



Phone: 336-747-7068

College Village Commons

Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163



Dewey Anderson
Blackpine Development
915 Bridge Street
Winston-Salem, NC 27101

Project Name: College Village Commons
Jurisdiction: City of Winston-Salem
ProjectID: 225516

Thursday, October 4, 2018

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 12

Engineering

General Issues

7. Driveway permit

City of Winston-Salem Albert Gaskill 336-727-8000 albertcg@cityofws.org 9/13/18 11:05 AM 01.03) Rezoning-Special Use District - 2	A driveway permit is req'd. prior to any additional building permits issued per previous correspondence.
Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:27 PM 01.03) Rezoning-Special Use District - 2	Understood. We will submit our Driveway Permit shortly as we've got a new tenant wanting to start their up-fit in early November 2018, FYI.

MapForsyth Addressing Team

General Issues

14. Addressing & Street Naming

MapForsyth Stacy Tolbert 3367477497 tolbersy@forsyth.cc 9/18/18 9:54 AM 01.03) Rezoning-Special Use District - 2	Addresses have been issued. No other comments.
Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:40 PM 01.03) Rezoning-Special Use District - 2	OK.

Planning

General Issues

18. Recommended Conditions

City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 9/28/18 2:55 PM 01.03) Rezoning-Special Use District - 2	Show additional motorcycle parking space (2 calculated, 1 shown). Clarify existing and proposed dumpster location and verify 50' setback from adjacent RS9 zoning; label screening/bufferyard requirements as per previous ZBOA rulings; lighting condition; and condition for no freestanding or electronic message board signage [Ver. 2] [Edited By Bryan Wilson]
Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:31 PM 01.03) Rezoning-Special Use District - 2	1. #18 – Added additional motorcycle space a. Added clarification re dumpster and screening – see note 7 above. b. Added notes: i. lighting condition ii. no freestanding or electronic message board signage

22. Variance

City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 9/26/18 11:14 AM 01.03) Rezoning-Special Use District - 2	In addition to any other Interdepartmental comments for this site plan, please note along the southern and western property lines the wording shown on the attached site plan from the 1991 Board of Adjustment Variance request including the 8' opaque fence.
Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:32 PM 01.03) Rezoning-Special Use District - 2	Revised Site Plan accordingly.

15. Text Box B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 9/20/18 11:02 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Show dumpster pad and screening. Verify nonconforming status of setback.</p>
<p>Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:33 PM 01.03) Rezoning-Special Use District - 2</p>	<p>1. The dumpster location (existing and new) have been more clearly defined. Screening as required in 3-4.5 (b) Of the udo has been noted on the drawing. A 10' x 10' pad is shown which should accommodate an 8 cu. Yd. Dumpster. The dumpster is presently 35 +/- feet from the property line. There are buffers in addition to the screening around the dumpster that is required. There is a more than 5-foot elevation difference between the dumpster pad (lower)and the adjacent properties. The proposed new dumpster location is further away from the adjacent property lines than the existing one.</p>

17. Text Box B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 9/20/18 11:02 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Remove. Motorcycle parking cannot be used as a reduction</p>
<p>Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:34 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Removed motorcycle parking reduction</p>

19. Callout B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 9/25/18 9:01 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Show bufferyard location and dimensions</p>
<p>Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:34 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Bufferyard noted</p>

21. Callout B

City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 9/26/18 9:08 AM 01.03) Rezoning-Special Use District - 2	Remove On-Street Space to eliminate Sight distance issue. COWS may revoke on-street parking if sight distance becomes a problem. -Callout Duplication on correct site plan. See WSDOT Comment per Jeff Fansler. [Ver. 2] [Edited By Bryan Wilson]
Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:34 PM 01.03) Rezoning-Special Use District - 2	On-street space removed

Sanitation

[CollegeVillagePlaza-Site Plan_Proposed-Rezoning \(2\).pdf](#) [1 redline]

9. Approved

City of Winston-Salem Jennifer Chrysson 336-727-8000 jenniferc@cityofws.org 9/13/18 11:48 AM 01.03) Rezoning-Special Use District - 2	No Comment.
Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:40 PM 01.03) Rezoning-Special Use District - 2	OK.

Stormwater

General Issues

5. No Stormwater Comments

City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 9/12/18 1:32 PM 01.03) Rezoning-Special Use District - 2	This site will not be subject to any provisions of the Stormwater management ordinance due to minimal, if any, impervious area increases and also because less than 1 acre shall be disturbed during construction. Therefore, no comments.
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Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:41 PM 01.03) Rezoning-Special Use District - 2	OK.
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Utilities

General Issues

8. General Comment

City of Winston-Salem Charles Jones 336-727-8000 charlesj@cityofws.org 9/13/18 11:12 AM 01.03) Rezoning-Special Use District - 2	Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. All water connections will require a backflow preventer. Water meters purchased through COWS. No heavy cut/fill over existing 6" sewer main. A grease interceptor will be required for any restaurants. Contact Bob Kitchens at 336-732-1332.
Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:36 PM 01.03) Rezoning-Special Use District - 2	Comment re backflow, etc. noted

WSDOT

[NC_WS_753 N. Avalon Road \(27104\)_Re-Zoning_Site Plan \(Proposed\)_9-4-2018.pdf \[4 redlines\]](#) (Page 1) [1]
Site Plan_Proposed_SketchPlanRev

20. Callout B

City of Winston-Salem Jeffrey Fansler 336-727-8000 jeffreygf@cityofws.org 9/25/18 3:34 PM 01.03) Rezoning-Special Use District - 2	Remove On-Street Space to eliminate Sight distance issue. COWS may revoke on-street parking if sight distance becomes a problem.
Blackpine Development Dewey Anderson 3366080370 dewey@blackpinedevelopment.com 10/4/18 1:37 PM 01.03) Rezoning-Special Use District - 2	On-street space closest to spring garden has been removed [Ver. 2] [Edited By Dewey Anderson]