



# W-3503 Villas at Grandview (Special Use Rezoning)



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

Pam Bolton  
Latham-Walters Engineering, Inc.  
16507 Northcross Drive  
Suite A  
Huntersville, NC 28078

Project Name: W-3503 Villas at Grandview (Special Use  
Rezoning)  
Jurisdiction: City of Winston-Salem  
ProjectID: 629933

Wednesday, October 20, 2021

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: 21**

- Engineering
- General Issues
  - 17. General comments**

City of Winston-Salem  
 Matthew Gantt  
 336-727-8000  
[matthewg@cityofws.org](mailto:matthewg@cityofws.org)  
 10/6/21 11:28 AM  
 01.03) Rezoning-Special Use District - 2

1. A City driveway permit will be required for the permanent connection to Grandview Club Road. Please submit a completed and signed driveway permit application and a review fee of \$200 to the Engineering Division for review.

2. As part of the driveway permit, please submit drawings showing permanent storm drainage layout and design calculations for the storm drainage system.

3. Construction details for proposed road cross sections, storm drainage features, sidewalks, wheelchair ramps, etc. must be provided with the driveway application submittal.

## Erosion Control

### General Issues

#### 18. Erosion Control Plan Needed

City of Winston-Salem  
 Matthew Osborne  
 336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
 10/6/21 11:59 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/>

#### 19. Floodplain Development Permit

City of Winston-Salem  
 Matthew Osborne  
 336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
 10/6/21 11:59 AM  
 01.03) Rezoning-Special Use District - 2

There are regulated floodplain areas within the 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 as application type **04.04 Floodplain Development Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

## Fire/Life Safety

### General Issues

#### 22. Notes

Winston-Salem Fire Department  
 Mike Morton  
 336-747-6935  
[michaelcm@cityofwsfire.org](mailto:michaelcm@cityofwsfire.org)  
 10/6/21 12:17 PM  
 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.

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.

## 20. WS - Fire/Life Safety B

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 <a href="mailto:michaelcm@cityofwsfire.org">michaelcm@cityofwsfire.org</a> 10/6/21 12:16 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Installation of gates across fire apparatus access roads requires a separate permit and plan submittal.</p>
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## 21. WS - Fire/Life Safety B

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 <a href="mailto:michaelcm@cityofwsfire.org">michaelcm@cityofwsfire.org</a> 10/6/21 12:16 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Provide fire hydrants in locations that meet the city's infrastructure development standards (not more than 700 feet between hydrants; not more than 350 feet from hydrants to the center of any lot).</p>
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## MapForsyth Addressing Team

### General Issues

## 28. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 <a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a> 10/12/21 1:23 PM 01.03) Rezoning- Special Use District - 2</p>	<p>The road name Aster Ct is approved for use.</p>
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## NCDOT

### General Issues

## 24. NCDOT Comments

<p>NCDOT Division 9 Victoria Kildea 336-747-7900 <a href="mailto:vrkildea@ncdot.gov">vrkildea@ncdot.gov</a> 10/11/21 10:03 AM 01.03) Rezoning- Special Use District - 2</p>	<ul style="list-style-type: none"><li>• Driveway permit required for the Emergency Access to Yadkinville Road. Primary contact will be Randy Ogburn – <a href="mailto:rogburn@ncdot.gov">rogburn@ncdot.gov</a></li></ul>
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## Planning

### GRANDVIEW TOWNHOMES-REZONING SITE PLAN.pdf [19 redlines] (Page 1) [1] REZONING SITE PLAN

## 14. Council Member Contact B

[City of Winston-Salem](#) Please ensure that you have contacted your appropriate Council Member. They may also wish to participate in any community outreach which is to take place prior to the Planning Board Hearing.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
9/28/21 2:34 PM  
Pre-Submittal Workflow  
- 1

[Latham-Walters Engineering, Inc.](#) council member has been contacted  
Pam Bolton  
704-895-8484  
[pam@lwengineer.com](mailto:pam@lwengineer.com)  
10/5/21 11:41 AM  
Pre-Submittal Workflow  
- 1

**VILLAS AT GRANDVIEW REZONING SITE PLAN.pdf [17 redlines] (Page 1) [1] REZONING SITE PLAN**

**34. Text Box B**

[City of Winston-Salem](#) Show proposed grades.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
10/20/21 9:22 AM  
01.03) Rezoning-  
Special Use District - 2

**General Issues**

**23. Historic Resources**

[City of Winston-Salem](#) No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
10/7/21 2:14 PM  
01.03) Rezoning-  
Special Use District - 2

**30. Environmental Features/Greenways**

[City of Winston-Salem](#) Greenway: A greenway is proposed along Muddy Creek in the *Greenway Plan Update* as a long-range project. A greenway easement was previously recorded on the site. The submitted site plan shows the existing easement. No further action is requested.  
Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
10/18/21 9:49 AM  
01.03) Rezoning-  
Special Use District - 2  
Wetlands: N/A  
Farmland/VAD: N/A  
Natural Heritage Sites: N/A

**32. Design**

City of Winston-Salem  
Gary Roberts  
336-747-7069  
[garyr@cityofws.org](mailto:garyr@cityofws.org)  
10/18/21 4:32 PM  
01.03) Rezoning-  
Special Use District - 2

Please Consider the following:

- Converting the request from RM8-S to RM5-S for the 2.64 units/ac proposed density
- Installing a berm to augment the 40' Type II bufferyard along Yadkinville Road
- Converting the emergency access connection from Yadkinville to a public street aligned with Alexander Rd.
- Providing sidewalks along both sides of the new streets

### 35. Rezoning

City of Winston-Salem  
Samuel Hunter  
336-727-8000  
[samuelp@cityofws.org](mailto:samuelp@cityofws.org)  
10/20/21 10:21 AM  
01.03) Rezoning-  
Special Use District - 2

Staff recommends including the following uses:  
Residential Building, Multifamily; Residential Building, Townhouses; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development

## Sanitation

### VILLAS AT GRANDVIEW REZONING SITE PLAN.pdf [17 redlines]

### 31. General Comments

City of Winston-Salem  
Jennifer Chrysson  
336-727-8000  
[jenniferch@cityofws.org](mailto:jenniferch@cityofws.org)  
10/18/21 12:01 PM  
01.03) Rezoning-  
Special Use District - 2

All streets which must be traveled in order to get to the point of collection for solid waste must meet the following standards:

- Minimum width shall be 18 feet.
- Any incline shall not exceed a grade of 12 percent.
- 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.
- 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

### 15. Stormwater Management Permit Required

City of Winston-Salem  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
10/6/21 10:54 AM  
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 that shows compliance with the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

Your plan states that there will be 13.4% BUA in total and 2.64 units/acre. Developments that are either less than 24% BUA or less than 2 units/acre are considered a low density development in terms of the water quality provisions of the ordinance and do not have to manage the first inch of runoff in an approved Stormwater management system as would be the case for high density developments. However, contrary to what an existing note on your plan says, the site is not exempt from water quality requirements (see my comment on the plan about that note). It must still show compliance with the low density water quality provisions of the ordinance and also with the NCDWQ Stormwater Design Manual low density chapter items. These include provision of items such as stream buffers, which you are showing, among other low density items.

The water quantity provisions of the ordinance apply if a development proposes to create more than 20,000 sq.ft. of new impervious area which will be the case here. A note on your plan states that a no adverse impact downstream study shall be performed to address the quantity provisions of the ordinance. This is acceptable, but it should be noted that if the study cannot prove such a "no adverse impact" situation then management for quantity will be required in accordance with the ordinance design standards.

## Stormwater Management

[VILLAS AT GRANDVIEW REZONING SITE PLAN.pdf \[17 redlines\]](#) (Page 1) [1] REZONING SITE PLAN

### 16. Text Box B

City of Winston-Salem  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
10/6/21 10:54 AM  
01.03) Rezoning-  
Special Use District - 2

This is not true.....because its low density you are not required to manage the first inch of runoff in a stormwater management system as would be the case for high density developments but using the term "exempt from water quality" is not accurate. You must still show compliance and hence be issued with a permit that addresses the low density ordinance provisions and the Stormwater Design Manual low density chapter items. Also, while a study is permotted to address the quantity requirements should the study not be able to prove a "no adverse impact" situation, then management for quantity will be required. Please revise this note to state these items more clearly

## Utilities

[VILLAS AT GRANDVIEW REZONING SITE PLAN.pdf \[17 redlines\]](#) (Page 1) [1] REZONING SITE PLAN

### 26. Text Box B

City of Winston-Salem  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
10/12/21 4:18 AM  
01.03) Rezoning-  
Special Use District - 2

Move FH here.

## General Issues

### 25. General Comments

[City of Winston-Salem](#) Submit water/sewer extension plans to utilities plan review for permitting/approval.  
Charles Jones Water meters purchased through COWS. System Development Fees due at the time of  
336-727-8000 meter purchase. Because of the number of connections and the close proximity, the  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org) sewer main will be required to be DI. Please watch tree placement so no trees are  
10/20/21 9:00 AM planted over water or sewer connections. Water main should be looped to Yadkinville  
01.03) Rezoning- Road. Utilities would rather have the sidewalk 2' from the R/W. If not there will need to  
Special Use District - 2 be easements around the water and sewer connections.  
[Ver. 2] [Edited By Charles Jones]

## WSDOT

### General Issues

#### 27. General Comments

[City of Winston-Salem](#) Previous Comments  
David Avalos  
336-727-8000  
[davida@cityofws.org](mailto:davida@cityofws.org)  
10/20/21 10:36 AM  
01.03) Rezoning-  
Special Use District - 2

- Dedicate right of way 30' from center along entire Yadkinville rd frontage
- Widen Yadkinville rd 16' from center with curb and gutter and sidewalk along entire frontage
- Dedicate right of way 45' from center along entire Grandview club rd frontage
- Widen Grandview Club 18' from center with curb and gutter and sidewalk along entire frontage too match cross section to the north.
- WSDOT would like to partner with the developer to fill in the missing gap of sidewalk along grandview from your property to the existing sidewalk. If you all move forward with the Project please reach out to me about this at [davida@cityofws.org](mailto:davida@cityofws.org).
- ADA ramp at Grandview Club and Yadkinville intersection.
- Verify sight distance at entrance. 100' per 10mph of design
- WSDOT strongly recommends removing fire access and making a public street connection to Yadkinville Rd at Alexander Rd, with a right turn lane with 25' of storage.
- Show typical cross section.

[Ver. 6] [Edited By David Avalos]

## Zoning

### General Issues

#### 33. Zoning

City of Winston-Salem  
Amy McBride  
336-727-8000  
[amym@cityofws.org](mailto:amym@cityofws.org)  
10/19/21 9:38 AM  
01.03) Rezoning-  
Special Use District - 2

The subject property is currently zoned RS9 and will need to be rezoned to allow for the use Residential Building, Townhouse.

Ensure that the Use-Specific Standards are met for 5.2.71 RESIDENTIAL BUILDING, MULTIFAMILY; TOWNHOUSE; OR TWIN HOME (W)

Per 5.2.71.B.2. A common recreation area is required meeting the standards of 7.6.1. A minimum of one hundred (100) square feet per unit shall be devoted to common recreation areas.  
(W).

Show the location of any proposed freestanding signage if applicable.

The 40' Type II Buffer is correct. Calculations and more detail with the plant types and sizes will be needed once you submit commercial plans but this info is not needed for rezoning.

The tree save calculations and labeling you provided appear correct.

The mail kiosk is not likely to be in an approved USPS location.

[\[Ver. 2\]](#) [Edited By Elizabeth Colyer]