



# W-3495 Verizon #486801 Robinsdale (Elected Body Special Use Permit- Transmission Tower)

Bryce A. Stuart Municipal Building  
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Winston-Salem, NC 27101  
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City of W-S Planning

Victoria Farmer  
Faulk & Foster  
584 Laurel Lane  
Lancaster, PA 17601

Project Name: W-3495 Verizon #486801 Robinsdale (Elected  
Body Special Use Permit-Transmission Tower)  
Jurisdiction: City of Winston-Salem  
ProjectID: 593267

Wednesday, September 22, 2021

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

## Open Issues: 10

### Engineering

### General Issues

#### 10. General comments

<p><a href="#">City of Winston-Salem</a> Matthew Gantt 336-727-8000 <a href="mailto:matthewwg@cityofws.org">matthewwg@cityofws.org</a> 9/8/21 2:32 PM 01.04) Special Use Permit - 3</p>	<p>A City of Winston-Salem driveway permit will be required for the permanent access off of High Point Road. Please submit a completed and signed driveway permit application and a \$200 review fee to the Engineering Division for approval. Site plans and the review fee may be submitted through IDT plans.</p>
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## Erosion Control

### General Issues

#### 11. Erosion Control Plan Needed

<p><a href="#">City of Winston-Salem</a> Matthew Osborne 336-747-7453 <a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a> 9/8/21 2:57 PM 01.04) Special Use Permit - 3</p>	<p>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 <b>04.02 Grading/Erosion Control Permit</b> at the following link: <a href="https://winston-salem.idtplans.com/secure/">https://winston-salem.idtplans.com/secure/</a></p>
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## Fire/Life Safety

### General Issues

#### 14. Notes

<p><a href="#">Winston-Salem Fire Department</a> Cory Lambert 336-734-1290 <a href="mailto:coryml@cityofwsfire.org">coryml@cityofwsfire.org</a> 9/14/21 10:31 AM 01.04) Special Use Permit - 3</p>	<p>Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p> <p>For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC, ensuring no FDC is more than 100 feet from a fire hydrant.</p> <p>Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:</p> <ul style="list-style-type: none"><li>• Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;</li><li>• Clear width requirements of not less than 20 feet for two-way traffic;</li><li>• Clear height requirements of not less than 13 feet, 6 inches;</li><li>• Design, construction and maintenance of approved turnaround designs for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet.</li><li>• Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements.</li></ul> <p>As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:</p> <ul style="list-style-type: none"><li>• Appendix B of the 2018 NC Fire Code; or</li><li>• the ISO Fire Suppression Rating Schedule (as described in <a href="https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf">https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf</a>).</li></ul> <p>Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.</p>
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## MapForsyth Addressing Team

### General Issues

## 19. Addressing & Street Naming

Forsyth County  
Government  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
9/20/21 11:15 AM  
01.04) Special Use  
Permit - 3

Tower address is 3747 High Point Rd.

## NCDOT

### General Issues

## 15. NCDOT Comments

NCDOT Division 9  
Victoria Kildea  
336-747-7900  
[vrkildea@ncdot.gov](mailto:vrkildea@ncdot.gov)  
9/16/21 12:03 PM  
01.04) Special Use  
Permit - 3

- Driveway permit required. Contact person is Randy Ogburn – [rogburn@ncdot.gov](mailto:rogburn@ncdot.gov)
- Encroachment agreements required for any work or utility ties within the right of way. Contact person is Thomas Scott – [ntscott@ncdot.gov](mailto:ntscott@ncdot.gov)
- For the concrete apron connection to High Point Road, the paved portion needs to extend a total of 50' from the edge of the roadway.
- Need to know the proposed width of the concrete apron/driveway, as well as the radii dimensions.

## Planning

[7-19-21 Robinsdale 486801 FINAL CDs.pdf \[8 redlines\]](#) (Page 11) [6] 486801\_Robinsdale\_CDs\_CURRENT-C-1

## 3. Council Member Contact B

City of Winston-Salem  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
9/8/21 8:46 AM  
01.04) Special Use Permit - 3

This submittal is a quasi-judicial hearing request. Do NOT contact your Council Member for this request. Neighborhood outreach is not required.  
[Ver. 2] [Edited By Bryan Wilson]

Faulk & Foster  
Victoria Farmer  
5187913740  
[Victoria.Farmer@faulkandfoster.com](mailto:Victoria.Farmer@faulkandfoster.com)  
7/27/21 3:38 PM  
Pre-Submittal Workflow - 1

Understood.

### General Issues

## 12. Historic Resources

City of Winston-Salem  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
9/8/21 4:41 PM  
01.04) Special Use  
Permit - 3

No comments

## Stormwater

### General Issues

#### 9. Stormwater Management - No Comments

**City of Winston-Salem**  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
9/8/21 9:58 AM  
01.04) Special Use  
Permit - 3

Based on what I scale from the plan the disturbed area will be less than 1 acre. Developments that disturb less than 1 acre during construction are exempt from the water quality provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. The plan states that there will be 10,526 sq.ft. of proposed new impervious area. Developments that create less than 20,000 sq.ft. of new impervious area are exempt from the water quantity provisions of the ordinance.

Since this plan meets these exemptions no stormwater management will be required and I have therefore no comments.

## Utilities

### General Issues

#### 13. General Comments

**City of Winston-Salem**  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
9/9/21 7:58 AM  
01.04) Special Use  
Permit - 3

If a water meter is needed a backflow preventer will be required. Water meters purchased through the COWS. System development fees due at the time of meter purchase.

[Ver. 3] [Edited By Charles Jones]

## Zoning

### General Issues

#### 20. Zoning

**City of Winston-Salem**  
Elizabeth Colyer  
336-747-7427  
[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org)  
9/22/21 9:06 AM  
01.04) Special Use  
Permit - 3

Interdepartmental zoning/landscape site plan review comments to address by issue resolution deadline:

Please refer to Section 4.9.3 Thoroughfare Overlay District (TO) for additional standards:  
Please delineate the 20 foot wide TO on the site plan.

**ENCLOSED FACILITIES** All manufacturing, storage, offices, wholesale, retail sales, or similar uses, other than display areas for motor vehicle sales and plant nurseries, shall be conducted within an enclosed building, except as otherwise provided below. (May not apply.)

**OUTSIDE STORAGE**

- i. Outside storage shall be permitted only if screened from view from the thoroughfare.
- ii. The outside storage shall not occupy an area larger than one-half of the area covered by the principal building. (May not apply.)

**SHIELDING ON-SITE UTILITIES** All public utilities and related facilities, heating, ventilation and air conditioning (HVAC) units, including on-ground and rooftop mechanical systems, and dumpsters, shall be so located and/or shielded so as to not be visible from the public right-of-way. (May not apply.)

**UTILITIES** All utilities providing direct service to individual buildings shall be placed

underground. All distribution lines running parallel to the roadway within the TO District and installed or relocated in conjunction with construction of a new thoroughfare or widening of an existing thoroughfare which involves the relocation of power lines and poles shall be located underground, unless required to be placed above ground by the applicable utility provider. (May not apply.)

**SETBACK** Any new structure or vehicular use area, including parking lots, loading areas, and driveways, and any addition to an existing structure or vehicular use area shall be set back a minimum distance of 20 feet in GMA 3 from the Interstate 40 right of way.

**LANDSCAPED BUFFERYARD** Within the setback area, the landscaped bufferyard requirements of Section 6.3, Bufferyard Standards, shall be met using a twenty (20) foot wide Type II bufferyard. Use of existing vegetation to meet the requirements is encouraged.

Use Specific Standards for Transmission Tower 5.2.92:

Transmission Towers with Concealed Antennae (Stealth Tower)

Towers with concealed antennae with a height of up to one hundred fifty (150) feet located in residential zoning districts shall be approved through the Elected Body special use permit process.

Where proposed towers with concealed antennae will be located within an existing stand of trees comprised of greater than fifty (50) percent deciduous trees, unipole, or monopole towers may be allowed.

Unipole towers are preferred in such locations, and monopole towers may only be approved where petitioners demonstrate such towers will be compatible with the surrounding area. Thank you for submitting the photo simulations for review.

\*Please also provide a photo simulation from both directions of the view from Interstate 40.\*

Where existing trees exist within a distance equal to tower height from any towers with concealed antennae, regardless of whether such towers are monopines or unipoles, such trees shall be retained for the life of the tower save and except trees necessary to be removed to construct any access and utility easements and tower compound.

Photo simulations depicting a proposed concealed tower within its surrounding context will be required where concealed towers over one hundred twenty (120) feet requiring Elected Body special use permit review are proposed.

Fencing:

Security fencing at least six (6) feet in height shall be installed around the tower and any ground equipment or buildings. Please label the height of the proposed fence on the site plan

Setbacks:

All towers, except concealed towers on vacant lots in residential districts, shall be set back a minimum one hundred (100) feet from any adjacent zoning lot zoned RS, RM, YR, AG, HO, or H; and a minimum forty (40) feet from any other adjacent zoning lot. This condition appears to be met.

Any proposed buildings must meet the setback requirements for principal structures of

the underlying district. This condition appears to be met.

Towers in any district must be setback at least the height of the tower plus twenty (20) feet from any occupied single family residential structure. This condition appears to be met.

Towers on vacant lots or on lots with residential uses in residential zoning districts may only be located on lots that are a minimum of four (4) acres. This condition appears to be met.

**TRANSMISSION TOWERS ADJACENT TO RESIDENTIAL ZONING** Where the transmission tower is located adjacent to a residential zoning lot or street and there is no intervening structure to block the view of the tower base and improvements, a Type III bufferyard as described in Section 6.3, Bufferyard Standards, shall be installed around the outside of all improvements on the site, including the tower, any ground buildings or equipment, and security fencing, so as to provide spatial separation and create a visual block from adjacent properties and streets. Please note that the design standards for a Type III bufferyard include a 20, 40 and 100 foot wide bufferyard. Please show a compliant bufferyard planting width on the landscape sheet.

**Control of Land:**

All land necessary for improvements, including the transmission tower, buildings, fencing, landscaping, and required stands of trees shall be in ownership of, under lease by, or on an easement under the control of the tower operator. Documentation of this will be required for approval of permits.

All transmission towers installed after the effective date of this Ordinance shall be structurally and mechanically capable of accommodating the antenna or array of antennas of more than one user/transmitter, unless the tower is incapable of supporting more than one user/transmitter due to the design of the tower which is incorporated into another structure in compliance with Section 5.2.92H, Exemptions.

Monopoles shall accommodate a minimum of two (2) total users, lattice or other types of towers shall accommodate a minimum of three (3) total users.

These users shall be in addition to the local jurisdiction which may place devices per Section 5.2.92K, Easement for Public Facilities.

Certification as to the tower's structural and mechanical capability to accommodate collocation shall be provided by a professional engineer or other qualified professional.

An owner of a tower shall immediately notify the City of its abandonment of the use of the tower for communication purposes.

The owner of the tower shall remove said tower within one hundred twenty (120) days of its abandonment.

At the request of the local jurisdiction, an easement shall be granted to the jurisdiction to place cameras, monitors, two-way mobile radio equipment, or other desired telecommunications devices; however, such devices may be restricted so as not to affect the functioning of the antenna or array of antennas of the tower operator or service provider.

All site plans submitted in conjunction with requests for transmission towers shall

include the location of the proposed tower by State Plane Coordinates and above ground level and sea level elevations, based on 1983 North America datum.

Community Outreach meeting:

Applicants for transmission towers requiring a special use permit per Table 5.1.1, Principal Use Table, shall hold a community meeting prior to the date of the meeting of the Board of Adjustment or Elected Body.

Notice of the location, date, and time of the community meeting shall be mailed to the owners of any property located within five hundred (500) feet of the subject parcel of land as well as to the neighborhood association representing any property located within five hundred (500) feet of the subject parcel as identified by the Planning Department. Please provide a written summary of the Community Outreach meeting.

In approving an application for the issuance of a special use permit through a quasi-judicial hearing based on 4 findings of fact, Section 3.2.13 B. the Elected Body may impose additional conditions as identified in Section 10.1.2B.1.a, Approval and Conditions. If the Elected Body denies the application for the issuance of a special use permit, it shall enter the reasons for denial in the minutes of the meeting at which the action was taken.

Permitting comments:

A landscape plan demonstrating compliance with Tree Save Area and a completed Tree Save Area legend will be required if an Erosion Control permit application is needed from the local or State program.

All required landscaping will need to be provided on a plan sheet that includes plant types, spacing requirements, caliper requirements, and height requirements at the time of planting.

Any conditions for approval imposed by the Elected Body SUP must be addressed for obtaining specific permit approvals.

Documentation of control of the land and FAA approval will be required.

Recordation of any required access easements must be completed prior to approval of permits.

[Ver. 2] [Edited By Elizabeth Colyer]