



W-3409 Dollar General- Motor Rd & Old Walkertown Rd



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7068

City of W-S Planning

Daniel Almazan
Teramore Development, LLC
P.O. Box 6460
Thomasville, GA 31758

Project Name: W-3409 Dollar General- Motor Rd & Old
Walkertown Rd
Jurisdiction: City of Winston-Salem
ProjectID: 245953

Wednesday, March 27, 2019

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 21

Engineering

[Site Plan.pdf](#) [11 redlines] (Page 1) [1] C100

28. Text Box B

<p>City of Winston-Salem Albert Gaskill 336-747-6846 albertcg@cityofws.org 3/14/19 12:00 PM 01.03) Rezoning- Special Use District - 3</p>	<p>City DW permit req'd with HD (8") concrete apron to R/W line. ADA ramps, SE's, stop sign and stop bar req'd.</p>
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Erosion Control

General Issues

30. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/19/19 8:44 AM
01.03) Rezoning-
Special Use District - 3

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/>

Fire/Life Safety

General Issues

26. Notes

Winston-Salem Fire
Department
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
3/12/19 2:36 PM
01.03) Rezoning-Special
Use District - 3

As part of your construction plan submittal, include the calculated fire flow for this project and indicate the approved method used for that construction. Refer to Section 507 of the 2018 NC Fire Code and to <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf> for further information.

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.

Utilities Plan.pdf [1 redline] (Page 1) [1] C400

24. WS - Fire/Life Safety B

Winston-Salem Fire
Department
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
3/12/19 2:35 PM
01.03) Rezoning-Special
Use District - 3

Indicate locations of existing/proposed fire hydrants to show compliance with fire code requirements and City development standards. A hydrant must be provided to within 500' of all portions of the structure's exterior (measured "as the hose would lay" along approved paths of fire apparatus travel).

[Ver. 2] [Edited By Michael Morton]

IDTP

ZC100.pdf [31 redlines] (Page 1) [1] ZC100

19. COUNCIL MEMBER CONTACT B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
2/6/19 10:11 AM
Pre-Submittal Workflow
- 2

PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE REQUIRED NEIGHBORHOOD MEETING THAT OCCURS BEFORE THE PLANNING BOARD PUBLIC HEARING.

Teramore
Development, LLC
Daniel Almazan
2299774453
daniela@teramore.net
3/5/19 4:16 PM
Pre-Submittal Workflow
- 2

I have held a meeting with Mayor Pro Tempore Burke and scheduling another community meeting regarding our rezoning.

Inspections

General Issues

32. Zoning Use

City of Winston-Salem
Jeff Hunter
336-727-2626
jeffph@cityofws.org
3/21/19 1:46 PM
01.03) Rezoning-
Special Use District - 3

-If rezoned to a Special Use Limited District or Special Use District rezoning, a separate fee will apply.
-The "Use" Retail store is not allowed in the LI zoning district.
-This building will need to comply with the building material requirements of UDO-284.
-A lighting plan will be required per UDO-286.
-Off street loading space dimensions are 12' X 65'.
-Label height and type of screening for the dumpster area.
-Wheel stops are required where parking is adjacent to sidewalks that are less than 7' in width.
-Bicycle parking is required per UDO standards. Add to the parking calculations.
-A grading permit is required to be issued prior to the issuance of the commercial permit. A grading plan with tree save area summary calculations table is required to be on the grading plan to indicate how the tree save requirement will be met.
-Landscaping: For the following, please provide the height, spacing, and type of vegetation:
 -Show how the requirement for MVSA trees will be met per UDO requirements.
 -Show how the streetyard requirements will be met per UDO standards.
 -Show how the bufferyard requirements will be met per UDO standards.

MapForsyth Addressing Team

General Issues

25. Addressing & Street Naming

Forsyth County
Government
Gloria Alford
3367032178
alfordgd@forsyth.cc
3/12/19 2:30 PM
01.03) Rezoning-
Special Use District - 3

The assigned address is 1771 Motor Rd.

NCDOT

General Issues

38. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
3/25/19 3:23 PM
01.03) Rezoning-
Special Use District - 3

- NCDOT Encroachment agreements for sidewalk and utility ties within right-of-way

Planning

General Issues

21. CPAD

City of Winston-Salem
Kirk Ericson
336-747-7045
kirke@cityofws.org
3/12/19 1:03 PM
01.03) Rezoning-
Special Use District - 3

This site is part of a larger 115 acre area designated for mixed-use development in the Northeast Suburban Area Plan Update. More intense commercial development should be located closest to Old Walkertown Road. Pedestrian-friendly design and connections to the surrounding area are important site design factors here. The proposed site plan needs to incorporate vehicular connections to adjacent parcels to satisfy this recommendation. Special attention should also be paid to building design to make it attractive, as it will set the tone for this new area of development.

27. CAC/Greenway

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
3/13/19 8:40 AM
01.03) Rezoning-
Special Use District - 3

No comment.

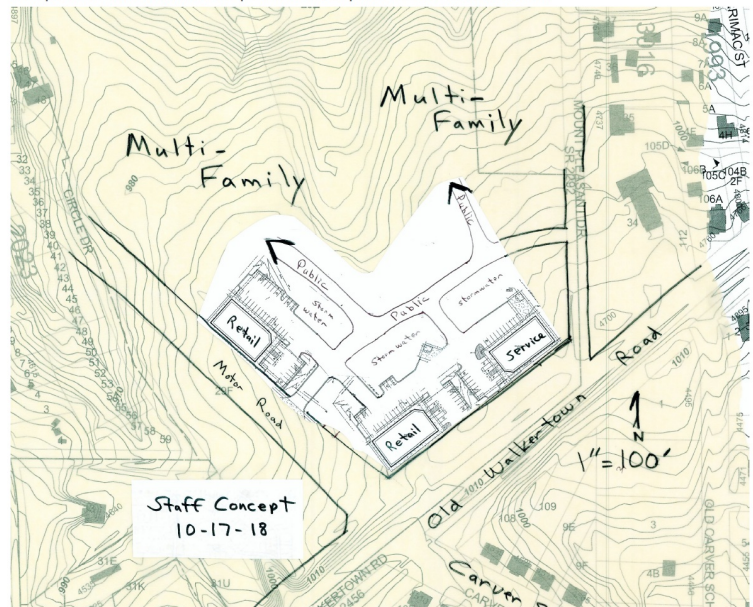
37. Design

City of Winston-Salem
Gary Roberts
336-747-7069
garyr@cityofws.org
3/25/19 12:48 PM
01.03) Rezoning-
Special Use District - 3

Please see my Sketch Plan comments from 10-19-2018:

City of Winston-Salem
Gary Roberts
336-747-7069
garyr@cityofws.org
10/17/18 10:20 AM
01.01) Sketch Plan
Review - 1

Consider the attached concept which accommodates the subject retail store and addresses future, mixed use development at this intersection in a more comprehensive manner as per the area plan recommendations.



39. Rezoning

City of Winston-Salem
 Desmond Corley
 336-727-8000
desmondc@cityofws.org
 3/26/19 8:11 PM
 01.03) Rezoning-
 Special Use District - 3

As has been mentioned, this property is part of a larger area designated for comprehensive mixed-use development. Vehicular and pedestrian connections to adjacent properties (east and north) are important to keeping in line with this recommendation. To that end, the proposed access point should be moved farther away from the intersection of Motor Road and Old Walkertown Road, especially because vehicles turning left out of the property would have to cross multiple lanes of traffic and may not be able to stack in the appropriate lane with congestion. The internal street network (or network of drive aisles), including the connections to other properties, should be dedicated to the public or under a public access easement.

Additionally, the proposed site design can be improved by intentionally addressing the intersection. Specifically, finding ways to engage pedestrians and provide a more aesthetically pleasing street frontage (e.g., use of a knee wall and enhanced streetyard landscaping), providing a pedestrian connection into the site from Motor Road, and making the setback for the parking area the same as that shown for the principal building can help improve the suitability of the proposed design. We would also recommend an approval condition to install only monument-type signs with limited heights. (As the site is recommended for comprehensive mixed use, you may want to consider alternate locations for the site-specific signage, as this would be a prominent gateway for all future development.)

The building material requirements for retail uses must be met; they do not apply only to street-facing facades, but rather to the entire building. Any proposed alternative compliance must demonstrate innovative design. Dumpster enclosures should be constructed of the same material(s) as the principal building.

The prominent location of this property necessitates a higher level of attention to development quality.

Site Plan.pdf [11 redlines] (Page 1) [1] C100

33. planning callout B

City of Winston-Salem
 Bryan Wilson
 336-747-7042
bryandw@cityofws.org
 3/25/19 10:39 AM
 01.03) Rezoning-
 Special Use District - 3

THIS IS A SPECIAL USE DISTRICT REZONING REQUEST. YOU MUST SPECIFY THIS REQUEST BY SHOWING YOUR PROPOSED ZONING AS "LB-S"

34. planning callout B

City of Winston-Salem
 Bryan Wilson
 336-747-7042
bryandw@cityofws.org
 3/27/19 1:40 PM
 01.03) Rezoning-
 Special Use District - 3

SHOW THE NUMBER OF SPACES REQUIRED HERE, NOT THE GENERAL REQUIREMENT
 [Ver. 2] [Edited By Bryan Wilson]

35. planning callout B

City of Winston-Salem Please show owners across Old Walkertown Rd.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/25/19 10:39 AM
01.03) Rezoning-
Special Use District - 3

36. planning callout B

City of Winston-Salem Please show owners across Motor Rd.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/25/19 10:39 AM
01.03) Rezoning-
Special Use District - 3

ZC100.pdf [31 redlines] (Page 1) [1] ZC100

18. Text Box B

City of Winston-Salem AN ADDITIONAL NEIGHBORHOOD MEETING WILL BE REQUIRED PRIOR TO
Bryan Wilson HEARING. CONTACT GARY ROBERTS AT (336)747-7069 OR VIA EMAIL AT
336-747-7042 garyr@cityofws.org
bryandw@cityofws.org [Ver. 2] [Edited By Bryan Wilson]
2/6/19 10:11 AM
Pre-Submittal Workflow
- 2

Teramore Emailed Gary Roberts to coordinate additional Neighborhood Meeting
Development, LLC
Daniel Almazan
2299774453
daniela@teramore.net
3/11/19 3:07 PM
Pre-Submittal Workflow
- 2

Stormwater

General Issues

23. Stormwater Management Plan/Permit Required

City of Winston-Salem This site exceeds 24% built upon area (BUA) and also exceeds 20,000 sq.ft. of new
Joe Fogarty impervious area created. Therefore, the high density water quality provisions of The City
336-747-6961 of Winston-Salem's Stormwater Management ordinance will apply as will the water
josephf@cityofws.org quantity provisions of the same ordinance. The high density water quality provisions
3/12/19 2:19 PM require the first inch of runoff to be captured and treated in an approved Stormwater
01.03) Rezoning- management device. The water quantity provisions require that the 2, 10 and 25 year
Special Use District - 3 storm event peak runoff rates in the post developed condition be attenuated back to at
or below the pre developed runoff rates and also that the 25 year volume increase is
attenuated. For any Stormwater management system that is designed a non-refundable
financial surety equal to 4% of the construction cost of the Stormwater management
system must be provided as part of the permit process and also an Operation and
Maintenance Agreement must be signed approved and recorded at the Forsyth County
Register of Deeds office as part of the permitting process.

Stormwater Management

[Stormwater Plan.pdf](#) [4 redlines] (Page 1) [1] C200

22. Text Box B

City of Winston-Salem How are you going to capture and treat/attenuate the substantial area that comes down the driveway and bypasses the stormwater management system?
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/12/19 2:12 PM
01.03) Rezoning-
Special Use District - 3

Utilities

General Issues

29. General Comments

City of Winston-Salem Place water meters just inside the right-of-way of Motor Road. Backflow preventers will be directly behind them on private property. A NCDOT Encroachment agreement will be required for sewer connection on Old Walkertown Road. Sewer connection will be cast iron soil pipe from main to clean out, including clean out. Place clean out behind sidewalk. Water meters purchased through COWS. Backflow preventer required on all water connections. Be aware of the New System Development Fees that begin May 1, 2019.
Charles Jones
336-727-8000
charlesj@cityofws.org
3/18/19 10:10 AM
01.03) Rezoning-
Special Use District - 3

[Ver. 2] [Edited By Charles Jones]

WSDOT

[Site Plan.pdf](#) [11 redlines] (Page 1) [1] C100

31. Text Box B

City of Winston-Salem Show bike parking on the plan.
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
3/20/19 5:03 PM
01.03) Rezoning-
Special Use District - 3