

**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 #: PBR-001-20 **PARCEL PIN:** 5894-29-2028

PROJECT TITLE/DESCRIPTION: Piedmont Natural Gas ± 0.50 acres for utilities

UDO: Residential Single Family (RS-9)

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

- Gayray Street is not a state-maintained road, nor does it tie with a state-maintained road. Therefore, NCDOT does not have any comments

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

- A grading permit may be required if more than 10,000 square feet of area is disturbed. Add the tree save area calculation table to the grading plan.
- Label tree save area.
- Label the setbacks in the front and east side of the lot.
- A type I bufferyard may be required except for the driveway portion.

*Any structure erected or use instituted must be set back not less than 40' from the property lines of adjacent residentially zoned property.

**Exempt from the provisions above are lines for the transportation, transmission and distribution of various utilities including gas.

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

- Since Piedmont Natural Gas is a public utility, 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).

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

- See attached PDF for feedback

Clemmons Fire Jerry Brooks (336-766-4114)

- Fire protection is provided by Lewisville Fire Department

Forsyth County Emergency Services Brian Booe (336-703-2546) booe@forsyth.cc

Appendix D in regards to Fire Apparatus access roads Section D102.1:

- Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

D103.5 Fire Apparatus access road gates: Gates securing the fire apparatus access roads shall comply with all of the following criteria:

- Where a single gate is provided, the gate width shall not be less than 20 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet.
- Gates shall be of the swinging or sliding type.
- Construction of gates shall be of materials that allow manual operation by one person.
- Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. (Install a lock per the Forsyth County Fire Department Knox box program)
- Methods of locking shall be submitted for approval by the fire code official.
- Electric gate operators, where provided, shall be listed in accordance with UL 325.
- Gates, intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

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

- Sewer and water are private, no comment.

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

- Clearly show and label proposed tree save areas on plan
- Show and label 20' thoroughfare overlay and plantings adjacent to US421
- All above ground equipment shall be screened from view from US421 with an opaque fence per UDO 2-1.6(B)(2)(e)(iv) and (v)
- Parking will require 10' streetyard along Gayray St. Streetyard may not extend into the ROW.
- Consider planting a TYPE I bufferyard on the West side of site adjacent to residential uses.
- Clearly label setbacks from all property lines
- Insufficient rear and side yard setbacks per B.2-5.71(A)setbacks... Any structure erected or use instituted shall be set back not less than forty (40) feet from property lines of any adjacent residentially zoned property.
- Fence height is sufficient, the material is insufficient per the definition of fence in Chapter A Definitions FENCE OR WALL, OPAQUE. A vertical structure constructed of masonry, concrete, metal, or wooden material which does not allow light to pass through.

AND SCREENING. The method by which the view from one site to an adjacent site is shielded or hidden. Screening techniques include bufferyards, berms, and opaque fences or walls.

- No Bufferyard shown, type I Bufferyard is required per B.2-5.71(B)(2) Bufferyard...All uses which may be potential nuisances by creating glare, dirt, noise or other adverse impacts shall be screened, except for driveways, with a type I bufferyard as specified in Section B.3-5.
- Table B.3.8 – requires 1 parking space per employee. Please including the off-street parking calculations per the site plan legend
- Bufferyard type I is required per B.2-5.71. Please choose Type I Bufferyard design options per table. B.3.14. Please include the Bufferyard calculations per the site plan legend

Note: Tree protection during construction per B.3-4.2.1(A)(5) shall be followed to receive credit for existing trees. Please indicate that on the site plan.

Note per 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.

Note: Please review B.7-4.1 to ensure that the site plan is compliant with Form 1 submittals

Note: It may be best to merge the two parcels owned by PNG in order to gain enough land to comply with the required setbacks

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

- The utility address assigned is 5775 Gayray Street



PUBLIC WORKS

June 17th, 2020

Subject: PNG TRC Comments

- 1) Stormwater Management Permits will be required for each site separately (the site on SW Acres will absolutely have to have a BMP on site and will need to delegate area for that. The site on Gay Ray is so close that it potentially could if the disturbance area increases anymore).
- 2) Grading permit will be required for each site.
- 3) Paved/concrete driveway approach per Clemmons Code.
- 4) Driveway permit will be required for each site separately.
- 5) Adequately sized drainage pipe under the driveways (must be 15" minimum and VOC approved material).
- 6) Depending on offsite disturbed areas, may need to show more on these plans. How far offsite will any new lines go?
- 7) Need to show site distance triangles.
- 8) Completely encapsulate all pipes within utility easements.
- 9) Need to show all stream centerlines.
- 10) Need to show stream buffers per VOC Ordinances (from top of bank).
- 11) A street cut permit will be required if any utilities are intended to be installed by open cut. A permit will not be required if a bored in used. Please note on plans.
- 12) Add a storm drainage pipe for the ditch line for any proposed entrances.