

**TECHNICAL REVIEW COMMITTEE
PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS**

Note: Village Planning staff is responsible for coordinating the Technical Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations listed. Further, please note that additional information may be forthcoming from Departments that indicate “See Emailed Comments” or another similar phrase. A list of recommended conditions from this Technical Review Committee will be sent to you via fax generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE #: C-249 **PARCEL PIN:** 5883-04-0489
PROJECT TITLE/DESCRIPTION: Town Center Outparcel 2
UDO: GB-S to GB-S

NCDOT District 2: Sr. Assistant District Engineer, Randy Ogburn (336-747-7900)

- Encroachment agreements are required for any construction or utility ties occurring within the Controlled Access area. Thomas Scott is the contact person – ntscott@ncdot.gov

Winston-Salem/Forsyth County Inspections (Zoning), Amy McBride (336-727-2626) amym@cityofws.org

- No comments

Winston-Salem (Erosion Control/Floodplain Program Manager) Matthew Osborne (336-747-7453) matthewo@cityofws.org

- 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/>

Clemmons Public Works/Stormwater, Mike Gunnell (336-439-5187) mgunnell@clemmons.org

- Stormwater permit will be required.
- Complete the watershed calculations. Note proposed impervious area cannot exceed 70% or the existing impervious area which ever greater. A sealed as-built survey of the site will be required if the existing impervious area exceeds 70%.
- A can wash area shall not be located outside of the building.
- Label all parking dimensions and parking landscape island green area square footages.

- Provide heavy duty asphalt pavement in fire/garbage truck travel areas.
- Parking lot lights shall meet the UDO.
- Add sight distance triangles at entrance.
- Site will require a sediment and erosion control permit from WS erosion control.
- Site will require a stormwater management permit (not the short form since it disturbs greater than 20,000 sf) and review fees.
- Adjust watershed data note to say “This site is located entirely within a WS-IV watershed and is subject to all Village of Clemmons and NCDEQ regulations and ordinances. Maximum allowable impervious area for this site is 70%.
- Show location of Back Flow Preventors and provide screening.
- Provide Dumpster screening detail. Facade should match building material. Dumpster orientation should be rotated not to face a public street.
- Add a 10’ utility easement along all public right-o-way.
- All downspouts shall connect to the storm drainage system draining to the SCM.
- Show stop bars at stop sign locations.
- Driveway permit required.
- Show monument sign if one is desired.
- Add stormwater Blanket Easement Note.
- Crosswalks shall be consistent within the Town Center Development area.
- Please note the type of parking lights to be used.

Forsyth County Fire, Scott Routh (336-703-2550) routhcs@forsyth.cc

- We can’t reach all portions of the building within 150’. **503.1.1-** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following exist: 1.1 When the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 the dimension shall increase to a minimum of 200 feet. 1.2 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 1.3 There are not more than two Group R-3 or Group U occupancies. 2. The fire code official is authorized to modify or exempt fire apparatus roads for solar photovoltaic power generation facilities.
- The drive in front of the building is in excess of 150’ and does not meet the code. **503.2.5-** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus

Clemmons Fire, Jerry Brooks (336-766-4114)

- I concur with Fire Marshal Routh comments on C-249 Town Center 2 Site Plans.

Winston-Salem/Forsyth County Utilities, Chris Jones (336-747-7499) charlesj@cityofws.org

- Water meters purchased through COWS. System development fees due at the time of meter purchase. Water connections to the restaurants must have Reduced Pressure Assembly Backflow Preventers. Each restaurant will need their own minimum 1,000 Gallon GI, no sharing. Try to get the public sewer connection at the R/W out of the driveway. Is it possible to connect to sewer one SSMH South? Remove the water stub to the property and sleeve main. Connect water to the main in Gentry Lane.

Clemmons Planning, Nasser Rahimzadeh (336-712-4035) nasser@clemmons.org

- Need to comply with B.2-1.3.1(A) Façade and Building Elevations...All new and redeveloped sites/structures as defined in by Chapter B, Article 1-5.5 shall provide windows and doors arranged so that forty percent (40%) of the length of the first floor building elevation facing the street meet this requirement. Multi-story structures shall provide windows arranged so that twenty percent (20%) of the length of the secondary stories has the said treatment. Windows shall not be constructed of a reflective material. Blank walls shall not be greater than twenty (20) feet on any elevation.
- Make sure the building design and material comply with B.2-1.3.1(A)1. - B.2-1.3.1(A)5.
- Please install sidewalk in the ROW per B.2-1.3.1(B) Sidewalk...All new and redeveloped site/structures as defined by Chapter B, Article 1-5.5 shall provide a minimum of a five (5) foot sidewalk along the entirety of the property frontage.
- Amend streetyard to reflect B.2-1.3.1(C) Planting Strip.
- Note - lighting must comply with B.2-1.3.1(E). Photometric plan shall be added as a condition.
- A number of accessory uses are allowed pertaining to proposed primary uses, see B.2-6 for additional information.
- All proposed signs shall require permits and comply with B.3-2.
- Did you mean 46 parking spaces instead of 45?
- Note that all utility service areas (UTILITY SERVICE AREA. An area which contains any surface mounted heating, ventilation, or air conditioning equipment or freestanding above ground devices, such as utility boxes, booster boxes, switchgear, and transformers, which are part of an underground utilities system) shall be screened per B.3-4.6.
- Adjacent residential use is zoning PB and is deemed Low Intensity Commercial (LIC) Zoning Type per B.3-5.2(A)(1)(c).
- Note that the development shall comply with B.3-11.2(A) Nonresidential Uses...All air handling machinery, dumpsters, compressors or water coolers for nonresidential uses shall be set back a minimum distance of fifty (50) feet from any property line adjacent to residential uses or residentially zoned land.
- Village Point Design Guidelines:
 - Recommend adding more than one and using either an inverted U or “Cora” bicycle type racks. Please locate bike rakes close

to building entrances and install a curb ramp in any drive near the bike parking.

- Decorative lighting shall be submitted to staff and shall mimic existing lighting aesthetics within the vicinity.
- A primary entrance facade shall be oriented toward the street, be designed for the pedestrian, and be distinguishable from the rest of the building. Such entrances shall be designed to convey their prominence on the fronting façade. Use building massing, special architectural features, and changes in the roof line to emphasize building entrances. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.
- Earth tones or neutral colors shall be the required.
- No data provided on materials. In addition to requirements in the UDO: Commercial building walls shall be brick, stucco, stone, marble, or other materials similar in appearance and durability. Regular concrete block may be used on building walls not visible from a public street. Decorative concrete block, siding, EIFS, and other minority elements may be used as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, dimensional asphalt shingles or similar material.

Clemmons Planning, Jeff Vaughn (336-712-4038) jvaughn@clemmons.org

- Show proposed sign location
- Roof top equipment must be screened from all public ROW's
- How is the loading/unloading space to be accessed? May reduce size of space to accommodate the largest expected delivery vehicle.
- In proposed uses, change Retail Development Specialty or Miscellaneous to Retail Store Specialty or Miscellaneous
- Clearly show dedicated 20' streetyard.

Winston-Salem/Forsyth County GIS Mapping and Design, Carly Everhart (336) 747-7012 carlye@cityofws.org

- No comments

Forsyth County Addressing, Matthew Hamby (336-703-2337) hambyme@forsyth.cc

- 3471 Gentry Lane is the address for the shell of the building. The rest of the address are 2750sqft=3475 Gentry Ln 3000sqft=3479 Gentry Ln 1250sqft= 3483 Gentry Ln 3000sqft= 3487 Gentry Ln.