



W-3502 Murray Heights (Special Use Rezoning)



Phone: 336-747-7040

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

City of W-S Planning

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

Project Name: W-3502 Murray Heights (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 629946

Thursday, October 21, 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: 20

Engineering

General Issues

25. General comments

<p>City of Winston-Salem Matthew Gantt 336-727-8000 matthewwg@cityofws.org 10/6/21 11:14 AM 01.03) Rezoning-Special Use District - 2</p>	<p>1. A City driveway permit will be required for the permanent connection to Murray Road. Please submit a completed and signed driveway permit application and a review fee of \$200 to the Engineering Division for review.</p> <p>2. As part of the driveway permit, please submit drawings showing permanent storm drainage layout and design calculations for the storm drainage system.</p> <p>3. Construction details for proposed road cross sections, storm drainage features, sidewalks, wheelchair ramps, etc. must be provided with the driveway application submittal.</p> <p>[Ver. 2] [Edited By Matthew Gantt]</p>
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Erosion Control

General Issues

26. Erosion Control Plan Needed

<p>City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 10/6/21 11:57 AM 01.03) Rezoning-Special Use District - 2</p>	<p>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/</p>
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Fire/Life Safety

General Issues

31. Notes

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 10/6/21 12:39 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p> <p>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:</p> <ul style="list-style-type: none"> • 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.
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MURRAY HEIGHTS REZONING SITE PLAN.pdf [16 redlines] (Page 1) [1] REZONING SITE PLAN

27. WS - Fire/Life Safety B

Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 10/6/21 12:35 PM 01.03) Rezoning-Special Use District - 2	The proposed fire apparatus access road is arranged in a fashion so that access to the site is still funneled through a single point or roadway segment. This arrangement defeats the purpose of having the second access, as a blockage or other incident in this area would restrict access to the site. Consider other provisions that would allow uninterrupted access.
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28. WS - Fire/Life Safety B

Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 10/6/21 12:35 PM 01.03) Rezoning-Special Use District - 2	A separate permitting and plan review process is required for installation of gates across fire apparatus access roads.
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29. WS - Fire/Life Safety B

Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 10/6/21 12:35 PM 01.03) Rezoning-Special Use District - 2	Place fire hydrants on one side of the street rather than at the end of a stub.
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30. WS - Fire/Life Safety B

Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 10/6/21 12:38 PM 01.03) Rezoning-Special Use District - 2	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).
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MapForsyth Addressing Team

General Issues

36. Addressing & Street Naming

Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 10/12/21 1:19 PM 01.03) Rezoning-Special Use District - 2	The road names Becks Church Rd and Mint Hill Cir are approved for use.
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Planning

MURRAY HEIGHTS REZONING SITE PLAN.pdf [16 redlines] (Page 1) [1] REZONING SITE PLAN

42. Text Box B

City of Winston-Salem Show all proposed grades
Samuel Hunter
336-727-8000
samuelp@cityofws.org
10/19/21 9:27 AM
01.03) Rezoning-
Special Use District - 2

43. Text Box B

City of Winston-Salem Consider moving Mail kiosk to centrally located Common Recreation Area
Samuel Hunter
336-727-8000
samuelp@cityofws.org
10/19/21 9:27 AM
01.03) Rezoning-
Special Use District - 2

MURRAY ROAD REZONING SITE PLAN.pdf [36 redlines] (Page 1) [1] REZONING SITE PLAN

9. 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
9/28/21 11:42 AM
Pre-Submittal Workflow
- 1

Latham-Walters
Engineering, Inc.
Pam Bolton
704-895-8484
pam@lwengineer.com
10/5/21 11:55 AM
Pre-Submittal Workflow
- 1

General Issues

32. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
10/7/21 2:17 PM
01.03) Rezoning-
Special Use District - 2

37. Design

City of Winston-Salem
Samuel Hunter
336-727-8000
samuelp@cityofws.org
10/14/21 10:45 AM
01.03) Rezoning-
Special Use District - 2

There is no need to show lots around each block of townhomes and staff would prefer that be shown as common area.
[Ver. 2] [Edited By David Reed]

45. Rezoning

City of Winston-Salem
Samuel Hunter
336-727-8000
samuelp@cityofws.org
10/20/21 10:20 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

MURRAY HEIGHTS REZONING SITE PLAN.pdf [16 redlines]

40. General Comments

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
10/18/21 12:04 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:

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

24. Stormwater Management Permit Required

City of Winston-Salem

Joe Fogarty

336-747-6961

josephf@cityofws.org

10/6/21 10:31 AM

01.03) Rezoning-

Special Use District - 2

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

The proposed impervious percentage when added up from the plan call outs is 33.99% and the proposed units/acre figure stated on the plan is 5.1. Therefore this is considered to be a high density development in terms of the water quality provisions of the ordinance. A site is considered a high density site if it exceeds 24% impervious area and 2 units/acre. High density sites have to manage the first inch of runoff in an approved Stormwater management system. You are showing two Stormwater management control measures (BMP's) on your plan. The specific type of BMP is not stated. You may want to state that so that the Planning Board and members of the public know what you are proposing - e.g. are they going to be wet detention ponds, sand filters, bio-retention cells etc.

The water quantity provisions of the ordinance apply if there is more than 20,000 sq.ft. of net new impervious area and this will be the case here based on the BUA call outs. The water quantity provisions require that the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration are managed to at, or below, the pre developed rates and also that the increase in the pre versus post 25 year volume is stored in the system and released over a 2 to 5 day period.

Any Stormwater management system that is designed will be required to provide a financial surety at the time of permitting. If the intention is to have a Home Owners Association (HOA) set up to be the entity responsible to operate and maintain the system in perpetuity then the surety shall consist of the developer establishing an escrow account and depositing 15% of the estimated construction cost of the Stormwater management system into this account and the HOA will be required to add further funds in the future. If the developer intends to be the entity responsible to operate and maintain the system in perpetuity then the surety shall consist of the developer paying into a city maintained account a non-refundable surety amount equal to 4% of the estimated construction cost of the Stormwater management system.

The permit for the Stormwater management system will also require an Operation and Maintenance Agreement to be approved by the City and once approved and recorded at The Forsyth County Register of Deeds office. If there is a HOA involved then the O&M Agreement will be a 3 party agreement between the City, the Developer and the HOA. If there is no HOA involved then the O&M Agreement shall be a 2 party agreement between the City and the Developer.

Utilities

MURRAY HEIGHTS REZONING SITE PLAN.pdf [16 redlines] (Page 1) [1] REZONING SITE PLAN

34. Text Box B

City of Winston-Salem

Charles Jones

336-727-8000

charlesj@cityofws.org

10/12/21 8:52 AM

01.03) Rezoning-

Special Use District - 2

move fn here

General Issues

33. General Comments

City of Winston-Salem Charles Jones 336-727-8000 charlesj@cityofws.org 10/20/21 9:01 AM 01.03) Rezoning- Special Use District - 2	Submit water/sewer extension plans to utilities plan review for permitting/approval. Water meters purchased through COWS. System Development Fees due at the time of meter purchase. Because of the number of connections and the close proximity, the sewer main will be required to be DI. Please watch tree placement so no trees are planted over water or sewer connections. Do not place fire hydrants on opposite side of road from water line. Utilities would rather have the sidewalk 2' from the R/W. If not, there will need to be easements around the water and sewer connections. [Ver. 2] [Edited By Charles Jones]
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WSDOT

General Issues

35. General Comments

City of Winston-Salem David Avalos 336-727-8000 davida@cityofws.org 10/20/21 8:38 AM 01.03) Rezoning- Special Use District - 2	<ul style="list-style-type: none">• All internal streets need to be built to city standard with curb and gutter and sidewalk.• Extend curb and gutter and sidewalk to the property lines.• Left and right turn lanes will be required.<ul style="list-style-type: none">◦ 50' of storage for the left turn◦ 25' of storage for the right turn◦ Recommend restriping southbound shadow island into a left turn lane. Would probably involve a little more widening.• Provide right of way radius at right of way corners. minimum of 5' radius (match roadway radius if possible).• Negative access easement along Murray rd.• Gate for fire access needs to be located closer to the street.• Provide ADA accommodations• Show Stop bars and stop signs• Fee in lieu of signal design is required for Murray and beck church rd contact Jeff Fansler for the specifics. (JEFFREYGF@cityofws.org)(336-747-6883)• Recommend locating sidewalk on the opposite side of the street so that a loop is created. [Ver. 7] [Edited By David Avalos]
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Zoning

General Issues

46. Zoning

City of Winston-Salem

Elizabeth Colyer
336-747-7427

elizabethrc@cityofws.org

10/20/21 4:06 PM

01.03) Rezoning-Special
Use District - 2

Proposed zoning is RM8-S

Interdepartmental resolution items:

Please provide the applicable information found in the standard site plan legend, including building height.

Legends:

<https://www.cityofws.org/445/Legends>

UDO link:

<https://www.udoclearcode.org/document-center>

Please ensure that all Use-Specific Standards in Section 5.2.71 RESIDENTIAL BUILDING, MULTIFAMILY; TOWNHOUSE; OR TWIN HOME (W) are met, no issues are specifically noted.

The location of any mail kiosk should meet the USPS design standards and be located on common area.

Please see Section 7.6.1 Common Recreation Areas for specific applicable design standards, it appears that the standards are met.

Please show the location of any proposed on-premises freestanding sign(s). Signs must be located on common area, or in a recorded access easement, and may not encroach into 10' x 70' sight distance triangles.

Please take note of Section 6.3.3 Bufferyard Location and Design Requirements for cut slope and slope ratio standards that may apply.

For permitting, the approved site plan and a landscape plan is required to be submitted with any building plans. Any associated conditions from the Planning Board Review will need to be met. Any proposed exterior lighting must meet the standards of Section 6.6. Any proposed site lighting will require the submittal of a lighting plan for review with the commercial permit application.