

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 other 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 TITLE: C-225 PROJECT DESCRIPTION: Rezoning NB-S to convert an existing single family dwelling to office use

NCDOT- Phone # - 336.747.7900

No Comments

Signature

Inspections (Zoning), Jeff Hunter (747-7427)

- include all Type I Bufferyard plantings per the Table B.3.14 proposed plantings, height, spacing and names for PBR review
- for the Steelyard flexible compliance, please show this on the PBR Site Plan, proposed plantings, height, spacing and names
- recommend an anchored wheel stop for the handicap space
- show any proposed freestanding signage and site distance triangles on the Site Plan
- driveway permit to be issued by Clemmons/NCDOT
- Erosion control permit, if needed, to be issued by City of Winston Salem – contact is Kent Wall, kentw@cityofws.org, 336-747-7454

Signature

(Erosion Control), Matthew Osborne- Phone # - 747.7453

No Comment

Signature

Public Works/Stormwater, Mike Gunnell - Phone # - 336.766.9170

1. Check the zoning and pin numbers for subject property and adjoining properties.
2. Replace the watershed note with the following notes:
 - a. The site is located in a 303(d) listed watershed.
 - b. Current zoning only allows a maximum 60% impervious area.
3. Village of Clemmons Driveway Permit will be required.
4. Village of Clemmons Exempt Stormwater Permit will be required if the site disturbance is less than 20,000 sf.
5. Add curb and gutter, with a 3’ planting strip, and 5’ sidewalk.
6. Recommend to widen driveway width and reduce radius size keeping driveway 5’ from property line.
7. Commercial driveway permit will be required.

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Fire (Clemmons) Jerry Brooks- Phone # - 336.766.4114

Fire (County)- Scott Routh Phone # - 336.703-2550

Need to be able to access all portions of the building within 150' of the fire department access road. The driveway into the residence would work if it is widened to 20" and an approved apparatus turn around is provided. (503.1.1) You could also move the driveway to the other side of the house and meet the width requirements. One other solution would be to install an approved fire alarm system which is accepted as an alternate means in accordance to the fire code and the 150' requirement could be increased.

Signature

Utilities, Jack Fitzgerald- Phone # -336-747-7309

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 City of Winston-Salem.

Signature

Planning- Phone #336-766-7511

Complete tree save legend

Label required streetyard and buffers, would prefer for handicap space to be located the back of the building, with it located directly adjacent to the public ROW not sure how you will be able to provide screening or streetyard.

Signature

Addressing-Matthew Hamby (336) 747-7074

Signature