



W-3567 Mill Creek Crossing Apartments (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

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

Project Name: W-3567 Mill Creek Crossing Apartments (Special Use Zoning from RS9 to RM8-S)
Jurisdiction: City of Winston-Salem
ProjectID: 938701

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: 16

Engineering

General Issues

24. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
2/3/23 9:20 AM
01.03) Rezoning-Special Use District - 2

If this project is to be accessed into the Winston-Salem City limits, the following would apply:

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

1. A City driveway permit would be required for the permanent connection to Dippen Road. To obtain a driveway permit, complete and sign a City driveway permit application and submit it, along with a copy of the site plan to the Engineering Division for review. A review fee of \$200 is also required. All items may be submitted through IDT plans.

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

2. Design calculations would be required for any proposed storm drainage systems. Calculations may be shown on the plan sheets in tabular form.
3. Construction details would need to be shown for storm drainage elements, sidewalks, curbing, wheelchair ramps, and dumpster pads.
4. Please include a construction detail for the proposed dumpster pads. Dumpster pads must be constructed using a 4,000 psi concrete mix and have a minimum thickness of 8". The concrete must be placed over 6" of compacted ABC stone. Additionally, the concrete driveway aprons must also be constructed using a 4,000 psi concrete mix.

[Ver. 4] [Edited By Matthew Gantt]

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
2/2/23 12:14 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/>

23. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
2/2/23 12:14 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

28. Sketch Plans and Site Plans

Winston-Salem Fire Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
2/8/23 9:04 AM
01.03) Rezoning-
Special Use District - 2

These notes may not apply to buildings that are built outside the corporate limits of Winston-Salem, or built prior to annexation. Consult with Forsyth County Fire Marshal's Office for their requirements.

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

32. Addressing & Street Naming

Forsyth County
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
2/13/23 2:41 PM
01.03) Rezoning-

Mill Creek is not approved. There is already a road named Mill Creek in Forsyth Co. My email address is alfordgd@forsyth.cc, please send me a list of names to review.

NCDOT Special Use District - 2

General Issues

33. General Comments

- NCDOT Division 9 Randy Ogburn 336-747-7900 rogburn@ncdot.gov 2/13/23 3:10 PM 01.03) Rezoning-Special Use District - 2
- Need to show a Negative Access Easement for the property line(s) adjoining Old Walkertown Road.
 - NCDOT Driveway permit required – whether the driveway connection is temporary or permanent. Randy Ogburn is the primary point of contact – rogburn@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 16.6 3-party encroachment agreement would be required for any utility ties (water and sewer) in the right of way, and sidewalk where applicable.
 - All encroachment agreements should be submitted through the online portal. Thomas Scott is the primary point of contact – ntscott@ncdot.gov
 - All permanent driveway connections shall be paved. For a roadway with shoulder sections, the first 50' shall be paved. In a curb and gutter section, the first 20' shall be paved.

Planning

2023-01-30 Issued for Planning Board Review.pdf [1 redline] (Page 1) [1] PRELIMINARY

30. Planning Comments B

City of Winston-Salem Walkertown
Bryan Wilson
336-747-7042
bryandw@cityofws.org
2/9/23 1:55 PM
01.03) Rezoning-Special Use District - 2

General Issues

1. COUNCIL MEMBER CONTACT

City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 1/24/23 2:11 PM 01.11) Pre-submittal Application: Special Use-Limi

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. Steve Causey 336-765-2377 scausey@allied-engsurv.com 1/26/23 1:17 PM 01.11) Pre-submittal Application: Special Use-Limi

2. Annexation

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 1/24/23 2:12 PM 01.11) Pre-submittal Application: Special Use-Limi</p>	<p>Property will need to be annexed before City Council can consider the rezoning request.</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 1/26/23 11:40 AM 01.11) Pre-submittal Application: Special Use-Limi</p>	<p>Noted.</p>

25. Historic Resources

<p>City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofws.org 2/3/23 1:19 PM 01.03) Rezoning- Special Use District - 2</p>	<p>No comments</p>
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35. Recommended Uses

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 2/15/23 9:27 AM 01.03) Rezoning- Special Use District - 2</p>	<p>The area plans has the entire surrounding area as Single-Family Residential. Staff believes that apartments is too much of a change from the area plans and recommends Townhomes at an RM5 density. [Ver. 4] [Edited By Marc Allred]</p>
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36. Bufferyard

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 2/15/23 8:53 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Staff recommends adding the 20' Type II Bufferyard along Old Walkertown Road to minimize the impact of having the rear side of a three story apartment buildings along Old Walkertown Road.</p>
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Stormwater

General Issues

21. Stormwater Comments

<p>City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 2/2/23 12:04 PM 01.03) Rezoning- Special Use District - 2</p>	<p>This site is not located within the City limits of Winston-Salem and so ordinarily I would say "this is outside of my jurisdictional area". However, I do see a note with this submittal that stated the "site is pending annexation". If this annexation gets finalized then and it does become part of the city of Winston-Salem then it will be subject to showing compliance with the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions. From the data shown on the plan however that indicates a reduction in impervious area from the existing to the proposed condition, this development will be exempt from the ordinance provisions due to this reduction in impervious area. Therefore no stormwater management management or permit will be required to be issued. All that is required is that plans and any relevant documentation are submitted prior to having a grading permit issued that confirms the exemption.</p>
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Utilities

General Issues

31. General Comments

[City of Winston-Salem](#) Any existing connections not intended for reuse must be terminated at the main. Water/sewer interior to the apartments will be private and will be master metered and require a backflow preventer matching the meter size. Water meters purchased through the COWS. System development fees due for water and wastewater at time of meter purchase. 6" master meter with 6" Reduce Pressure Assembly Will be required for the water line. FM will be connected to existing SSMH to COWS Detail C-28.
Chris Jones
336-747-7499
charlesj@cityofws.org
2/13/23 9:00 AM [Ver. 5] [Edited By Chris Jones]

WSDOT

General Issues

34. General Comments

[City of Winston-Salem](#) No Comments
David Avalos
336-727-8000
davida@cityofws.org
2/14/23 9:18 AM
01.03) Rezoning-
Special Use District - 2

Zoning

General Issues

29. Zoning

[City of Winston-Salem](#) Clean up note under Recreation Area Calculation to reference section 7.6.1 of the UDO
Amy McBride
336-727-8000
amym@cityofws.org
2/8/23 2:08 PM
01.03) Rezoning-
Special Use District - 2