CITY-COUNTY PLANNING BOARD STAFF REPORT

	PETITION INFORMATION					
Docket #	W-3347					
Staff	Gary Roberts, Jr. AICP					
Petitioner(s)	Twin City Bible	Twin City Bible Church				
Owner(s)	Same	·				
Subject Property	PIN # 6824-27-	7772				
Address	1337 Ebert Stre	et				
Type of Request	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. Approval of a special use permit depends upon an affirmative finding of					
			pplicable Plans and Planning			
	Issues section b		pplicable Plans and Planning			
	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	Twin City Bible	e Church (neighborhood scal	le) is currently located on the			
Land Use	site.	, 0	,			
Surrounding	Direction	Zoning District	Use			
Property Zoning	North	RS9	Single family homes			
and Use	East	RS9	Single family homes			
	South	RS9	Single family homes			
	West	RS9	Single family homes			
Physical	The developed	site has a gentle slope down	ward toward the southeast.			
Characteristics						
Proximity to	The site has access to public water and sewer.					
Water and Sewer						
Stormwater/	The site has an existing stormwater management facility located on the					
Drainage	eastern end of the site.					
Watershed and	The site is not located within a water supply watershed.					
Overlay Districts	TD1 1: 4					
Analysis of General Site	The subject property is the site of a neighborhood scale church which is					
Information	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.					
		<u> </u>	such as steep stopes,			

SITE ACCESS AND TRANSPORTATION INFORMATION					
Street Name	Classification	Frontage	ADT	Capacity/LOS D	
			Count		
Ebert Street	Minor	546'	5,000	13,800	
	Thoroughfare				
Proposed Access	The site will continue to be accessed from Ebert Street. The proposed				
Point(s)		-		oot wide access easement	
	which goes through the existing parking lot and connects to Ebert Street				
	where the existing driveway is located.				
Trip Generation -		ismission tow	er will not gen	erate a noticeable increase	
Existing/Proposed	in traffic.	.1 1	. 11 1 1		
Sidewalks	A sidewalk is currently being installed along the subject property frontage				
TD •4	of Ebert Street.				
Transit	Routes 82, 84, and 99 serve Silas Creek Parkway located approximately				
Amalyzaia of Cita	900 feet to the sou		n thomas abfara	The proposed was of a	
Analysis of Site Access and			_	e. The proposed use of a	
	Transmission Tower will have a negligible impact on the number of trips				
Transportation Information	to and from the site.				
	PLAN COMPLIA	ANCE WITE	LIDO REOL	IREMENTS	
Parking	Required		TODO REQU	Proposed	
1 at King	1 spac			2 spaces	
Transmission	1 spac		realed Tower/		
Tower Height		150' tall Concealed Tower/Slick Stick			
	Maximum				
	Maximi	um		Proposed	
Impervious	Maximu 60%-75			Proposed 35.6%	
	60%-75	5%	on 2-5.79 Tra	35.6%	
Impervious Coverage	60%-75	5%	on 2-5.79 Tran	_	
Impervious Coverage UDO Sections	• Chapter B, An Conditions	5% rticle II, Secti		35.6% asmission Tower Use	
Impervious Coverage UDO Sections Relevant to	 60%-75 Chapter B, An Conditions Chapter B, An 	5% rticle II, Secti rticle VI, Sect		35.6%	
Impervious Coverage UDO Sections Relevant to	• Chapter B, An Conditions	5% rticle II, Secti rticle VI, Sect d Body	ion 6-1.5 Spec	35.6% asmission Tower Use	
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CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy 2030 GMA	Growth Management Area 2 - Urban Neighborhoods			
Relevant Legacy	• Legacy 2030 has no relevant recommendations pertaining to			
Recommendations	Transmission Towers.			
Relevant Area Plan(s)	Southwest Winston-Salem Area Plan Update (2016)			
Area Plan	The Proposed Land Use Map shows the subject property as			
Recommendations	an existing institutional land use.			
Site Located Along Growth Corridor?	The site is not located along a growth corridor.			
Site Located within Activity	The site is not located within an activity center.			
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	The City Council shall issue a special use permit only when they			
Planning Issues	make an affirmative finding as follows (<i>Planning staff comments</i>			
	in italics):			
	City Council Findings:			
	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. (Yes).			
	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, (Planning staff does not have the expertise			
	to make property value determinations).			
	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> .			
	(Yes).			
	NC TO A CCICT WITH DECOMMENDATION			

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Conceedions to hosist with Recommendation				
Positive Aspects of Proposal	Negative Aspects of Proposal			
The request meets UDO requirements.	The proposed transmission tower will have			
All antennas will be housed inside the proposed	some visual impact on the surrounding			
transmission tower.	properties.			
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.

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

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

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