



W-3576 Country Club Road Climate Controlled Storage (Graybrook Investments, LLC) (Special Use Zoning from GO-S (two-phase) to GO-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-3576 Country Club Road Climate Controlled Storage (Graybrook Investments, LLC) (Special Use Zoning from GO-S (two-phase) to GO-S)
Jurisdiction: City of Winston-Salem
ProjectID: 962603

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: 11

Engineering

General Issues

6. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
3/13/23 10:27 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 would be required for the permanent connection to Country Club 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. Please show any proposed storm drainage features on the plan. Also provide design calculations as required. Any storm drainage calculations may be shown on the plan in tabular form. Any pipes installed within the City right-of-way would need be Class III concrete with a minimum diameter of 15".
3. Provide construction details for sidewalk, curb and gutter, storm drainage elements, wheelchair ramps, etc. Where possible, please use construction details from the City IDS Manual.
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.
5. It appears that a culvert pipe may be needed near the proposed dumpster area to direct runoff under the proposed west parking area. This area collects runoff from the east side of the new two story building and the north side of the gravel access road.

[Ver. 3] [Edited By Matthew Gantt]

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/8/23 9:32 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

7. Sketch Plans and Site Plans

Winston-Salem Fire Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
3/14/23 8:31 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

8. Addressing & Street Naming

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/15/23 3:48 PM
01.03) Rezoning-
Special Use District - 2

4734 COUNTRY CLUB RD

NCDOT

General Issues

11. General Comments

NCDOT Division 9
Ashley Long
336-747-7900
amlong1@ncdot.gov
3/20/23 1:58 PM
01.03) Rezoning-
Special Use District
- 2

- NCDOT Driveway permit required. 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>
- For the westernmost driveway connection, the radii at the road connection shall be a minimum of 20’.
- All portions of a commercial driveway, **including the returns**, shall be between two frontage boundary lines of the current of future right-of-way line.
- We need more details for the easternmost driveway. In any case, it will need to meet minimum design criteria (radii, etc.).
- A 16.6 3-party encroachment agreement would be required for any utility ties (water and sewer), and sidewalk where applicable.
- All encroachment agreements should be submitted through the online portal. Thomas Scott is the primary point of -ntscott@ncdot.gov

Planning

General Issues

1. COUNCIL MEMBER CONTACT

[City of Winston-Salem](#)
Marc Allred
336-727-8000
marca@cityofws.org
2/28/23 11:19 AM
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.](#)
Steve Causey
336-765-2377
scausey@allied-engsurv.com
3/6/23 11:05 AM
Pre-Submittal Workflow
- 1

Noted.

4. Historic Resources

[City of Winston-Salem](#)
Heather Bratland
336-727-8000
heatherb@cityofws.org
3/9/23 10:49 AM
01.03) Rezoning-
Special Use District - 2

No comments

13. Resubmittal

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/21/23 9:00 PM
01.03) Rezoning-
Special Use District - 2

Resubmittal deadline for any needed changes is by March 30th.

Stormwater

General Issues

3. Exempt from Stormwater Management Permitting

City of Winston-Salem

This development will be exempt from having to apply for and be issued with a Post Construction Stormwater Management permit and thus exempt from the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions. It will be exempt from the water quality provisions since less than 1 acre is going to be disturbed during construction per the plan disturbed area call out of 38,305 sq.ft. It will be exempt from the water quantity provisions since less than 20,000 sq.ft. of new impervious area will be created (16,891 sq.ft. will be the increase per the existing and proposed impervious area call outs). No stormwater management will therefore be required.

Utilities

Joe Fogarty
336-747-6961

General Issues

City of Winston-Salem

5. General Comments

01.03) Rezoning-
Special Use District - 2

Chris Jones

336-747-7499

charlesj@cityofws.org

3/10/23 5:04 AM

01.03) Rezoning-
Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. All water connections must have a Reduced Pressure Assembly backflow preventer matching the meter size. If new connections are desired, then system development fees will apply at new meter purchase.

Zoning

General Issues

10. Zoning

City of Winston-Salem

No comments for rezoning.

Amy McBride

336-727-8000

amym@cityofws.org

3/20/23 12:35 PM

01.03) Rezoning-
Special Use District - 2

When ready to apply for commercial review please provide a detailed landscape plan and lighting plan.

Any proposed exterior site lighting (including parking lot), other than required emergency egress lighting must, at minimum, meet the standards of UDO Section 6.6. A lighting plan meeting these requirements will be required.

A lighting plan prepared by a lighting certified (LC) lighting professional or a professional engineer licensed in the State of North Carolina shall demonstrate that all exterior lighting is designed, located, and installed in such a manner that light levels measured at the residential property line and the public right-of-way do not exceed one-half (1/2) footcandle

The dumpsters will need screening meeting the requirements of UDO 6.2.1F.

[Ver. 2] [Edited By Amy McBride]