

**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-20-002 **PARCEL PIN:** 5892-19-0394

PROJECT TITLE/DESCRIPTION: 3711 Clemmons Road .4959 acres

UDO: Limited Office – *Special* (LO-S)

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

- Provide sight triangles to ensure that adequate sight distance is maintained.
- Please provide a line labeled “Future Proposed 80’ ROW per 2012 CTP”. Right of way dedication is not required at this time.
- Recommend interconnectivity if at all possible, so as to minimize driveway connections onto US 158 (Clemmons Road).
- Driveway permit is required.
- Encroachment agreement would need to be submitted if any work or utility ties are needed within the right of way.
- Dimension and label driveway connections (i.e. concrete apron, etc.).

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

- N/A

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

- If it only parking additions, no comment

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

- No Comment

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

- Uses are based off of zoning docket F-470 as B-3-S (office), conversion chart: Offices, miscellaneous; professional office, banking and financial services
- Clarify discrepancy in land disturbance of 4,650 sf in the tree save area summary calculations and site information note #4 of .34 acres
- Review southern property line and apply B.3-5.3(B) design requirements while taking existing plant material into account.

General comments: dedicate right of way 40' from center of Clemmons Road. Close the second driveway closest to the intersection of Clemmons Road and Lewisville-Clemmons Road. Expand width of driveway furthest from the intersection of Lewisville-Clemmons Road and Clemmons Road.

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

- In the legend correct General Office to Offices, Miscellaneous
- Where the buffer does not meet the minimum 15', add note variance request for buffer in this area to be approved by Council
- The 15' buffer in the rear does not meet ordinance requirements. The evergreen trees and shrubs should be evenly spaced and run the entire length of the property line except where large variety deciduous trees are installed.
- Label Clemmons Rd. as Public and include State Road Number
- Dumpsters?
- Show and label all driveways within 100' of the site
- Note 4 states that disturbed area is .34, which exceeds land disturbed area in Tree Save as 4650
- Close Eastern Drive and widen western drive to 20'
- Label parking widths in new parking lot
- Heavy duty pavement in access aisles for fire apparatus
- Dedicate 10' of additional ROW

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

- No comment



PUBLIC WORKS

12/10/2020

Subject: Tyler Merriman TRC Comments

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

1. Must obtain an exempt stormwater management permit.
2. Must obtain a driveway permit.
3. Must obtain a grading permit if 10,000 sf is disturbed.
4. Need to verify disturbance limits, plans show two different values.
5. Need to dedicate 10' to public right of way along entire frontage along Clemmons Rd (NC Hwy 158).
6. The driveway connection closest to the bank will need to be removed and pulled back outside of the dedicated right of way.
7. The driveway connection closest to Village hall will need to be brought into conformance with Village standards for in/out traffic.
8. Hydraulic analysis of downstream private drainage system will need to be performed prior to issuance of a SWM permit (this is just a heads-up notification).

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