a permit would be required.

If the project remains below both the 20,000 sqft of new impervious and 1 acre of disturbance thresholds, it will be exempt from the water quantity and quality provision of the ordinance and therefore a permit would not be required.

[Ver. 3] [Edited By Patrick Goode]

Utilities

General Issues

6. General Comments

City of Winston-Salem
Chris Jones
336-747-7499
charlesj@cityofws.org
8/21/24 8:48 AM
01.03) Rezoning-
Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. Water meters purchased through the COWS. System development fees due at the time of meter purchase. All water connections will require a reduced pressure assembly backflow preventer matching the meter size. A minimum 1,000-gallon grease interceptor will be required. A larger size may be required based on the kitchen fixture schedule. Grease interceptor sizing will be done by Utilities Plan Review. Water meter and a CO will be set just inside the RW.

[[Ver. 2](#)] [Edited By Chris Jones]

WSDOT

General Issues

14. General

City of Winston-Salem
Robert Stone
336-727-8000
robertst@cityofws.org
8/21/24 8:50 AM
01.03) Rezoning-
Special Use District - 2

- NCDOT driveway permit required for site.
- City of Winston-Salem Commercial Infrastructure Permit required for site.
- Proposed dedication of 10' of additional ROW will be required on frontage of Yadkinville Road for permit approval.
- Confirm fee-in-lieu payment for sidewalk along Transou Road property frontage.

[[Ver. 2](#)] [Edited By Robert Stone]

Zoning

General Issues

18. Zoning Plan Review

City of Winston-Salem
Ellie Levina
336-727-8000
elliele@cityofws.org
8/21/24 8:54 AM
01.03) Rezoning-
Special Use District - 2

1. Delineate stacking lanes and crosswalks within parking areas using high contrast markings or other methods.
2. Transou Road has existing overhead utility lines, the proposed streetyard appears to be located within 25ft from it and will require small variety trees in accordance with Section 6.2.1B.10, Overhead Utility Line.
3. Continue the sidewalk east to the property line, beyond the driveway and wrap the sidewalk along the easement.

[[Ver. 4](#)] [Edited By Ellie Levina]