



W-3577 The Lofts at Noel (CHM Realty, LLC) (Special Use Zoning from RS9 to RM18-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

Davis Ray
Wynnefield Properties, Inc
PO Box 395
Jamestown, NC 27282

Project Name: W-3577 The Lofts at Noel (CHM Realty, LLC)
(Special Use Zoning from RS9 to RM18-S)
Jurisdiction: City of Winston-Salem
ProjectID: 959111

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: 21

Engineering

General Issues

29. General comments

City of Winston-Salem

Matthew Gantt
336-727-8000

matthewg@cityofws.org

3/22/23 10:13 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 Lewey Lane. 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. Storm drainage pipes used in an existing or proposed right-of-way must be a minimum Class III 15" RCP pipe.

3. Construction details would need to be shown for storm drainage elements, sidewalks, curbing, wheelchair ramps, road cross sections for Lewey Lane, and dumpster pads. Please include construction detail V-13 from the City IDS Manual for a commercial driveway.

4. Please include a construction detail for any 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.

6. Please provide turning radii for the entrances off of Lewey Lane.

[Ver. 3] [Edited By Matthew Gantt]

Erosion Control

General Issues

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

City of Winston-Salem

Matthew Osborne
336-747-7453

matthewo@cityofws.org

3/8/23 9:41 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/>

24. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem

Matthew Osborne
336-747-7453

matthewo@cityofws.org

3/8/23 9:41 AM

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
3/10/23 9:50 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. **Fire apparatus access must extend to within 200 ft of all portions of the exterior of the building for sprinklered buildings or 150 ft for non-sprinklered buildings. Buildings 600 and 700 do not meet this requirement in the provided document.** 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.

[Ver. 2] [Edited By Cory Lambert]

LOFTS NOEL BASEMAP 2-27-2023.pdf [23 redlines] (Page 1)

9. Cloud+ B

City of Winston-Salem
Nick Smith
336-747-7064
nicks@cityofws.org
2/28/23 12:30 PM
01.11) Pre-submittal Application for
Special Use-Limited District Zoning
Map Amendment - 1

Text is cut off

Wynnefield Properties, Inc corrected
Davis Ray
336-822-0765
davis.ray@wynnefieldproperties.com
3/6/23 4:50 PM
01.11) Pre-submittal Application for
Special Use-Limited District Zoning
Map Amendment - 1

MapForsyth Addressing Team

General Issues

31. Addressing & Street Naming

Forsyth County Contact MapForsyth for new road names. My email is alfordgd@forsyth.cc
Government [Ver. 2] [Edited By Gloria Alford]
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/22/23 9:28 AM
01.03) Rezoning-
Special Use District - 2

Planning

[LOFTS NOEL BASEMAP3-6-2023.pdf](#) [7 redlines] (Page 1)

30. Text Box B

Forsyth County ROAD NAMES NOT APPROVED, CONTACT MAPFORSYTH
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/15/23 4:13 PM
01.03) Rezoning-
Special Use District - 2

General Issues

1. COUNCIL MEMBER CONTACT

City of Winston-Salem Please ensure that you have contacted the appropriate Council
Marc Allred Member and/or the Community Assistance Liaison for their office
336-727-8000 prior to the Planning Board Hearing. Be advised that Council
marca@cityofws.org Members may want to participate in any community outreach
2/28/23 9:37 AM efforts . Information for each Council Member can be found on their
01.11) Pre-submittal Application for website here: <https://www.cityofws.org/564/City-Council>
Special Use-Limited District Zoning
Map Amendment - 1

Wynnefield Properties, Inc Davis Ray 336-822-0765 davis.ray@wynnefieldproperties.com 3/6/23 4:52 PM 01.11) Pre-submittal Application for Special Use-Limited District Zoning Map Amendment - 1	CM Burke was contacted and discussed our proposal
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26. Historic Resources

City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofws.org 3/9/23 10:24 AM 01.03) Rezoning- Special Use District - 2	No comments
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34. Environmental Features/Greenways

City of Winston-Salem Amy Crum 336-747-7051 amyc@cityofws.org 3/20/23 3:41 PM 01.03) Rezoning- Special Use District - 2	Greenway: A greenway is proposed along the northern end of Mill Creek in the <i>Greenway Plan Update</i> . A 40' greenway easement is request along the north side of the creek along the southern property line of both parcels. The greenway easement shall begin outside of the undisturbed portion of the required stream buffer per the Winston-Salem Stormwater Management Ordinance. Wetlands: N/A Farmland/VAD: N/A Natural Heritage: N/A
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37. RM18 - Noel Drive

City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 3/21/23 2:17 PM 01.03) Rezoning- Special Use District - 2	UDO Section: 4.5.14.A.2 RM-18 Purpose Statement: This district is appropriate for GMAs 1 and 2 and may be suitable for GMA 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and <u>the site has direct access to a minor or major thoroughfare.</u> For the reason above, staff recommends extending Noel Drive so the development can have direct access to University Parkway.
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38. Alma Drive

City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 3/21/23 2:19 PM 01.03) Rezoning- Special Use District - 2	Is Alma Drive connecting to Lewey Lane in the site plan? If not, the connection needs to be made.
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40. Building Type

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
3/21/23 8:35 PM
01.03) Rezoning-
Special Use District - 2

Staff recommends two-story apartment buildings close to Lewey Lane in the northeast part of the property and close to the single-family residential neighborhood in the eastern portion of the property.
[Ver. 2] [Edited By Marc Allred]

41. Community Outreach

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
3/21/23 9:04 PM
01.03) Rezoning-
Special Use District - 2

Staff recommends doing a 500' community outreach at the minimum. A community outreach summary is due before April 5th.
[Ver. 2] [Edited By Bryan Wilson]

42. TIA

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/21/23 9:03 PM
01.03) Rezoning-
Special Use District - 2

If a TIA is still required by WSDOT, please furnish a copy (via IDT or email) to Planning Staff. If a TIA has not been submitted to them, it may be necessary to continue the case so that one can be provided and analyzed by all relevant departments.

43. Resubmittal

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/21/23 9:05 PM
01.03) Rezoning-
Special Use District - 2

Resubmittal deadline for any needed site plan changes is by March 30th.
[Ver. 2] [Edited By Bryan Wilson]

Sanitation

General Issues

33. General Comments

City of Winston-Salem
Helen Peplowski
336-727-8000
helenp@cityofws.org
3/20/23 9:14 AM
01.03) Rezoning-
Special Use District - 2

Recycling option not noted. As this is an optional residential service that can be set up at a later time, staff approves plan for recycling discipline.

Stormwater

General Issues

25. Stormwater Management Permit Required

City of Winston-Salem

Joe Fogarty

336-747-6961

josephf@cityofws.org

3/8/23 12:37 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 plan states that the impervious percentage will be 32.4% and there will be 12.88 units per acre. Since this exceeds 24% and 2 units per acre then this will be considered a high density development under the water quality provisions of the ordinance. High density developments have to manage the first inch of runoff in an approved stormwater management system. The water quality provisions also require that stream buffers be provided off of all intermittent and perennial streams. There appears to be at least one such stream on this property. You are showing a 50' buffer on your plan and this is the correct buffer width for this development. No impervious area is permitted within the buffer zone. The inner half of the buffer closest to the creek bank cannot be disturbed but the outer half may be disturbed for the purposes of grading during construction.

The plan also shows that the impervious area created will exceed 20,000 sq.ft. and so the water quantity provisions of the ordinance also will apply. These provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed in an approved stormwater management system back to at, or below, the pre developed rates and also that the increase in the 25 year volume from the pre to the post developed condition be stored in the stormwater management system and this volume released over a 2 to 5 day period.

Your plan is showing one proposed wet detention stormwater management device so its likely you are already planning on addressing these requirements.

The stormwater management permit will require a non refundable financial surety that equals 4% of the estimated construction cost of the stormwater management system to be provided to the City at the time of permitting. This is the surety required in the case where the developer will remain the entity responsible for the long term operation and maintenance of the stormwater management system which will be the case if these are going to be rental units which I would assume is the case here. If for some reason these units will be privately owned and the developer intends to establish a Home Owners Association to be the long term Operation and Maintenance entity then the surety shall consist of the developer establishing an escrow account and depositing 15% of the estimated construction cost of the stormwater management system into that account and also having an escrow agreement approved by the City at the time of permitting and once approved recorded at The Forsyth County Register of Deeds office.

An Operation and Maintenance Agreement must also be approved by the City at the time of permitting and once approved recorded at The Forsyth County Register of Deeds office.

Utilities

General Issues

27. General Comments

<p>City of Winston-Salem Chris Jones 336-747-7499 charlesj@cityofws.org 3/10/23 7:27 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Submit any public water/sewer extension plans to utilities plan review for permitting/approval. Tie water from Lewey Ln. to Belle Ave. Public water should extend the entire frontage of the property, if the COWS requires a public road along the frontage. Public water should also tie to the stub on Alma Drive if road is required to be extended. Water/sewer interior to the site will be private. Site will be master metered with a reduced pressure assembly backflow preventer matching the meter size. Water meters purchased through COWS. System development fees due at the time of meter purchase. COWS not responsible for obtaining any easements to get to the public sewer to the south of the property. That is the sole responsibility of the owner/developer.</p>
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WSDOT

General Issues

39. General Comments

<p>City of Winston-Salem David Avalos 336-727-8000 davida@cityofws.org 3/21/23 2:56 PM 01.03) Rezoning- Special Use District - 2</p>	<ul style="list-style-type: none"> • <i>Extend lewey In along entire frontage and build to city standard with curb and gutter and sidewalk (27' wide back to back of curb). Provide right of way for across the entire frontage for future extension</i> • <i>Wsdot recommends that the missing curb and gutter and sidewalk between the existing and this site on lewey should be installed</i> • <i>Provide taper on belle ave and alma back to ribbon pavement</i> • Line up centerline of belle ave and entrance • Median not allowed for entrance road will need to be city standard 27' • All way stop required at entrance
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Zoning

General Issues

35. Zoning

<p>City of Winston-Salem Amy McBride 336-727-8000 amym@cityofws.org 3/20/23 7:16 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Clarify the tree save numbers. Labels the sf. of each tree save area. The chart shows 62 new trees are being used for credit and will need to be shown on the plan.</p> <p>Common recreation areas require one large variety tree for every two thousand five hundred (2,500) square feet of common recreation area.</p>
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The following are not needed for a rezoning but commercial plan review will require a detail 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

[Ver. 2] [Edited By Amy McBride]