



# W-3584 Grand Silo Investments, LLC (Special Use Rezoning from RM12-S to RM18-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-3584 Grand Silo Investments, LLC (Special Use Rezoning from RM12-S to RM18-S)  
Jurisdiction: City of Winston-Salem  
ProjectID: 1034323

Wednesday, June 21, 2023

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

### 15. General comments

City of Winston-Salem 1, No city driveway permit is required for this development since access is off of an existing private street.  
Matthew Gantt  
336-727-8000  
matthewg@cityofws.org  
6/7/23 7:36 AM  
01.03) Rezoning-  
Special Use District - 2

## Erosion Control

### General Issues

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

City of Winston-Salem 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/>  
Matthew Osborne  
336-747-7453  
matthewo@cityofws.org  
6/6/23 4:22 PM  
01.03) Rezoning-  
Special Use District - 2

#### 13. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem If this project will use any public funds for financing and/or be constructed on public owned property, Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).  
Matthew Osborne  
336-747-7453  
matthewo@cityofws.org  
6/6/23 4:23 PM  
01.03) Rezoning-  
Special Use District - 2

## Fire/Life Safety

### General Issues

#### 17. Sketch Plans and Site Plans

City of Winston-Salem (Fire)  
 Raven Byrd  
 336-734-2492  
 ravenb@cityofwsfire.org  
 6/12/23 9:27 AM  
 01.03) Rezoning-Special Use District - 2

Future construction plans shall 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**

**22. Addressing & Street Naming**

Forsyth County Government  
 Gloria Alford  
 3367032337  
 alfordgd@forsyth.cc  
 6/16/23 4:49 PM  
 01.03) Rezoning-Special Use District - 2

Road names Gibbous Ct and Harvest Moon Ln are approved. Please send me the floor plans for the apartments.

**Planning**

**2023.06.02 Grand Silo Rezoning Submittal-signed (20-214).pdf [3 redlines] (Page 1) [1] 20-214 REZN-30x42 REZN**

**20. Planning Comments B**

City of Winston-Salem Building  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
6/14/23 9:45 AM  
01.03) Rezoning-  
Special Use District - 2

## 21. Planning Comments B

City of Winston-Salem Residential Building, Townhouse  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
6/14/23 9:45 AM  
01.03) Rezoning-  
Special Use District - 2

## General Issues

## 16. Historic Resources

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
6/7/23 11:54 AM  
01.03) Rezoning-  
Special Use District - 2

## 23. Conditions

City of Winston-Salem - Enhanced 15' Minimum Type II Bufferyard with Leyland Cypress screen along adjacent residential single family zoned districts.  
Marc Allred - Six-foot height opaque wood fence along adjacent residential single family zoned districts.  
336-727-8000 - Signed plat showing an easement connecting your southwestern connection (Heritage Pointe Drive) to Grand Silo Way prior to issuance of building permits.  
[marca@cityofws.org](mailto:marca@cityofws.org) - Negative access easement along entire South Park Boulevard frontage prior to issuance of grading permits.  
6/21/23 10:09 AM - Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff prior to issuance of certificate of occupancy.  
01.03) Rezoning- - The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.  
Special Use District - 2  
[ Ver. 4 ] [Edited By Marc Allred]

## 24. CAC

City of Winston-Salem No comment.

Amy Crum

336-747-7051

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

6/20/23 4:46 PM

01.03) Rezoning-

Special Use District - 2

## 26. Resubmittal

City of Winston-Salem Resubmittal deadline for changes to the plan is next Wednesday.

Bryan Wilson

336-747-7042

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

6/21/23 10:25 AM

01.03) Rezoning-

Special Use District - 2

## 27. 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>.

6/21/23 10:30 AM

01.03) Rezoning-

Special Use District - 2

## Stormwater

### General Issues

## 14. Stormwater Management Permit Required

City of Winston-Salem This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with all of the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

Joe Fogarty

336-747-6961

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

6/6/23 4:26 PM

01.03) Rezoning-

Special Use District - 2

The plan states that the impervious area will be 42.7% of the site. Developments that exceed 24% impervious area are considered to be a high density development under the water quality provisions of the ordinance. High density developments have to manage and treat the first inch of runoff from the development in an approved stormwater management system. The high density water quality provisions also require stream buffers to be provided off of all intermittent and perennial streams that may be located on a property. There is one such stream on your property and you are showing a 30' buffer, which is the correct width, as measured from the top of bank on each side of the conveyance. There is no impervious area allowed within the buffer zone and the inner half of the buffer zone must remain undisturbed at all times. However, the outer half of the buffer zone may be disturbed for the purposes of grading operations during construction. Looking at your plan I'm concerned with what appears to be proposed grades extending into the inner half of the buffer in the north eastern side of the site area. The plan appears to show proposed grades in that area all the way to the creek itself. This will not be permitted. Please verify and check that. I'm also questioning the shape of the buffer - it looks very "archy" or "curvy" and doesn't appear to be a true offset of the top of bank of the creek. Please show a buffer that matches the creek line so I can verify that the buffer zones are indeed accurate and that there are no other encroachments into the buffer zone that are not

permitted.

The water quantity provisions of the ordinance will apply since you are proposing to create more than 20,000 sq.ft. of new impervious area. This will require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration, be managed in an approved stormwater management system to at, or below, the pre developed rates and also that the increase in the pre versus post developed 25 year volume be stored in the system and this volume be released within a 2 to 5 day time period.

You are showing one "Proposed Underground Stormwater Management Device" on your plan. Will one such device be enough to capture and attenuate all of the site impervious areas? I'm thinking for example of such areas like the most easterly buildings - will the runoff from those areas be able to be conveyed back to the system you are currently showing? Also, I'm not sure if the "General Note 3" will be acceptable to Planning staff for a plan that is going before the Planning Board for approval. Check with Planning staff on that because if there are changes made as in adding more systems than what is shown or significantly changing the location and type of system shown then you may be required to come back before the Planning Board. Again, that will be a Planning staff call. I'm o.k. with whatever decision they advise upon.

For any stormwater management system that is designed the developer will have to provide a non refundable financial surety to the City of Winston-Salem as part of the permitting process. This surety shall equal 4% of the estimated construction cost of the stormwater management system.

Finally, an Operation and Maintenance (O&M) Agreement will be required to be approved by the City as part of the permit process and once approved then recorded at The Forsyth County Register of Deeds office.

## Utilities

### General Issues

#### 19. General Comments

City of Winston-Salem

Chris Jones

336-747-7499

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

6/14/23 5:36 AM

01.03) Rezoning-

Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. Water/sewer interior to the site will be private. Site will be master metered with a reduced pressure assembly backflow preventer matching the meter size. Water meters purchased through the COWS. System development fees due at the time of meter purchase.