



W-3566 Peters Creek Townhomes (Special Use Zoning 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

Garry Walston
Bass, Nixon & Kennedy, Inc.
6310 Chapel Hill Road
Suite 250
Raleigh, NC 27607

Project Name: W-3566 Peters Creek Townhomes (Special Use Zoning from RS9 to RM8-S)
Jurisdiction: City of Winston-Salem
ProjectID: 939168

Wednesday, February 15, 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: 18

Engineering

General Issues

18. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
2/3/23 9:01 AM
01.03) Rezoning-
Special Use District - 2

The following item is required before the driveway permit may be reviewed:

1. A City driveway permit will be required for the connections to Peters Creek Parkway and Kesteven Road. Also, please indicate if Edgefield Drive and Dorset Road will be completed to City standard. In order to apply for a driveway permit, please complete and sign a driveway permit application and submit it, along with a copy of the site plan, to the Engineering Division for review. A \$200 review fee is also required. All items may be submitted through IDT plans.

The following items are required as part of the detailed plan review:

2. Please include construction detail V-5 from the City IDS Manual within the plan.
3. Please include design information for all proposed storm drainage systems and the creek crossing of the unnamed tributary to Perryman Branch. This will include storm drain design, inlet design, and storm drainage profiles. Design information may be included in tabular form on the plan sheets.
4. Provide construction details for driveway connections, storm drain boxes, sidewalks, handicap ramps, etc. Where possible, please use standard details from the City IDS Manual.

Erosion Control

General Issues

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

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 2/2/23 12:19 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/>

16. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 2/2/23 12:19 PM
 01.03) Rezoning-
 Special Use District - 2

If this project will use any public funds, then 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).

Fire/Life Safety

General Issues

23. Sketch Plans and Site Plans

Winston-Salem Fire Department
 Cory Lambert
 336-747-7359
coryml@cityofwsfire.org
 2/8/23 9:13 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

26. Addressing & Street Naming

Forsyth County Government

The road names Brentwood Place, Peters Ct, Burnam Ct are not approved. They don't meet the naming standards. The road name Streamside Ct is approved to use. Mv email is alfordad@forsyth.cc. please send more names to review.

Gloria Alford
3367032337
alfordgd@forsyth.cc
2/13/23 2:20 PM
01.03) Rezoning-
Special Use District - 2

NCDOT

General Issues

27. General Comments

- NCDOT Division 9**
- Right turn lane required.
 - NCDOT Driveway permit required – whether the driveway connection is temporary or permanent. Randy Ogburn is the primary point of contact – rogbum@ncdot.gov We prefer that the driveway permit be submitted on our online portal, and shall consist of the permit application (form TEB-65-04) and a detailed site plan showing the access points. Review of the permit package will begin after receiving the application, site plan, and Construction Inspection Fee. The Construction Inspection Fee is payable by check, and is \$50 per driveway connection on an NCDOT maintained road.
 - For the driveway permit, the driveway(s) must be designed in accordance with the July 2003 Policy on Street and Driveway Access to North Carolina Highways (aka Driveway Manual) – <https://connect.ncdot.gov/projects/Roadway/RoadwayDesignAdministrativeDocuments/Policy%20on%20Street%20and%20Driveway%20Access.pdf>
 - A 16.1B encroachment agreement would be required for road improvements.
 - A 16.6 3-party encroachment agreement would be required for any utility ties (water and sewer) in the right of way, and sidewalk where applicable.
- 01.03) Rezoning-
Special Use
District - 2
- All encroachment agreements should be submitted through the online portal. Thomas Scott is the primary point of contact – ntscott@ncdot.gov
 - We are assuming that the interior streets will be state maintained. If this is not the case, contact Randy Ogburn.

Planning

Peters Creek Overall Plan Set.pdf [15 redlines] (Page 3)

11. Text Box B

City of Winston-Salem Provide a building typical dimension including parking area
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/25/23 10:37 AM
Pre-Submittal Workflow - 1

Bass, Nixon & Kennedy, Inc. Typical building block has been added to MP.1
Garry Walston
(919) 8514422
garry.walston@bnkinc.com
1/30/23 1:07 PM
Pre-Submittal Workflow - 1

12. Text Box B

City of Winston-Salem add aisle width and parking spot length
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/25/23 10:37 AM
Pre-Submittal Workflow - 1

Bass, Nixon & Kennedy, Inc. Additional dimensions have been added to parking lot.
Garry Walston
(919) 8514422
garry.walston@bnkinc.com
1/30/23 1:08 PM
Pre-Submittal Workflow - 1

13. Text Box B

<p>City of Winston-Salem 10' Bryan Wilson 336-747-7042 bryandw@cityofws.org 1/25/23 10:37 AM Pre-Submittal Workflow - 1</p>	
<p>Bass, Nixon & Kennedy, Inc. Garry Walston (919) 8514422 garry.walston@bnkinc.com 1/30/23 1:08 PM Pre-Submittal Workflow - 1</p>	Dimension added as requested.

General Issues

1. COUNCIL MEMBER CONTACT

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 1/24/23 11:34 AM Pre-Submittal Workflow - 1</p>	<p>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</p>
<p>Bass, Nixon & Kennedy, Inc. Garry Walston (919) 8514422 garry.walston@bnkinc.com 1/30/23 1:09 PM Pre-Submittal Workflow - 1</p>	Acknowledged. Client will contact council member.

20. Historic Resources

<p>City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofws.org 2/3/23 1:25 PM 01.03) Rezoning-Special Use District - 2</p>	No comments
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28. Open Space #2

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 2/15/23 9:01 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Can we move Open Space #2 to the Tree Save Area #2 to the south and make the Open Space #2 into a Tree Save Area? This would allow for the Active Open Space to be more accessible to the neighborhood.</p> <p>If this cannot be done, would recommend an opaque fence to the north of Open Space #2 to minimize sight and noise with the single-family residential properties to the north. [Ver. 5] [Edited By Marc Allred]</p>
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29. The Deadend

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 2/15/23 8:24 AM 01.03) Rezoning-Special Use District - 2</p>	Is there any way to straighten out the S-curve at the end of Brentwood Place and bring the townhomes in the southeast location further away from the property line?
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30. Timeline

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 2/15/23 8:27 AM</p>	<p>Issue Resolution Deadline is February 23rd. Community Outreach is March 1st. Planning Board is March 9th.</p>
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Stormwater

General Issues

17. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
2/2/23 1:32 PM
01.03) Rezoning-
Special Use District - 2

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

The water quality provisions of the ordinance require management of the first inch of runoff from the development in an approved Stormwater management system if the development is considered a high density development. High density developments are those that exceed 2 units per acre and exceed 24% impervious area. The plan does state that the units per acre will be 7.2 so the threshold of 2 is exceeded and it also states the proposed impervious percentage will be 37% which will exceed 24%. Thus this development will be considered a high density development and will have to manage that first inch of runoff accordingly. The water quality provisions of the ordinance also require buffers to be provided off of all intermittent and perennial streams/conveyances that may be located on the property. There appears to be at least one such conveyance on this property that runs approximately down the middle and you are correctly showing 50' buffers on each side of the conveyance. No built upon area is allowed within the buffer zone. The outer half of the buffer may be disturbed for grading purposes during construction but the inner half closest to the conveyance bank must remain undisturbed at all times.

The water quantity provisions of the ordinance will also apply as more than 20,000 sq.ft. of new impervious area will be created. The quantity provisions require that the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration be managed to at, or below, the pre developed rates and also that the increase in the pre versus post 25 year volume be stored in the Stormwater management system and this volume released over a 2 to 5 day period.

Your grading and utility plans appear to indicate one SCM on the west side of the property and one SCM on the east side of the property. I should note that your plans titled "site plans" - both east and west that are also included in this submittal do not label the SCM on the east side. In any case I have reservations that two SCM's will be enough to capture and treat/attenuate all of the sites runoff and my reservations are in particular to the east side plan? Looking at the proposed grades, the area to the south of the proposed Brentwood Place and west of the proposed Edgefiled Drive seem to grade away from the SCM shown on the east side? Also, your phase lines on your plan would indicate that Phase 2 would have no SCM...this is not acceptable as all phases of the development and all proposed impervious areas associated with the development will need to be managed and right now I'm not confident that you are going to achieve that. You need to verify and show on your plans the exact amount of SCM's you will require to achieve management of all of the proposed impervious area within the entire development area as otherwise you may have to come back to the Planning Board if you find you need to add more SCM's in the future. I would also advise that you try to be more specific about what exact types of SCM's you are proposing as the Planning Board and members of the public at the Planning Board hearing may want to know that and know what types of systems they may be approving.

When this plan came in for a sketch plan review I expressed concerns about one of the ultimate discharge points of this development. A significant portion of this site drains to the south into an existing residential neighborhood. Based on those concerns expressed at that time of the sketch plan review have you investigated the conveyance system downstream to see what if anything you may be discharging into? Our internal GIS data appears to show a 36" pipe that runs in the area of Kesteven and Dorset Roads but I don't know where this begins and outlets for sure and this information may not be entirely accurate. Even though you will be managing the development, the volume of runoff will of course increase and have to be released over a period of time and hydraulic changes such as this can still lead to the City receiving complaints from downstream property owners even with a management system in place. To provide a higher level and degree of protection to potentially affected downstream property owners and downstream conveyances, staff will also look for an extra level of management to be applied as a condition of re-zoning that would require the 50 year peak and volume to also be managed.

The permit requires that a financial surety be provided at the time of the permit review. I'm not sure if these units are going to be rentals and thus all owned by one owner, in which case the single owner would be the party responsible for the long term operation and maintenance (O&M) of the Stormwater management system, or, if they will be sold as individual units and that a Home Owners Association (HOA) will be established to be the long term O&M entity of the system. If its the former then the surety shall consist of the developer providing the city with a non-refundable surety amount equal to 4% of the estimated construction cost of the Stormwater management system. If its the latter then the surety shall consist of the developer establishing an escrow account and depositing into that account 15% of the estimated construction cost of the Stormwater management system and then the HOA will be obligated to add further funds to that account in the following 10 years after establishment. The developer will also have to enter into an escrow agreement with the city at the time of permitting.

Finally, an O&M Agreement will also need to be approved by the City and once approved recorded at the Forsyth County Register of Deeds office as part of the permit process. If there will be a single owner O&M entity then the agreement will be a two party agreement between that owner and the City. If there is to be a HOA involved as the O&M entity then it will be a 3 party agreement between the developer, the HOA and the City.

Utilities

General Issues

25. General Comments

City of Winston-Salem
Chris Jones
336-747-7499

Submit water/sewer extension plans, in IDT, to Utilities Plan Review. All design is to be to COWS IDS and Technical Specifications. These can be found on the COWS website under Engineering/Publications. Water meters purchased through the COWS. System development fees for water and wastewater are due at the time of meter purchase. If the street requires a

charlesj@cityofws.org 2/13/23 9:21 AM special culvert to cross the stream, the design needs to be submitted before plan approval. Water will be required to connection on public street between Dorset Road and Edgefield Drive at Sina Ave. No heavy fill/cut will be allowed over existing sewer lines without permission from Utilities Plan Review. No part of the storm water control measures can be within the public sanitary sewer easement.
01.03) Rezoning-Special Use District - 2
[Ver. 2] [Edited By Chris Jones]

WSDOT

General Issues

19. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
2/15/23 8:58 AM
01.03) Rezoning-Special Use District - 2
[Ver. 4] [Edited By David Avalos]

- Fee in lieu of sidewalk and curb and gutter required for Peters Creek Parkway frontage
- Show mail kiosk
- Right turn lane required, refer to NCDOT
- Coordinate with WSTA for new transit stop on Peters Creek Parkway
- Show ADA accommodations

Zoning

General Issues

24. Zoning

City of Winston-Salem No comments
Amy McBride
336-727-8000
amym@cityofws.org
2/8/23 1:55 PM
01.03) Rezoning-Special Use District - 2