



W-3523 Bradford Farms Special Event Center (Special Use Rezoning RS9 to RS20-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-3523 Bradford Farms Special Event Center
(Special Use Rezoning RS9 to RS20-S)
Jurisdiction: City of Winston-Salem
ProjectID: 718836

Wednesday, March 23, 2022

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: 15

building

[Preliminary -Bradford Farm - Issued for PB Review.pdf \[4 redlines\]](#) (Page 1) [1] PRELIMINARY

24. W-S Building B

City of Winston-Salem needs to meet 2018 NC Building code and a commercial plan review
Tracy Phillips
336-727-2133
tracyp@cityofws.org
3/17/22 3:20 PM
01.03) Rezoning-
Special Use District - 2

Engineering

General Issues

16. General comments

- [City of Winston-Salem](#)
Matthew Gantt
336-727-8000
matthewg@cityofws.org
3/11/22 2:03 PM
01.03) Rezoning-
Special Use District - 2
1. A City driveway permit is required for this development. Please submit a completed and signed driveway permit application, along with a copy of the final civil plans, to the Engineering Division for review. A review fee of \$200 is also required. All items may be submitted through IDT plans.
 2. When submitting this plan for review, please indicate that construction detail V-13 (commercial driveway) from the City IDS Manual will be used for the permanent connection to Peace Haven Road. Also note that the driveway apron will need to be concrete instead of asphalt per the construction detail.
 3. A City maintained storm drain inlet is located north of the proposed entrance to this facility. Please note that a permanent connection to a City maintained storm drain system will require a minimum 15" diameter Class III concrete pipe. Other proposed drainage features throughout the property must be shown on the plan.
 4. A typical cross-section for the private road that will be used as an access to the property must be included. The "typical section private road", detail V-11 from the City IDS Manual, may be used.
 5. Please include a construction detail for a permanent turn-around at the end of the proposed access road. Construction details for typical turn-arounds may be found in chapter V of the City IDS Manual.

Erosion Control

General Issues

14. Revised Plan Submittals

- [City of Winston-Salem](#)
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/10/22 3:25 PM
01.03) Rezoning-
Special Use District - 2
- Revised site plans and compliance documents must be submitted for review and approval for Grading Permit # EN1700049 and Floodplain Development Permit # EN2100054 so that approved project documents include these proposed additions to the scope of work of on this property.
[Ver. 2] [Edited By Matthew Osborne]

Fire/Life Safety

General Issues

18. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 3/15/22 2:21 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>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.</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. <p>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:</p> <ul style="list-style-type: none"> • 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). <p>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.</p>

Preliminary -Bradford Farm - Issued for PB Review.pdf [4 redlines] (Page 1) [1] PRELIMINARY

19. WS - Fire/Life Safety B

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 3/15/22 2:27 PM 01.03) Rezoning-Special Use District - 2</p>	<p>New structures will need to meet fire code requirements for fire department vehicle access and fire hydrant access.</p>
---	--

Inspections

General Issues

30. Zoning Use

[City of Winston-Salem](#)
 Elizabeth Colyer
 336-747-7427
elizabethrc@cityofws.org
 3/22/22 2:39 PM
 01.03) Rezoning-Special
 Use District - 2

To establish the zoning use of a Church, Neighborhood Scale or a Special Events Center a commercial building permit review will be required with plans submitted demonstrating compliance with 2018 NC Building Code or the current building code. Any questions regarding this determination may be directed to Tracy Phillips, Chief Building Official at 336-727-2133 or tracyp@cityofws.org.

NCDOT

General Issues

20. NCDOT Comments

[NCDOT Division 9](#)
 Victoria Kildea
 336-747-7900
vrkildea@ncdot.gov
 3/15/22 2:55 PM
 01.03) Rezoning-Special
 Use District - 2

- Driveway permit required. Randy Ogburn is the primary point of contact – rogburn@ncdot.gov
- Encroachment agreements are required for any utility ties within the right of way. Thomas Scott is the contact person – ntscott@ncdot.gov

Planning

Preliminary -Bradford Farm - Issued for PB Review.pdf [4 redlines] (Page 1) [1] PRELIMINARY

34. Text Box B

[City of Winston-Salem](#) portion of
 Bryan Wilson
 336-747-7042
bryandw@cityofws.org
 3/23/22 11:28 AM
 01.03) Rezoning-Special
 Use District - 2

General Issues

10. COUNCIL MEMBER CONTACT

[City of Winston-Salem](#)
 Bryan Wilson
 336-747-7042
bryandw@cityofws.org
 3/1/22 3:27 PM
 Pre-Submittal Workflow
 - 1

Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts . Information for each Council Member can be found on their website here: <https://www.cityofws.org/564/City-Council>

[Allied Design, Inc.](#) noted
 Steve Causey
 336-765-2377
scausey@allied-engsurv.com
 3/7/22 5:38 PM
 Pre-Submittal Workflow
 - 1

17. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
3/14/22 9:35 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

15. 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 the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/10/22 3:31 PM
01.03) Rezoning-
Special Use District - 2

The plan states that the impervious area (combined) will be 7.15%. Since this is less than 24% then the development will be considered a low density development in terms of the water quality provisions of the ordinance. Low density developments do not have to manage the first inch of runoff in an approved Stormwater management system as a high density development would, but they do have to incorporate NCDEQ Stormwater Design Manual low density items such as the use of vegetative conveyances among other things, used to the maximum extent practicable. You are showing 30' stream buffers on your plan so this would be one such low density (vegetated setback) item addressed.

The quantity provisions of the ordinance will also apply since more than 20,000 sq.ft of new impervious area is proposed to be created based on 7.15% of impervious area. The quantity provisions require either management of the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration back to at, or below, the pre developed rates in an approved Stormwater management system and also manage the increase in the 25 year volume from the pre to the post condition and release this volume over a 2 to 5 day period. Alternatively you can submit a no adverse impact downstream study in lieu of management for quantity if indeed such a no adverse impact situation can be proven. As I do not see any proposed Stormwater Control Measures (SCM's) then I would guess this is the route you are planning to take and also since the development drains into an extensive floodway that is located in the property itself.

Utilities

General Issues

23. General Comments

City of Winston-Salem Any existing connections not intended for reuse must be terminated at the main. All water connections will require a Reduced Pressure Assembly Backflow Preventer(RPA). System development fees will apply to any new meter purchase.
Robert Wall
336-727-8000
robertw@cityofws.org Water meters purchased through the COWS. This site was approved for a sewer connection and it has been installed near the Foxdale Lift Station.
3/22/22 8:14 AM
01.03) Rezoning- [Ver. 2] [Edited By Chris Jones]
Special Use District - 2

WSDOT

General Issues

21. General Comments

City of Winston-Salem
David Avalos
336-727-8000
david@cityofws.org
3/16/22 3:45 PM
01.03) Rezoning-
Special Use District - 2

- Coordinate with planning on any greenway easements
 - refer to fire's comments for turnaround and roadway requirements
- [Ver. 2] [Edited By David Avalos]

Zoning

General Issues

32. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
3/23/22 11:13 AM

01.03) Rezoning-Special
Use District - 2

Interdepartmental comments are to be addressed by March 31:

Please revise the site legend data to reflect a proposed rezoning of PIN 5894-75-9316.000 and a portion of PIN 5894-75-4355.

Please clarify the Tree Save Area legend, both the "Yes" and "No" boxes are checked to indicate new trees used for credit.

The zoning use of Special Events Center and Church or Religious Institution, Neighborhood Scale are commercial uses.

Please ensure that all Use-Specific standards in Section 5.2.86 are addressed. South Peace Haven Road is a Minor Thoroughfare, the access standard is met.

Label the width of the drive aisle to the proposed overflow or future gravel parking.

Please provide more information on the plantings of the required Type III bufferyard where the driveway is located less than 20 feet from the northern property line. Alternative compliance for this portion of the bufferyard may need to be utilized, please see UDO Section 6.2.2 C. A fence option would need to be a minimum of 6 foot tall and opaque fence. Any proposed plantings would be between the fence and the northern residential property line.

Please update the Type III bufferyard perimeter widths as needed.

The site legend yard and setbacks show a 5 foot wide Streetyard, please remove this from the legend, as no Streetyard plantings are required.

Provide MVSA calculations with one large variety tree required for every 5,000 square feet of MVSA. Show that all proposed parking spaces will be within 75 or 50 feet of a large variety tree trunk. If 27 gravel parking spaces are installed in the future, then those parking spaces must be within 50 feet of a large variety tree.

For permitting:

At the time of permitting, an engineered photometric plan will be required that is compliant to UDO Section 6.6.

33. T-Turnaround

City of Winston-Salem

Elizabeth Colyer

336-747-7427

elizabethrc@cityofws.org

3/23/22 11:19 AM

01.03) Rezoning-Special

Use District - 2

Please work with Fire and WSDOT to complete this on the site plan by March 31, thank you.