



# W-3575 Pad Lock Self Storage (Prime Property, LLC) Special Use Zoning from HB-S (two-phase) to HB-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

Brent Sievers  
Fleming Engineering, Inc.  
8518 Triad Drive  
Colfax  
Colfax, NC 27235

Project Name: W-3575 Pad Lock Self Storage (Prime Property, LLC) Special Use Zoning from HB-S (two-phase) to HB-S  
Jurisdiction: City of Winston-Salem  
ProjectID: 962526

Thursday, March 23, 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

### 23. General comments

City of Winston-Salem  
Matthew Gantt  
336-727-8000  
matthewg@cityofws.org  
3/9/23 1:20 PM  
01.03) Rezoning-  
Special Use District - 2

1. The portion of Glenn Center Drive adjacent to this proposed development is a private street. Therefore, a City driveway permit will not be required for construction.

## Erosion Control

### General Issues

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

City of Winston-Salem  
Matthew Osborne  
336-747-7453  
matthewo@cityofws.org  
3/8/23 9:46 AM  
01.03) Rezoning-  
Special Use District - 2

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/>

## Fire/Life Safety

### General Issues

#### 25. Sketch Plans and Site Plans

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 3/14/23 8:04 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Future construction plans shall 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"> <li>• Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;</li> <li>• Clear width requirements of not less than 20 feet for two-way traffic;</li> <li>• Clear height requirements of not less than 13 feet, 6 inches;</li> <li>• 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.</li> <li>• 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.</li> </ul> <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"> <li>• Appendix B of the 2018 NC Fire Code; or</li> <li>• the ISO Fire Suppression Rating Schedule (as described in <a href="https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf">https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf</a>).</li> </ul> <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>

**2023-02-27 Sketch Plan.pdf [16 redlines] (Page 1) [1] Sketch Plan**

**3. Cloud+ B**

<p>City of Winston-Salem Nick Smith 336-747-7064 nicks@cityofws.org 2/28/23 2:29 PM Pre-Submittal Workflow - 1</p>	<p>Correct this</p>
<p>Fleming Engineering, Inc. Brent Sievers 3365446423 bsievers@flemingengineering.com 3/6/23 8:43 AM Pre-Submittal Workflow - 1</p>	<p>Plan purpose statement revised</p>

**5. Cloud+ B**

<p>City of Winston-Salem  Nick Smith  336-747-7064  <a href="mailto:nicks@cityofws.org">nicks@cityofws.org</a>  2/28/23 2:29 PM  Pre-Submittal Workflow - 1</p>	Adjust Subtitle; not a Sketch Plan
<p>Fleming Engineering, Inc.  Brent Sievers  3365446423  <a href="mailto:bsievers@flemingengineering.com">bsievers@flemingengineering.com</a>  3/6/23 8:44 AM  Pre-Submittal Workflow - 1</p>	Changed to site plan

**6. Cloud+ B**

<p>City of Winston-Salem  Nick Smith  336-747-7064  <a href="mailto:nicks@cityofws.org">nicks@cityofws.org</a>  2/28/23 2:29 PM  Pre-Submittal Workflow - 1</p>	include email address
<p>Fleming Engineering, Inc.  Brent Sievers  3365446423  <a href="mailto:bsievers@flemingengineering.com">bsievers@flemingengineering.com</a>  3/6/23 8:44 AM  Pre-Submittal Workflow - 1</p>	Added to plan

**MapForsyth Addressing Team**

General Issues

**26. Addressing & Street Naming**

<p>Forsyth County Government  Gloria Alford  3367032337  <a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a>  3/15/23 4:26 PM  01.03) Rezoning-Special Use District - 2</p>	1330 Glenn Center Dr
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**Planning**

General Issues

**1. COUNCIL MEMBER CONTACT**

<p>City of Winston-Salem  Marc Allred  336-727-8000  <a href="mailto:marca@cityofws.org">marca@cityofws.org</a>  2/28/23 9:34 AM  Pre-Submittal Workflow - 1</p>	<p><b>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: <a href="https://www.cityofws.org/564/City-Council">https://www.cityofws.org/564/City-Council</a></b></p>
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Fleming Engineering, Inc. Will contact the member  
Brent Sievers  
3365446423  
[bsievers@flemingengineering.com](mailto:bsievers@flemingengineering.com)  
3/6/23 8:47 AM  
Pre-Submittal Workflow - 1

## 22. Historic Resources

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
3/9/23 10:45 AM  
01.03) Rezoning-  
Special Use District - 2

## 31. Elevations (All sides)

City of Winston-Salem Will need elevations for all sides of building.  
Marc Allred  
336-727-8000  
[marca@cityofws.org](mailto:marca@cityofws.org)  
3/21/23 1:51 PM  
01.03) Rezoning-  
Special Use District - 2

## 32. uses

City of Winston-Salem In the reference folder there is a list currently allowed uses in the existing HB-S district. Please review and consider adding all of those currently allowed uses to the request. Please verify if you are seeking rezoning to HB-S only or are asking for HB-S (two phase) zoning. If you are requesting two-phase zoning outline the area for the second phase of development.  
Marc Allred  
336-727-8000  
[marca@cityofws.org](mailto:marca@cityofws.org)  
3/21/23 8:57 PM  
01.03) Rezoning-  
Special Use District - 2 Staff recommends that you further limit the requested "Storage Services, Retail" use to (internal only access).  
[Ver. 4] [Edited By Bryan Wilson]

## 33. Conditions

City of Winston-Salem All conditions from F-1434 and W-3174 that are applicable for this property shall apply. Those conditions are in the reference folder for you to look over. Please notify Amy McBride the conditions that will be carried forward.  
Marc Allred  
336-727-8000  
[marca@cityofws.org](mailto:marca@cityofws.org)  
3/21/23 2:09 PM  
01.03) Rezoning-  
Special Use District - 2

## 34. Use requirements

City of Winston-Salem Please review the use specific standards regarding building articulation for the storage services use and demonstrate requirements.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/21/23 8:58 PM  
01.03) Rezoning-  
Special Use District - 2

## 35. Resubmittal

[City of Winston-Salem](#) Resubmittal deadline for changes to the plan is by March 30th.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/21/23 8:59 PM  
01.03) Rezoning-  
Special Use District - 2

## Stormwater

### General Issues

## 21. Grandfathered from Stormwater Permitting

[City of Winston-Salem](#) This lot is part of the overall Shoppes at Glen Grossing development. This overall development had a stormwater management plan approved in 2006 that was in compliance with the stormwater management requirements in place at that time. The approved stormwater management plan allows for up to 70% impervious area per lot to be developed. The plan for this lot is well below that maximum allowed percentage. Therefore, it is grandfathered from the current City of Winston-Salem Stormwater Management ordinance that was adopted in 2008 and is covered under that 2006 approved stormwater management plan. Nothing further in terms of stormwater management is thus required.  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
3/8/23 2:02 PM  
01.03) Rezoning-  
Special Use District - 2

## Utilities

### General Issues

## 24. General Comments

[City of Winston-Salem](#) The meter locations, the backflow preventer locations and the 6" sewer connection look good. The FDC needs to be 100' from a Public Fire Hydrant, usually at the R/W, by the Backflow Preventer.  
Chris Jones  
336-747-7499  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
3/10/23 5:38 AM  
01.03) Rezoning-  
Special Use District - 2

## WSDOT

### General Issues

## 28. General Comments

[City of Winston-Salem](#)  
David Avalos  
336-727-8000  
[davida@cityofws.org](mailto:davida@cityofws.org)  
3/20/23 8:46 AM  
01.03) Rezoning-  
Special Use District - 2

- 7' sidewalks where parking abuts
- 26' drive aisles for 90 degree parking
- *Extend sidewalk along Glen center drive*

[Ver. 2] [Edited By David Avalos]

## Zoning

### General Issues

## 29. Zoning

City of Winston-Salem  
Amy McBride  
336-727-8000  
amym@cityofws.org  
3/22/23 9:21 AM  
01.03) Rezoning-  
Special Use District - 2

Show the 14 new large variety trees being used for credit towards tree save.

A 20 ft. Type III buffer is required next to the adjacent RS9 zoning.

Per F-1434 A min. 2 ft. high earthen berm which is landscaped is required along the frontages of all public and private streets.

Developer shall install 5 ft wide sidewalks along the frontages of Union Cross Rd and Glenn High Rd. as well as the frontages of internal public and private streets serving the subject property. Sidewalks shall also connect from the street to the buildings.

Per 5.2.89 B. STORAGE SERVICES, RETAIL – INTERNAL ACCESS:

3. Facades greater than seventy-five (75) feet in linear length shall be articulated with recesses or projections which total at least twenty-five percent (25%) of that façade's length. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.

4. For any facade facing a street or public right-of-way, glass display windows must cover at least twenty-five percent (25%) of that facade. Faux windows may be substituted for display windows provided they mimic the look of true windows.

Include elevations for all sides of the building which show these minimum percentages are being met.

[Ver. 3] [Edited By Amy McBride]