

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3347		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Twin City Bible Church		
Owner(s)	Same		
Subject Property	PIN # 6824-27-7772		
Address	1337 Ebert Street		
Type of Request	<p>City Council special use permit for a Transmission Tower in a RS9 zoning district. Specifically, the request is for a 150 foot tall Concealed Tower/Slick Stick.</p> <p>Approval of a special use permit depends upon an affirmative finding of all Findings of Fact as found in the Other Applicable Plans and Planning Issues section below.</p>		
GENERAL SITE INFORMATION			
Location	East side of Ebert Street, across from Boone Avenue		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southwest		
Site Acreage	± 7.14 acres		
Current Land Use	Twin City Bible Church (neighborhood scale) is currently located on the site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Single family homes
	East	RS9	Single family homes
	South	RS9	Single family homes
	West	RS9	Single family homes
Physical Characteristics	The developed site has a gentle slope downward toward the southeast.		
Proximity to Water and Sewer	The site has access to public water and sewer.		
Stormwater/ Drainage	The site has an existing stormwater management facility located on the eastern end of the site.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Analysis of General Site Information	The subject property is the site of a neighborhood scale church which is located in a single family residential setting. The proposed transmission tower, would be located in the central portion of the site in between the existing parking area and the stormwater management facility. The site appears to have no development constraints such as steep slopes, watersheds, or floodplains.		

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Ebert Street	Minor Thoroughfare	546'	5,000	13,800
Proposed Access Point(s)	The site will continue to be accessed from Ebert Street. The proposed transmission tower compound will use a 30 foot wide access easement which goes through the existing parking lot and connects to Ebert Street where the existing driveway is located.			
Trip Generation - Existing/Proposed	The proposed transmission tower will not generate a noticeable increase in traffic.			
Sidewalks	A sidewalk is currently being installed along the subject property frontage of Ebert Street.			
Transit	Routes 82, 84, and 99 serve Silas Creek Parkway located approximately 900 feet to the south.			
Analysis of Site Access and Transportation Information	The site has access onto a minor thoroughfare. The proposed use of a Transmission Tower will have a negligible impact on the number of trips to and from the site.			
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS				
Parking	Required		Proposed	
	1 space		2 spaces	
Transmission Tower Height	150' tall Concealed Tower/Slick Stick			
Impervious Coverage	Maximum		Proposed	
	60%-75%		35.6%	
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-5.79 Transmission Tower Use Conditions Chapter B, Article VI, Section 6-1.5 Special Use Permits Authorized by the Elected Body 			
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy 2030 policies:	Yes		
	(B) Environmental Ord.	NA		
	(C) Subdivision Regulations	NA		
Analysis of Site Plan Compliance with UDO Requirements	The site plan indicates the proposed tower will be located behind a neighborhood scale church and will use the existing driveway onto Ebert Street. The required Type IV bufferyard is shown surrounding the compound at the base of the tower. The minimum setback of the proposed tower from any adjacent residential zoning line is the tower height (150 feet in this case) plus an additional 20 feet from any occupied single family residential structure. The proposed tower location complies with these setback requirements. For towers over 120 feet in height where an Elected Body Special Use is required, the petitioner is required to provide photosimulations depicting the tower within its surrounding context (see Attachment B). The petitioner is also required to provide documentation that a neighborhood meeting has been held (see Attachment C). The proposed site plan complies with the requirements of the UDO.			

CONFORMITY TO PLANS AND PLANNING ISSUES

Legacy 2030 GMA	Growth Management Area 2 - Urban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • <i>Legacy 2030</i> has no relevant recommendations pertaining to Transmission Towers.
Relevant Area Plan(s)	<i>Southwest Winston-Salem Area Plan Update</i> (2016)
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map shows the subject property as an existing institutional land use.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Addressing	The new tower address will be 1345 Ebert Street. Each colocation will be given its own address prior to permitting.
Other Applicable Plans and Planning Issues	<p>The City Council shall issue a special use permit only when they make an affirmative finding as follows (<i>Planning staff comments in italics</i>):</p> <p><u>City Council Findings:</u></p> <ol style="list-style-type: none"> 1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved. (<i>Yes</i>). 2. That the use meets all required conditions and specifications. (<i>Yes</i>). 3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, (<i>Planning staff does not have the expertise to make property value determinations</i>). 4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with <i>Legacy 2030</i>. (<i>Yes</i>).

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request meets UDO requirements.	The proposed transmission tower will have some visual impact on the surrounding properties.
All antennas will be housed inside the proposed transmission tower.	
The proposed transmission tower will allow improved cell phone service in the general area.	
No zoning change is requested.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works

- Department.
- b. Copies of lease agreements and access easements shall be submitted to the Inspections Division.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Developer shall install all requirements of the WSDOT driveway permit.