



# W-3561 CITY BBQ 299 Jonestown Rd. (Special Use Rezoning from LB-S to HB-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

Joseph Horton  
CESO INC (Columbus, OH)  
2800 CORPORATE EXCHANGE DRIVE  
COLUMBUS, OH 43004

Project Name: W-3561 CITY BBQ 299 Jonestown Rd. (Special  
Use Rezoning from LB-S to HB-S)  
Jurisdiction: City of Winston-Salem  
ProjectID: 877952

Wednesday, December 21, 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: 14

### Engineering

### General Issues

#### 17. General comments

- |   |   |
|---|---|
| <p><a href="#">City of Winston-Salem</a><br/>Matthew Gantt<br/>336-727-8000<br/><a href="mailto:matthewg@cityofws.org">matthewg@cityofws.org</a><br/>12/7/22 11:18 AM<br/>01.03) Rezoning-<br/>Special Use District - 2</p> | <p>1. Provide an adequate right-of-way for the sidewalk to be installed along Jonestown Road.</p> <p>2. No driveway permit is required if the existing access to Jonestown Road is not changed.</p> |
|---|---|

## Erosion Control

### General Issues

#### 20. Grading/Erosion Control Permit and Erosion Control Plan needed

**City of Winston-Salem**  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
12/8/22 9:50 AM  
01.03) Rezoning-  
Special Use District - 2

If the proposed project creates more than 10,000 sq. ft. of land disturbance, 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

#### 19. Sketch Plans and Site Plans

**City of Winston-Salem (Fire)**  
Raven Byrd  
336-734-2492  
[ravenb@cityofws.org](mailto:ravenb@cityofws.org)  
12/8/22 9:17 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

### 23. Addressing & Street Naming

Forsyth County Government  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
12/19/22 3:55 PM  
01.03) Rezoning-  
Special Use District - 2

Use the address 299 Jonestown Rd.  
[Ver. 2] [Edited By Gloria Alford]

### NCDOT

#### General Issues

### 27. NCDOT Comments

NCDOT Division 9  
Victoria Kildea  
336-747-7900  
[vrkildea@ncdot.gov](mailto:vrkildea@ncdot.gov)  
12/16/22 9:24 AM  
01.03) Rezoning-  
Special Use District - 2

- NCDOT Driveway permit required. Randy Ogburn is the primary point of contact – [rogburn@ncdot.gov](mailto:rogburn@ncdot.gov) We prefer that the driveway permit be submitted on our online portal, and shall consist of the permit application (form TEB-65-04) and a detailed site plan showing the access points. Review of the permit package will begin after receiving the application, site plan, and Construction Inspection Fee. The Construction Inspection Fee is payable by check, and is \$50 per driveway connection on an NCDOT maintained road.
- A 16.6 3-party encroachment agreement would be required for any utility ties (water and sewer), and sidewalk where applicable.
- All encroachment agreements should be submitted through the online portal. Thomas Scott is the primary point of contact – [ntscott@ncdot.gov](mailto:ntscott@ncdot.gov)

### Planning

#### General Issues

### 13. COUNCIL MEMBER CONTACT

City of Winston-Salem  
Marc Allred  
336-727-8000  
[marca@cityofws.org](mailto:marca@cityofws.org)  
11/29/22 9:51 AM  
Pre-Submittal Workflow - 1

**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>

CESO INC (Columbus, OH) Noted.  
Joseph Horton  
614-942-3006  
[joseph.horton@cesoinc.com](mailto:joseph.horton@cesoinc.com)  
12/6/22 4:07 PM  
Pre-Submittal Workflow - 1

### 21. Historic Resources

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
12/8/22 1:41 PM  
01.03) Rezoning-  
Special Use District - 2

## 24. Environmental Features/Greenways

City of Winston-Salem No comments.  
Elizabeth Colyer  
336-747-7427  
[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org)  
12/13/22 3:47 PM  
01.03) Rezoning-Special  
Use District - 2

## 28. CAC

City of Winston-Salem No comment.  
Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
12/20/22 2:43 PM  
01.03) Rezoning-  
Special Use District - 2

## 29. Community Outreach Deadline

City of Winston-Salem Please ensure that you have submitted the required neighborhood outreach summary by the deadline as required in UDO ClearCode and referenced in the Planning Board Calendar of Significant Dates located here:  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org) <https://www.cityofws.org/1564/Monthly-Planning-Board-Items>.  
12/21/22 12:29 PM  
01.03) Rezoning-  
Special Use District - 2

## Stormwater

### General Issues

## 16. Exempt from Stormwater Management Permitting

City of Winston-Salem The plan does not state what the existing impervious area is and what any changes to existing impervious areas will be. However, when I compare this plan to the existing aerial photography I see little or no changes. The only thing I see is adding of a drive thru. Therefore any changes in impervious area will be insignificant and well below the thresholds that currently require a permit to be issued. Therefore, no comment in terms of stormwater management permitting.  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
12/7/22 10:45 AM  
01.03) Rezoning-  
Special Use District - 2

## Utilities

### General Issues

## 22. General Comments

City of Winston-Salem Any existing connections not intended for reuse must be terminated at the main. All water connections will require a Reduced Pressure Assembly Backflow preventer matching the meter size. No Double Check Assemblies allowed. These must be tested annually. This property has a history of non-compliance. There is an existing 1,200 Gallon Grease Interceptor at this location. Show GI location on plan. It must be pumped out and it must be inspected by Michael Gearran at 336-397-7620. This must be done prior to plan approval. Any new meter purchase will require the payment of system development fees.  
Chris Jones  
336-747-7499  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
12/9/22 5:56 AM  
01.03) Rezoning-  
Special Use District - 2

## WSDOT

General Issues

**18. General Comments**

City of Winston-Salem

David Avalos

336-727-8000

[davida@cityofws.org](mailto:davida@cityofws.org)

12/21/22 12:29 PM

01.03) Rezoning-  
Special Use District - 2

- Dedicate right of way to include the sidewalk
- Refer to UDO for parking dimensions.

[Ver. 2] [Edited By Bryan Wilson]

**Zoning**

General Issues

**25. Zoning**

City of Winston-Salem

Amy McBride

336-727-8000

[amym@cityofws.org](mailto:amym@cityofws.org)

12/21/22 8:25 AM

01.03) Rezoning-  
Special Use District - 2

No comments at this time

[Ver. 2] [Edited By Amy McBride]