

**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-245 **PARCEL PIN:** 5884-87-2893; 5884-88-6079; 5884-88-8007; 5884-98-0002; 5884-98-0192; 5884-97-0932; 5884-87-2577; 5884-87-3358

PROJECT TITLE/DESCRIPTION: Clemmons Apartments & Commercial

UDO: RS-30 to RM-12-S & GB-S

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

- Did not provide feedback at time of deadline

Winston-Salem/Forsyth County Inspections (Zoning), Elizabeth Colyer (336-727-2626) elizabethrc@cityofws.org

- Did not provide feedback at time of deadline

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/>
- There are regulated floodplain areas near the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal as application type **04.04 Floodplain Development Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

- The proposed project is within the Yadkin River Watershed which is regulated per Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection requirements and provisions. The Grading/Erosion Control Permit will not be issued until compliance with the Watershed Protection requirements have been verified and a Watershed Protection Permit has been approved. Please submit for a Watershed Protection Permit through the electronic plan review portal as application type **04.03 Watershed Protection Permit** at the following link: <https://winston-salem.idtplans.com/secure/>. *****If the entirety of the property will be annexed into the Village of Clemmons then Water Supply Watershed Protection regulation compliance will be handled by the Village of Clemmons Stormwater staff.*****

Clemmons Public Works/Stormwater, Wes Kimbrell (336-766-9170) wkimbrell@clemmons.org

- See attached

Clemmons Fire Jerry Brooks (336-766-4114)

- Did not provide feedback at time of deadline

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

Via Mark Johnson (johnsome@forsyth.cc)

- **D105.1 Where required.** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the wave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
- **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- **D105.3 Proximity to the building.** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
- **D105.4 Obstructions.** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstruction shall be permitted to be placed with the approval of the fire code official. Fire Flow requirements set forth by Appendix B Fire hydrants will need to be shown on the plans
An approved fire apparatus access road capable of supporting the imposed load of a fire apparatus weighing at least 85, 000 pounds

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

- Did not provide feedback at time of deadline

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

- Property line demarcation between commercial parcels are not present.

- There are two Lot #1 for commercial use. The lot that is 2 acres fails to meet the minimum front (L-C Road) setback
- Insufficient data to accurately assess whether the commercial parcels comply with B.2-1.3.1 General Design Requirements for Commercial Zoning Districts
- Convenience store with a gas pump is not a listed use in Table B.2.6 Permitted Uses
- Type of retail is not specified. Follow Table B.2.6 Permitted Uses
- Unable to ascertain applicable use conditions due to failure on applicant's part to specify the uses using Table B.2.6 Permitted Uses
- Unable to ascertain applicable accessory uses due to failure on applicant's part to specify the uses using Table B.2.6 Permitted Uses
- Show compliance with building spacing requirements for multifamily per B.3-1.2(K)
- Signage shall comply with B.3-2 Sign Regulations
- Unable to accurately calculate parking requirements due to failure on applicant's part to specify the uses using Table B.2.6 Permitted Uses
- Insufficient data to accurately assess whether the commercial parcels meet B.3-4.3
- Type II buffer on site plan from GB-S to SFR is incorrect. Oddly, the site plan legend correctly identifies type IV buffer for high intensity commercial to single family residential.
- Per Table B.3.13 High Intensity Commercial to Multifamily Residential requires type II bufferyard
- Site plan fails to provide data that shows compliance with B.3-6 Common Recreation Areas
- Site plan shall comply with B.3-11.1 Lighting... Where a bufferyard is required pursuant to Section B.3-5, outdoor lighting shall be so shielded and oriented as to cast no direct light onto adjacent property
- Commercial use Lot #1 that is 2.69 acres fails to comply with B.3-11.2(A) Nonresidential UsesAll 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.
- There may be significant environmental impacts that are not shown in the Environmental Study performed by Pilot Consultants that may meaningfully impact the configuration of the development (no shown jurisdictional streams, wetlands, buffers). It is advised to have Army Corp Staff confirm all jurisdictional items on the property prior to Planning Board hearing.
- The application did not include an annexation petition application. No final decision can be made on any development approval per B.6-1.3(J) Pending Jurisdiction...After consideration of a change in local government jurisdiction has been formally proposed, the local government that is potentially receiving jurisdiction may receive and process proposals to adopt development regulations and any application for development approvals that would be required in that local government if the jurisdiction is changed. No final decisions shall be made on any development approval prior to the actual transfer of jurisdiction. Acceptance of jurisdiction, adoption of development regulations, and decisions on development approvals may be made concurrently and may have a common effective date.
- Request intersection turn into a roundabout
- Request extension of parallel public road through commercial use Lot #1 that is 2.69 acres

- Request private street serving the multifamily units become public and meet public standards.
- Request sidewalks be placed on Immanuel Road.
- No information on dumpster enclosure

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

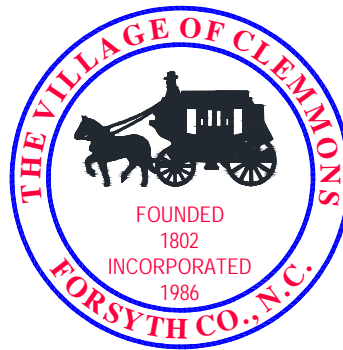
- The proposed project is too large for one sheet. The submittal should consist of three sheets, 1 showing the overall project, 1 showing the details of the commercial site and the last one showing the details of the multi-family site
- If the new streets are proposed to be public, the plan should show ROW lines for the new streets
- If the streets are not proposed to be public, a Special Use permit will be required from the Elected Body to access RM zoning though GB zoning
- Complete the Site plan legend, using UDO terminology for proposed uses. Clemmons does not have a use of commercial uses.
- Complete the Tree Save Legend
- There is a 40' minimum setback from RS zoning, indicate this setback on the plan
- Label all required setbacks and there shall be a 50' setback for multifamily buildings from Styers Ferry Rd.
- Show required 10' streetyard between parking areas and the adjacent street ROW, existing and proposed
- Provide stubs to the Southern most properties, with a 25' access easement from those stubs to the public streets
- On the commercial lot 2, the plans indicates commercial, but it has a drive-thru. What is the proposed use of this lot?
- Label driveway widths
- Show a 25' access easement between lot 2 & 3, and 1 & 2
- Provide density calcs of the multifamily portion
- The Robert Anderson Vogler property is showing to be rezoned to GB-S – is this phase II?
- Type IV buffer is required between GB-S zoning and SFR
- Type II buffer is required between GB-S zoning and Multifamily residential
- Show an applicable buffer yard adjacent to the Western properties
- Parking lot trees are required within 75' of every parking place and the tree islands must be 600 sq. ft.
- Provide common recreation area calcs
- All commercial buildings over 5000 sq. ft. will require a 12' X 65' loading and unloading space
- Provide sidewalk from Buildings 5, 8, and the pool to the private streets with cross walks where applicable
- Show required stacking spaces for drive-thru lanes
- Due to the comments, additional comments may be provided once revisions are submitted.

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

- No comment

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

- 2 street names are needed, send requested names to hambyme@forsyth.cc for review.



PUBLIC WORKS

7/23/2021

Subject: Clemmons Apartments and Commercial Mixed Use TRC Comments

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

1. Stormwater application and fees are required.
2. Provide a Preliminary Jurisdiction Determination form, Approved Jurisdiction Determination form, copy of a PCN approval from ACE and any 401/404 permits/certifications to the Village of Clemmons, prior to issuance of a Stormwater Management Permit.
3. A grading permit will be required from the City of Winston-Salem.
4. Show and label all streams on and adjacent to the property. All jurisdictional streams will require buffers per C-UDO 84 changes.
5. You will either need to install retaining walls along the perimeter of the 100' buffer of the streams, or request a variance from the ZBOA.
6. You will need to permit your stream impacts through NCDEQ/NCDWR and Army Corps of Engineers prior to issuance of a Village of Clemmons Stormwater Management Permit. A PCN submittal to Army Corps will be required and must satisfy NCDEQ, NCDWR, ACE, and Village of Clemmons design regulations.
7. Add a note that all retaining walls must be designed by a structural engineer. Retaining walls must also be reviewed and approved by the Village of Clemmons planning department. (if needed)
8. Check with planning staff regarding TIA requirements.
9. Show sidewalk to be installed along entire frontage of the property along Immanuel Dr. and Styers Ferry Rd.
10. Developer must obtain commercial driveway permits for each driveway prior to obtaining a stormwater management permit.
11. Add a note that all storm drainage must be CCTV'ed by the developer prior to acceptance and release of any financial sureties by the Village of Clemmons.
12. Add a note that discharge from this site into the buffers must be in a sheet flow manner.
13. All new utilities shall be jack and bored underneath of existing roads.
14. Add a note that the driveways must meet commercial driveway connection ordinances found in Chapter 94 of the Village of Clemmons Code of Ordinances. The one way connection near the intersection on Lot 3 will not be allowed due to proximity of the intersection.
15. Show sign locations.

16. Show site distance triangles for all driveway connections. Remove all visible obstructions from those site distance triangles.
17. Add a note that all sidewalks adjacent to parking stalls must be a minimum of 7' in width, unless concrete stops are installed in the parking stall.
18. Confirm with planning that parking lot islands meet minimum square footage requirements.
19. Show a dumpster location for Lot 3.
20. Dumpsters should be located on the opposite side of parking lot from Styers Ferry Rd.

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

Sincerely,

Wes Kimbrell, PE
Village Engineer
The Village of Clemmons