

**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 #:** SPA-20-001 **PARCEL PIN:** 5892-39-7620

**PROJECT TITLE/DESCRIPTION:** Animal Ark ± 1.26-acre site – proposed addition to existing building

**UDO:** Limited Business – Special (LB – S)

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

- No comments with regards to needing a driveway permit, but an encroachment agreement would be required if any utility ties are needed within the right of way on US 158.

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

- No comment

**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**

- Need to show the fire hydrant when plans are submitted. No Other fire comments

**Winston-Salem/Forsyth County Utilities, Todd Lewis (336-747-6842) toddl@cityofws.org**

- No comment

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

- Addition meets setbacks and impervious, please verify height with elevations.
- Modify the information on building setbacks to reflect that the site shall have 40' setbacks to the east and south.
- Please provide information to verify that the site is compliant with the following use conditions:  
B.2-5.72(D) Openings...Windows or sunroofs will be permitted in the enclosed building, however, such openings in the building shall be of at least double pane construction standards or similar sound absorbing qualities and shall be designed so that there is no safety problem to the animals or pets, nor that any animals or pets will be allowed to escape the inside of the building. All windows or building openings shall remain closed except in the case of a power failure or other extreme emergency.  
B.2-5.72(E) Construction...The building shall be of masonry construction or any other materials which will permit the washing of animal wastes from the interior. Building materials which are porous or permeable which could absorb or permit the escape of animal urine or other wastes are not permitted. To provide sound insulation from animals inside, building shall be constructed with at least a six (6) inch masonry block wall plastered on both sides or any other construction with comparable sound insulating characteristics.
- Please indicate if there will be any additional signage
- Shouldn't the amount of parking be 38 and not 37 spaces? Requires 1 more space.
- Please provide elevations for dumpster enclosure to ensure compliance with B.3-4.5 Outdoor Storage Area Screening Standards.
- Any new airhandling machinery, compressors or water coolers included with the addition? If so, please comply with B.3-11.2(A)
- Please include tree save area legend/data to comply with form 1 site plan submittal requirements per B.7-4.1

**Clemmons Planning, Jeff Vaughn (336-766-7511) jvaughn@clemmons.org**

- Label the loading/unloading space will accommodate any size delivery vehicle

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

- No comment



## **PUBLIC WORKS**

7/14/20

Subject: Animal Arc TRC Comments

Below are the TRC comments provided by the Public Works, Engineering, and Stormwater Department:

1. Non-Exempt Stormwater Permit is required.
2. Show impervious area calculations which indicates the amount of impervious area for each phase of development.
3. Show site distance triangles at the proposed driveway entrances.
4. A note shall be added to the sheet stating "this site is located within a WS-IV watershed and shall be subject to all Village of Clemmons and NCDEQ regulations. The maximum impervious area for this site is 70%.
5. A sediment and Erosion Control Permit will be required from Winston-Salem Erosion Control Department.
6. Extend new section of sidewalk to the existing sidewalk along Lawrence Street.

Please do not hesitate to call if you have any questions or need any assistance with the submittal.

Sincerely,

Wes Kimbrell, PE  
Stormwater Engineer  
The Village of Clemmons