



# W-3498 BRIAN & ELIZABETH McCULLEY (Special Use Rezoning)

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

thomas riccio  
THOMAS A. RICCIO & ASSOCIATES  
440 WEST END BOULEVARD  
WINSTON-SALEM, NC 27101

Project Name: W-3498 BRIAN & ELIZABETH McCULLEY  
(Special Use Rezoning)  
Jurisdiction: City of Winston-Salem  
ProjectID: 614612

Wednesday, September 22, 2021

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: 8

### Addressing

[AU21362.PDF](#) [1 redline] (Page 1)

#### 19. Text Box B

Forsyth County      2656  
Government  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
9/20/21 1:40 PM  
01.03) Rezoning-  
Special Use District - 2

### Engineering

## General Issues

### 11. No comment

[City of Winston-Salem](#)  
Matthew Gantt  
336-727-8000  
[matthewg@cityofws.org](mailto:matthewg@cityofws.org)  
9/8/21 2:17 PM  
01.03) Rezoning-  
Special Use District - 2

No new driveways or access points onto City streets are proposed. No comment from Engineering

## Erosion Control

## General Issues

### 12. Erosion Control Plan Needed

[City of Winston-Salem](#)  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
9/8/21 2:59 PM  
01.03) Rezoning-  
Special Use District - 2

If the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), 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

### 15. Notes

[Winston-Salem Fire Department](#)  
Cory Lambert  
336-734-1290  
[coryml@cityofwsfire.org](mailto:coryml@cityofwsfire.org)  
9/14/21 1:36 PM  
01.03) Rezoning-  
Special Use District - 2

Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

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.

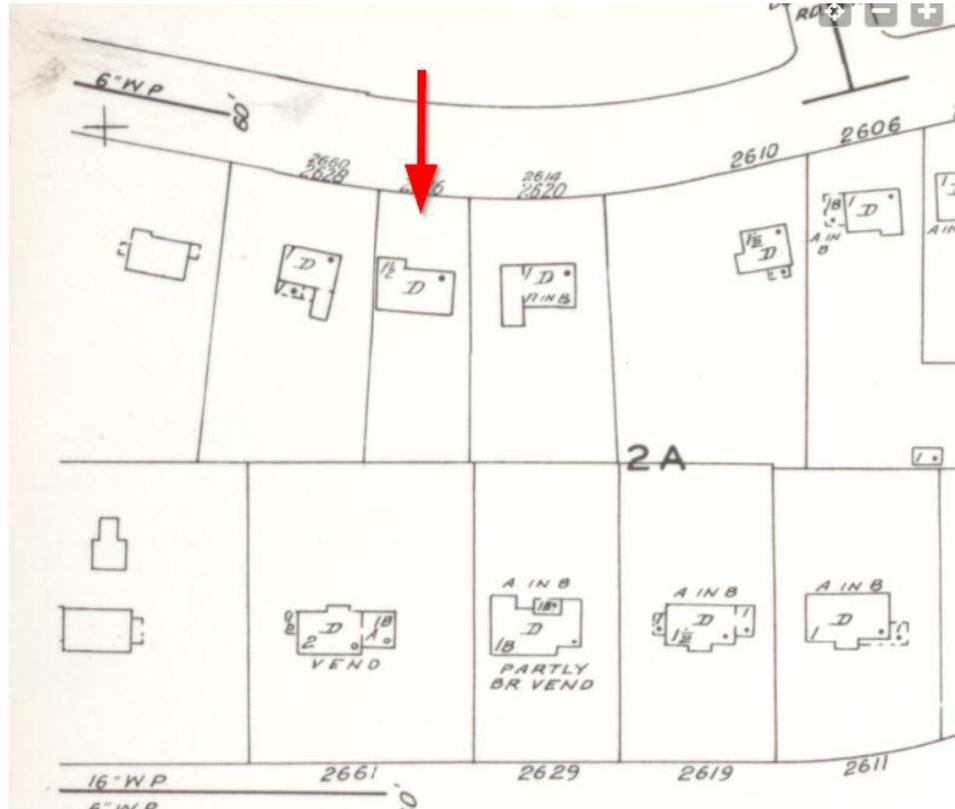
## Planning

## General Issues

### 14. Historic Resources

City of Winston-Salem  
Heather Bratland  
336-727-8000  
heatherb@cityofws.org  
9/9/21 11:36 AM  
01.03) Rezoning-  
Special Use District - 2

The house at 2652 Forest Drive is located within the boundaries of the Buena Vista Historic District (FY4155), which was placed on the NC Study List for the National Register of Historic Places in 2009. The 1958 Sanborn map does not show an outbuilding on the lot. Historic Resources staff does not have concerns about the proposed demolition of the existing outbuilding.



[Ver. 2] [Edited By Heather Bratland]

## Stormwater

### General Issues

#### 10. Stormwater Management - No Comments

City of Winston-Salem  
Joe Fogarty  
336-747-6961  
josephf@cityofws.org  
9/8/21 10:08 AM  
01.03) Rezoning-  
Special Use District - 2

This development is clearly going to be exempt from the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions due to the small scope and size of its nature. Developments that do not increase the impervious area from the existing condition are exempt from all of the provisions (quality and quantity) of the ordinance. If there is an increase in impervious area then developments that disturb less than 1 acre of land during construction are exempt from the water quality provisions of the ordinance and developments that create less than 20,000 sq.ft. of new impervious area are exempt from the water quantity provisions of the ordinance. While the existing impervious area and proposed impervious area and the disturbed area are not stated on the plan its clear that one or all of these exemptions will be met and therefore I have no comments. Stormwater management will not be required.

## Utilities

### General Issues

#### 13. General Comments

[City of Winston-Salem](#)  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
9/9/21 6:48 AM  
01.03) Rezoning-  
Special Use District - 2

If Map Forsyth assigns a new address to this new dwelling, then you can have another water meter installed for that address. You do not have to have a new meter installed. You can share the water and sewer since the current dwelling and this dwelling are on the same lot.

## Zoning

### General Issues

#### 20. Zoning

[City of Winston-Salem](#)  
Elizabeth Colyer  
336-747-7427  
[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org)  
9/21/21 9:36 AM  
01.03) Rezoning-Special  
Use District - 2

The proposed attached ADU meets principal building setbacks, but exceeds the 1,000 square-foot limitation in size. If this becomes a detached ADU, it exceeds the 5% maximum allowable area and would require an approved SUP from the City Zoning Board of Adjustment, along with a rezoning approval.