



W-3438 Brighton Pointe Apartments (Special Use District Rezoning)



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

Phone: 336-747-7065

City of W-S Planning

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

Project Name: W-3438 Brighton Pointe Apartments (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 364731

Wednesday, March 18, 2020

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: 17

Erosion Control

General Issues

20. Erosion Control Plan Needed

<p>City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 3/5/20 3:17 PM 01.03) Rezoning- Special Use District - 2</p>	<p>If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation 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 at the following link: https://winston-salem.idtplans.com/secure/</p>
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21. Erosion Control Plan Review to NCDEQ - DEMLR

[City of Winston-Salem](#) 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).
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/5/20 3:17 PM
01.03) Rezoning-
Special Use District - 2

IDTP

[BRIGHTON POINTE_REZONING SKETCH_3-2-2019.pdf \[3 redlines\]](#) (Page 1)

29. Callout B

[City of Winston-Salem](#) Include a way for pedestrians to cross from one side of this drive aisle to the other.
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/17/20 5:12 PM
01.03) Rezoning-
Special Use District - 2

[ROLLING HILLS_REZONING SKETCH_2-24-2019.pdf \[22 redlines\]](#) (Page 1)

13. COUNCIL MEMBER CONTACT B

[City of Winston-Salem](#) PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.
Samuel Hunter
336-727-8000
samuelp@cityofws.org
2/25/20 11:15 AM
Pre-Submittal Workflow - 1

[Wynnefield Properties, Inc](#) We reached out to John Larson (Winston-Salem City Council, South Ward) via e-mail on February 26, 2020 and will contact neighboring property owners within 500' once a meeting and/or conference call has been had with Mr. Larson.
Davis Ray
336-822-0765
davis.ray@wynnefieldproperties.com
2/28/20 1:09 PM
Pre-Submittal Workflow - 1

MapForsyth Addressing Team

General Issues

25. Addressing & Street Naming

[Forsyth County Government](#) road names are approved for use.
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/16/20 10:57 AM
01.03) Rezoning-
Special Use District - 2

Planning

General Issues

17. CAC/Greenway

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
3/4/20 2:39 PM
01.03) Rezoning-
Special Use District - 2

19. Design

City of Winston-Salem Extend sidewalk to Stafford Place Boulevard.
Gary Roberts [Ver. 2] [Edited By Samuel Hunter]
336-747-7069
garyr@cityofws.org
3/12/20 10:03 AM
01.03) Rezoning-
Special Use District - 2

22. CPAD

City of Winston-Salem The South Suburban Area Plan Update (2017) recommends Intermediate-Density Residential (8.1-18 DU/Ac) land use at this location. The subject property is located in the Peters Creek Activity Center, which has the following recommendations:
Kelly Bennett
336-727-8000
kellyb@cityofws.org
3/9/20 7:50 AM
01.03) Rezoning-
Special Use District - 2
- Developments should have a pedestrian-oriented urban form with buildings placed near the street, on-street public parking, and private parking located to the rear and sides of buildings. - Uses should be linked to each other and adjoining properties with vehicular and pedestrian connections.

24. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
3/10/20 10:43 AM
01.03) Rezoning-
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Stormwater

General Issues

18. Stormwater Permit Required

[City of Winston-Salem](#)
 Joe Fogarty
 336-747-6961
josephf@cityofws.org
 3/5/20 8:45 AM
 01.03) Rezoning-
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This development will require a post construction Stormwater management permit to be issued that addresses the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. The development is 24% built upon and therefore is considered a high density development as regards the water quality provisions of the ordinance. Therefore, the first inch of runoff must be managed in an appropriately designed Stormwater management device. The development also proposes to create more than 20,000 sq.ft. of impervious area and is therefore also subject to also managing to meet the quantity provisions of the ordinance. These require management of the peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration back to at, or below, the pre developed rates and also management of the increase in the 25 year volume and release of this volume over a 2 to 5 day period. Please note that the Planning Board may require you to show on your plan what type of Stormwater management device you are proposing to design. The plan does not specifically state the exact type of BMP at the time of review. Stormwater staff does not need to know until the actual development is submitted for permitting what type of device you will use but its not uncommon for the Planning Board to want to know this for their own review. If you do end up stating the type of BMP and the Planning Board approve that on the plan they review then this is the BMP that must be built and adhered to when it comes to permitting. Finally, for any Stormwater management system designed, the permit requires a non-refundable financial surety equal to 4% of the construction cost of the Stormwater management system to be provided to the City by the developer and also an Operation and Maintenance Agreement to be approved and once approved recorded at The Forsyth County Register of Deeds office.

Utilities

General Issues

23. General Comments

[City of Winston-Salem](#)
 Charles Jones
 336-727-8000
charlesj@cityofws.org
 3/11/20 8:49 AM
 01.03) Rezoning-
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Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through COWS. System development fees will be due at time of meter purchases. No part of the storm water pond is to be built in the existing sewer easement. No steep slope over existing sewer easement. No heavy cut/fill over existing sewer main without approval of Utilities Plan Review. CCTV of existing sewer line required post construction.

[Ver. 2] [Edited By Charles Jones]

Zoning

General Issues

26. Bufferyards

[City of Winston-Salem](#)
 Desmond Corley
 336-727-8000
desmondc@cityofws.org
 3/17/20 5:01 PM
 01.03) Rezoning-
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It makes the most sense to show the widest possible bufferyard along the eastern property boundary, utilizing the existing vegetation near the stream. Additional landscaping can be supplemented at the top of the stream bank or at the back of the parking lot curb.

27. Drive Aisle Width

City of Winston-Salem Label the width of Glacier Fork Street.

Desmond Corley
336-727-8000

desmondc@cityofws.org

3/17/20 5:04 PM

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28. Development Signage

City of Winston-Salem The proposed development sign is within the restricted sight triangle. Please find an alternate location for this sign.

Desmond Corley
336-727-8000

desmondc@cityofws.org

3/17/20 5:08 PM

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30. MVSA Plantings

City of Winston-Salem Please show required MVSA plantings on the site plan:

Desmond Corley
336-727-8000

desmondc@cityofws.org

3/17/20 5:19 PM

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- One large variety tree for every five thousand (5,000) square feet of MVSA and no parking space located more than seventy-five (75) feet from the trunk of a required large variety tree

31. Lighting

City of Winston-Salem The standards of UDO ClearCode Section 6.6 (Exterior Lighting) will apply.

Desmond Corley
336-727-8000

desmondc@cityofws.org

3/17/20 5:23 PM

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32. Dumpster Screening

City of Winston-Salem Proposed dumpsters are required to be screened according to the provisions of UDO ClearCode Section 6.2.1F (Outdoor Storage Area Screening Standards).

Desmond Corley
336-727-8000

desmondc@cityofws.org

3/17/20 5:29 PM

01.03) Rezoning-

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