



W-3660 Arbor Acres United Methodist Retirement Community (Special Use Rezoning from RS9 to RM8-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

Steve Causey
Allied Design, Inc.
4720 Kester Mill Road
Winston-Salem, NC 27103

Project Name: W-3660 Arbor Acres United Methodist Retirement Community (Special Use Rezoning from RS9 to RM8-S))
Jurisdiction: City of Winston-Salem
ProjectID: 1814273

Wednesday, August 20, 2025

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: 11

Engineering

General Issues

8. No comment

City of Winston-Salem- Engineering Craig Nursey 336-727-8000 craign@cityofws.org 8/6/25 4:18 PM 01.03) Rezoning- Special Use District - 2	No new driveways or access points onto City streets are proposed. No comment from Engineering
---	--

Erosion Control

General Issues

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

City of Winston-Salem Kent Wall 336-747-7454 kentw@cityofws.org 8/8/25 2:01 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

12. Approval Notes

City of Winston-Salem (Fire) Raven Byrd 336-747-7456 ravenb@cityofwsfire.org 8/15/25 10:55 AM 01.03) Rezoning- Special Use District - 2	These general notes apply to all projects. If there are any other concerns to be addressed as part of this review they 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. • Fire apparatus access shall comply with the requirements below and shall extend to within 150 feet all portions of the exterior walls of the building as measured by an approved route around the exterior of the building or facility. This can be extended to 200 feet for sprinklered buildings. • Ensure fire apparatus access roads are designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items: ◦ Must 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; ◦ Approved turnaround required 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; FDC must be located within 100 feet from a fire hydrant. • Buildings constructed on site must comply with all applicable NC Building Codes
---	--

Planning

General Issues

6. Historic Resources

City of Winston-Salem/Forsyth County

Isabel Coletti

336-747-7422

isabelc@cityofws.org

8/6/25 9:57 AM

01.03) Rezoning-

Special Use District - 2

Parcel 6826-74-0828 was the site of a Horse Barn (FY3384), The barn was located at 1001 Reynolda Road.

10. Community Appearance Commission

City of Winston-Salem/Forsyth County

Daniel Rankin

336-747-6835

danielr@cityofws.org

8/8/25 12:12 PM

01.03) Rezoning-

Special Use District - 2

No comment

14. Environmental Features/Greenways

City of Winston-Salem

Amy Crum

336-747-7051

amyc@cityofws.org

8/18/25 4:39 PM

01.03) Rezoning-

Special Use District - 2

Greenways: N/A

Wetlands: N/A

Farmland/VAD: N/A

Natural Heritage: N/A

16. Issue Resolution & Community Outreach Deadline

City of Winston-Salem

Marc Allred

336-727-8000

marca@cityofws.org

8/20/25 11:46 AM

01.03) Rezoning-

Special Use District - 2

Issue Resolution Deadline is August 28th.

Community Outreach Deadline is September 3rd.

Stormwater

General Issues

7. Stormwater Management Permit Required

City of Winston-Salem

Joe Fogarty

336-747-6961

josephf@cityofws.org

8/6/25 10:00 AM

01.03) Rezoning-

Special Use District - 2

This development will need 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 (Chapter 75 of the city code).

If you disturb more than 1 acre during construction and you have an increase in impervious area from the pre to the post developed condition then you will be required to be issued with a permit that shows compliance with the water quality provisions of the ordinance. The water quality provisions are broken down into low and high density developments. Low density developments are those that are less than 24% impervious area or less than 2 units per acre. Low density developments do not have to treat/manage the first inch of runoff from the development but they must show compliance to the maximum extent practicable with the low density design criteria of the NCDEQ Stormwater Design Manual - Low Density Chapter. High density developments on the other hand are those that exceed 24% impervious area and exceed 2 units per acre which will be the case here per the data indicated in the Site Information data shown on the plan. High density developments are required to treat/manage the first inch of runoff from the development in an approved primary stormwater management system. The water quality provisions also require stream buffers to be provided off of all intermittent and perennial streams that may be located on the property. The width of the buffer is dependent on the amount of disturbed area. You are showing a 50' buffer on your plan off of the stream on the property so I'm assuming you will be disturbing between 10 and 50 acres. No impervious area is permitted in the buffer zone. No grading of the buffer is allowed in the inner zone, which is the first 25' closest to the stream bank.

The water quantity provisions of the ordinance apply once more than 20,000 sq.ft. of net new impervious area is created, which again, will be the case here. These provisions require that the post developed peak runoff rates from the 2, 10 and 25 year storm event, of minimum 6 hour duration, be managed in an approved stormwater management system such that the release rates are equal to, or less than, the pre developed peak rates. The increase in the 25 year pre to post developed volume must also be stored in the system and this volume released over a 2 to 5 day period.

Your plan is indicating one Stormwater Control Measure (SCM) so you need to ensure this is designed appropriately to meet the required quality and quantity provisions outlined. The City requires that the developer enter into an Operation and Maintenance (O&M) Agreement as part of the permit process for any development that has an SCM. Once approved it will need to be recorded at The Forsyth County Register of Deeds office. Arbor Acres currently has an O&M Agreement in place for other SCM's located on the campus so it may be possible to do an addendum to that existing agreement with this latest development addition. We can explore if that is feasible during the permitting stage. We also require that the Developer/Owner set aside funds that equal 10% of the estimated construction cost of the SCM in an account they manage and use exclusively for the O&M of the system within 5 years of the systems construction and that they provide the City with a financial disclosure statement for that at the time of permitting.

Utilities

General Issues

9. General Comment

City of Winston-Salem Robert Wall 336-727-8000 robertw@cityofws.org 8/7/25 2:06 PM 01.03) Rezoning- Special Use District - 2	Submit water/sewer extension plans to Utilities Plan Review, in IDT, for permitting/approval. Please pay attention to COWS specifications when designing. I have attached a checklist of commonly missed items on reviews to help. It is in this submittal 002. Water meters purchased through COWS. System development fees due at the time of meter purchase. Any water connections to common areas, pools or clubhouses will need a Reduced Pressure Assembly backflow preventer matching the meter size. [Ver. 2] [Edited By Robert Wall]
---	---

WSDOT

General Issues

13. No Comment

City of Winston-Salem Robert Stone 336-727-8000 robertst@cityofws.org 8/18/25 9:10 AM 01.03) Rezoning- Special Use District - 2	WSDOT has no comment. No new connections are being established to existing public roadway network and no impacts to existing public infrastructure are being proposed.
---	--

Zoning

General Issues

15. Zoning Plan Review

City of Winston-Salem Ellie Levina 336-727-2626 elliele@cityofws.org 8/19/25 3:10 PM 01.03) Rezoning- Special Use District - 2	provide updated active/passive open space calculations to include this new property.
---	--