

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3330		
Staff	<a href="#">Gary Roberts, Jr. AICP</a>		
Petitioner(s)	Philip and Brenda Fishel		
Owner(s)	Same		
Subject Property	PIN#s 6822-47-1984 and 6822-48-8122		
Address	1522 Jasper Lane, the new address will be 1580 Jasper Lane		
Type of Request	<p>Special use permit for a Transmission Tower in a RS9 zoning district. Specifically, the request is for a 125 foot concealed tower.</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	South side of Jasper Lane, east of Old Salisbury Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	South		
Site Acreage	± 19.42 acres		
Current Land Use	The subject property is currently developed with a single family home and associated accessory buildings.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Single family homes
	East	RS9	Single family homes
	South	RS9 and RM12-S	Undeveloped property and apartments
	West	RS9	Undeveloped property
Physical Characteristics	The partially developed site has a gentle to steep slope downward toward the south. The steep slopes are heavily wooded. The southeastern portion of the lot is also located within the designated floodplain of the South Fork Muddy Creek.		
Proximity to Water and Sewer	The site has access to public water and sewer.		
Stormwater/ Drainage	No known issues.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Analysis of General Site Information	The subject property is currently developed with a single family home and associated accessory buildings. The site also includes some areas with steep slopes and the southeastern portion of the site is impacted by the designated floodplain of the South Fork Muddy Creek. The proposed tower will not be located within these areas.		

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Jasper Lane	Collector Street	907'	NA	NA
Proposed Access Point(s)	The site will be accessed from Jasper Lane.			
Trip Generation - Existing/Proposed	The proposed Transmission Tower will not generate a noticeable increase in traffic as only occasional service vehicles will access the site.			
Sidewalks	There are no sidewalks located in the general area.			
Transit	Routes 83 and 101 serve the intersection of Peters Creek Parkway and Stafford Village Boulevard located approximately one mile to the northeast.			
Analysis of Site Access and Transportation Information	The site has access onto a collector street and the proposed new use of Transmission Tower will have a negligible impact on the number of trips to and from the site.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy 2030 GMA	Growth Management Area 3 - Suburban Neighborhoods			
Relevant Legacy Recommendations	<ul style="list-style-type: none"><li>Legacy 2030 has no relevant recommendations pertaining to Transmission Towers.</li></ul>			
Relevant Area Plan(s)	South Suburban Area Plan (2011). The South Suburban Area Plan Update is currently underway with no change in recommendation for the subject property.			
Area Plan Recommendations	<ul style="list-style-type: none"><li>This site is shown for Low-Density Residential in the Proposed Land Use Map.</li></ul>			
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.			
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><b><u>City Council Findings:</u></b></p> <ol style="list-style-type: none"><li>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>).</li><li>That the use meets all required conditions and specifications. (<i>Yes</i>).</li><li>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>).</li><li>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>).</li></ol>			

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Parking	Required	Proposed	Layout
	1 space	1 space	The parking space is directly adjacent to the fenced-in tower area
Impervious Coverage	Maximum		Proposed
	NA		2.86%
UDO Sections Relevant to Subject Request	• Chapter B, Article II, Section 2-5.79 Transmission Tower Use Conditions		
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>	Yes	
	(B) <i>Environmental Ord.</i>	NA	
	(C) <i>Subdivision Regulations</i>	NA	
Analysis of Site Plan Compliance with UDO Requirements	The site plan indicates the proposed tower will be located behind an existing nonresidential building and the new driveway access will from Jasper Lane. 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 (125 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.		
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.	
The request will result in a negligible increase in traffic.			
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.			
• <b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b>			
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.

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3330  
MAY 11, 2017**

MOTION: Clarence Lambe moved approval of the site plan, certifying that the site plan (including staff recommended conditions) meets all code requirements if the special use permit is approved.

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe, Chris Leak,  
Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning and Development Services