

**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-236 **PARCEL PIN:** 5893-13-5451

PROJECT TITLE/DESCRIPTION: Bojangles ± 0.76 acres for restaurant with drive-through service

UDO: Highway Business – Special

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

- If the current access is allowed off of Lewisville-Clemmons Road, we would require a driveway permit. However, if the access at the gas station were to be closed by the Village/County, no driveway permit would be required.

Winston-Salem/Forsyth County Inspections (Zoning), Jeff Hunter (336-727-2626) jeffph@cityofw.org

- If more than 10,000 SF of area is disturbed, a grading plan will be required with tree save area calculations on the plan.
- Label the angle of the parking spaces in degrees.
- Label the drive aisle width in front of the store.
- Landscaping: Document the type of vegetation, height and spacing requirements of the streetyard and motor vehicle surface areas per section 3-4 of the UDO. Each large variety tree requires a 600 SF planting area.
- The proposed dumpster must be screened per UDO 3-4.5, “Outdoor Storage Area Screening Standards.”
- Is there an existing access easement to the Circle K store to the south of the proposed site?
- Signage requires separate permits. If a freestanding ground sign is proposed, show the location on the site plan.

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. 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/>

Clemmons Public Works/Stormwater, Michael Gunnell (336-766-9170) mgunnell@clemmons.org

- See attached PDF for feedback

Clemmons Fire Jerry Brooks (336-766-4114)

- No Comment

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

- At least one entrance needs to be 20' wide and continue along the front and end of the building till it meets the 23' wide entrance. This will allow for fire department access.
- Without knowing the type of construction, I am unable to determine the needed fire flow for the building. When plans are submitted make sure to refer to Appendix B to make sure the needed fire flow is met. If the fire flow requires more than one fire hydrant then it will need to be shown on the plans.

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

- Any existing water or sewer connections not intended for reuse will be terminated at the main. Water meters purchased through COWS. Backflow preventer required on all water connections. System development fees are due at time of meter purchase. Please place the public sanitary sewer connection out of the driveway. Grease interceptor will be sized by utilities plan review based on kitchen fixture schedule.

Clemmons Planning, Nasser Rahimzadeh (336-766-7511) nasser@clemmons.org

- All roof top equipment shall be completely screened from view from L-C Rd. and Market Center Dr.
- Provide sidewalk along Lewisville-Clemmons Rd. and Market Center Dr.
- Provide a cross access easement or blanket easement through the site to the property to the South
- Lighting condition
- Provide sidewalk on frontage 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.
- Planting strip location needs to start from the back of the curb to the sidewalk frontage and be a minimum of 8' in width per B.2-1.3.1(C) In place of the required streetyard tree planting requirements set forth in Chapter B, 3-4.3 (B) all new and redeveloped sites/structures as defined by Chapter B, Article 1-5.5 shall provide a minimum of an eight (8) foot planting strip from the back of curb to the sidewalk frontage. All other applicable streetyard requirements apply.
- Please revisit lighting plan and modify so it complies with B.2-1.3.1(E)(3) All lighting fixtures shall be cut-off or shoebox style that only disperses ½ candle determined by a photometric lighting plan.
- See exhibit A and Market Center Drive plans prepared by Kimley Horn for compliance Per B.2-1.6(E)(C)7. Right-of-way shall be required to be recorded as shown in "Exhibit A" with a zoning change of use permit as shown in Exhibit A.
- See exhibit A and Market Center Drive plans prepared by Kimley Horn Per B.2-1.6(E)(C)10. Newly created sidewalks as shown in "Exhibit A" shall be required under the same requirements of Section E above.
- Modify site to add another walkway for pedestrian accommodations per B.2-1.6(E)(E)(1)(a) All new development shall provide pedestrian walkways between the building and entrance/exits and parking areas, and within parking areas to designated walking areas especially where there is a need to connect dispersed buildings with parking areas.
- All signage shall comply with B.3-2 and shall require permitting.
- Indicate off-street loading and unloading areas per B.3-3.6
- Please provide 10' x 40' sight easements where applicable per B.3-4.2(C) Compliance with Sight Easement Requirements Landscaping

required by this section shall comply with the minimum State or local sight easement requirements for street intersections and driveways.

- Please show a 75' radius around large variety trees per B.3-4.3(C)(5) Distance of Parking Spaces to Trees. No parking space shall be located more than seventy-five (75) feet from the trunk of a required large variety tree, except where overhead utility lines exist in accordance with Section B.3- 4.2(J) no parking space shall be located more than fifty (50) feet from the trunk of a required small or medium variety tree, unless otherwise authorized in this Ordinance.
- Please modify utility service areas “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” to ensure that they are compliant with B.3-4.6
- Please ensure that plant species and aesthetics are similar to adjoining parcels.
- The overlay encourages using neutral/earth colors and to avoid white/black. The color legend for the cementitious panel finishes fit well with many of the newer buildings along Lewisville-Clemmons Road. Please consider changing the color of the elevations to ones that fit with the more traditional Bojangle’s colors and other buildings on Lewisville-Clemmons Road.

Please change the purpose statement to reflect the fact that this is now a special zoning request instead of a site plan amendment.

Forsyth County Addressing, Matthew Hamby (336-747-7074) hambyme@forsyth.cc

- The address is 2468 Market Center Dr.



PUBLIC WORKS

May 19, 2020

Subject: Bojangles TRC Comments

1. Show location of backflow preventers for the site, domestic and fire if required.
2. Stormwater permit will be required.
3. 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%.
4. A can wash area shall not be located outside of the building.
5. Label all parking dimensions and parking landscape island green area square footages.
6. Provide heavy duty asphalt pavement in fire/garbage truck travel areas.
7. Provide pedestrian access/route from shopping center parking area to the Bojangles site.
8. Entrance drive will require a concrete apron to meet the Village's commercial driveway requirements if connecting to a public right-of-way.
9. Parking lot lights cannot impact Lewisville-Clemmons Road.
10. At least one handicap space should be van accessible.
11. Show a loading/unloading space. Size will depend on largest delivery truck.
12. Add sight distance triangles at entrance drive.
13. Site will require a sediment and erosion control permit from WS erosion control.
14. Site will require a stormwater management permit (not the short form since it disturbs greater than 20,000 sf) and review fees.
15. 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%. Due to

previous impervious coverage being greater than what is currently allowed, all new redevelopments on this property will be required to stay at the same impervious percentage or decrease until the current site impervious area reaches 70% or less. At that point, the site must maintain no more than 70% impervious area at all times.”

16. Add improvements as shown on the plans prepared for Market Center Drive by Kimley Horne for the Village of Clemmons.
17. Provide any easements and right-of-way as shown on the Market Center Drive Construction Plans.
18. Show location of Back Flow Preventors and provide screening.
19. Crosswalks shall be the consistent with remainder of the development for Market Center Drive.
20. All parking dimension shell meet the Village of Clemmons UDO requirements.
21. Provide Dumpster screening detail. Facade should match building material.

