

DOCKET #: W3180

PROPOSED ZONING:
GI-S

EXISTING ZONING:
GI-S

PETITIONER:
Florida Tower Partners, LLC for
property owned by
Reeds Enterprises

SCALE: 1" represents 400'

STAFF: King

GMA: 3

ACRES: 3.32

**NEAREST
BLDG:** 75' north

MAP(S): 636838, 642838



**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3180
Staff	Aaron King
Petitioner(s)	Florida Tower Partners, LLC
Owner(s)	Reeds Enterprises
Subject Property	Portion of PIN #6844-20-0044
Address	3650 Reed Street
Type of Request	Special use zoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI-S (General Industrial, special use zoning: Freight Terminal) to GI-S (General Industrial, special use zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Freight Terminal and Transmission Tower <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>
Neighborhood Contact/Meeting	Council Member Taylor hosted a community meeting on March 26 th at Maranatha Baptist Church. Representatives for the petitioner and citizens from surrounding neighborhoods attended the meeting. Neighbors voiced questions regarding: impacts to surrounding residential properties, visibility of the tower, how radio waves from the tower may affect them, and potential benefits from locating a transmission tower on the subject property.
Zoning District Purpose Statement	The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties. The district is established to provide locations for major developments in GMAs 1, 2 and 3.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	The site is currently zoned GI-S and is located within GMA 3.
GENERAL SITE INFORMATION	
Location	Southeast terminus of Reed Street, west of Thomasville Road
Jurisdiction	City of Winston-Salem
Ward(s)	Southeast
Site Acreage	± 3.32 acres
Current	Freight terminal

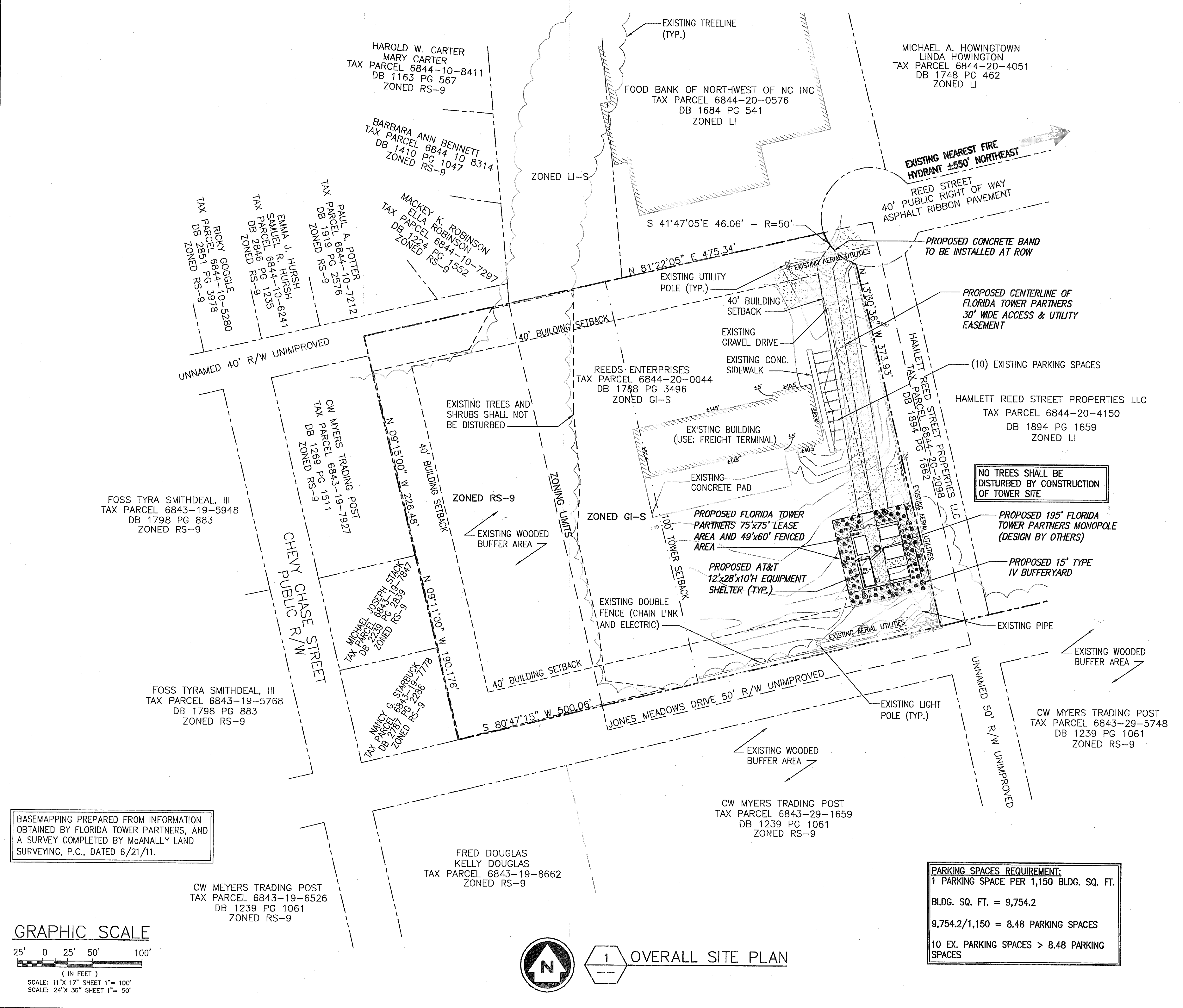
Land Use				
Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	LI-S & LI		Second Harvest Food Bank
	East	LI		Industrial building
	South	RS9		Undeveloped land
	West			
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the site is located on Reed Street which has industrial zoning along both sides of the street.			
Physical Characteristics	The site is relatively flat and contains a freight terminal located in the middle of the site.			
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 site currently contains a freight terminal that was constructed in 1985. The building is surrounded by gravel parking and access drives. Staff views the site as adequate for the location of a transmission tower.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Reed Street	Local Street	+/- 75'	NA	NA
Proposed Access Point(s)	The site will have one access point onto Reed Street.			
Trip Generation - Existing/Proposed	The addition of a transmission tower to this site will not result in any increase in traffic.			
Sidewalks	No sidewalks exist along Reed Street.			
Transit	Route 26 runs along Thomasville Road.			
Analysis of Site Access and Transportation Information	The additional use of transmission tower will not result in any negative transportation impacts to Reed Street.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 3 (Suburban Neighborhoods)			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area (page 9-2). 			
Relevant Area Plan(s)	<i>South Suburban Area Plan (2011)</i>			
Area Plan Recommendations	<ul style="list-style-type: none"> The site is recommended for industrial use in the Area Plan. 			
Addressing	The transmission tower address will be 3646 Reed Street.			

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(R)(4) - Is the requested action in conformance with Legacy?					
Yes						
Analysis of Conformity to Plans and Planning Issues	The subject request would allow a 195' tall (monopole) transmission tower to be placed on the southeast corner of the site adjacent to the existing freight terminal. The zoning of the site would remain GI-S. GI-S zoning is consistent with the recommendations of the <i>South Suburban Area Plan</i> .					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2557	LI-S to Site Plan Amendment	Approved 8/5/02	North	1.66	Approval	Approval
W-2534	LI-S to Site Plan Amendment	Withdrawn 4/11/02	North	1.66	Denial	NA
W-1107	I2 to I3-S	Approved 3/6/84	Includes subject property	3.32	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	9,754sf		Middle			
Parking	Required	Proposed		Layout		
	9 spaces	10 spaces		Along east side of building		
Building Height	Maximum			Proposed		
	70'/unlimited			Building: 1-story Tower: 195'		
Impervious Coverage	Maximum			Proposed		
	Unlimited			67.22%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.4 (C) GI District Section 2-5.79 Transmission Tower Use Conditions 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		Yes			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan meets UDO requirements. The only proposed change to the site is the addition of a 195' tall monopole transmission tower.					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			

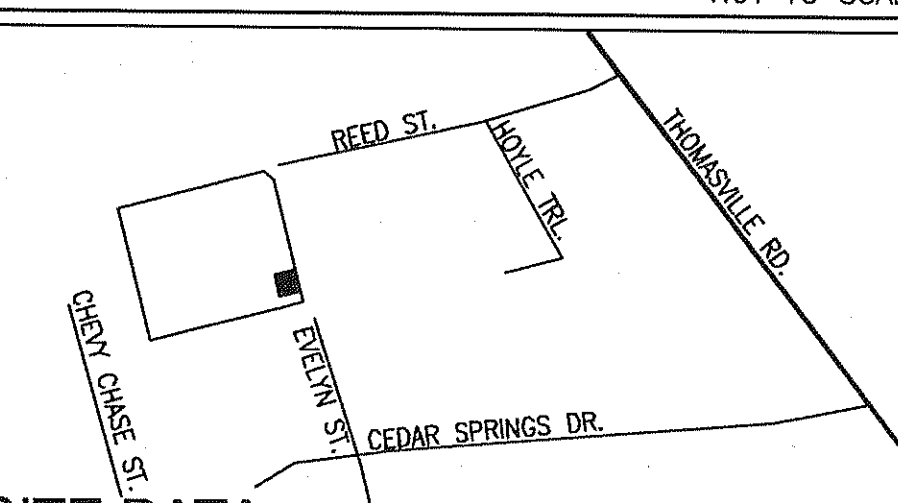
The request is consistent with the recommendations of the <i>South Suburban Area Plan</i> .	The proposed tower may be seen by adjacent residents as visually-intrusive.
The site is already zoned for industrial use.	
No additional traffic will be generated.	
The proposed tower will be located over 400' from any existing home.	
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.	
No conditions included for this request.	

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**



LOCATION MAP: NOT TO SCALE



SITE DATA

JURISDICTION:
WINSTON-SALEM/FORSYTH COUNTY

PURPOSE STATEMENT:
SEEK PLANNING BOARD REVIEW FOR A REQUEST TO REZONE THE PROPERTY FROM GI-S TO GI-S WITH PROPOSED TRANSMISSION TOWER FOR COLOCATION OF CELLULAR CARRIER COMPANIES

ZONING:
EXISTING: GI-S (GENERAL INDUSTRIAL "FREIGHT TERMINAL")
PROPOSED: GI-S (GENERAL INDUSTRIAL - "FREIGHT TERMINAL/TRANSMISSION TOWER")

TOTAL SITE SIZE:
TOTAL PARCEL ACREAGE: ±4.75 AC
(GI-S) SECTION ACREAGE: ±3.32 AC

TOWER NOTES:
BUILDING SETBACKS = 40' ADJACENT TO RESIDENTIAL
TOWER SETBACK = 100' ADJACENT TO RESIDENTIAL

SITE COVERAGES:
EXISTING SITE COVERAGES:
BUILDING: ±0.49 AC. = 14.76%
GRAVE AREA: ±2.61 AC. = 78.61%
OPEN SPACE: ±0.22 AC. = 6.63%
TOTAL: ±3.32 AC. = 100.0%
(TOTAL IMPERVIOUS = ±3.10 AC. = 93.37%)

PROPOSED SITE COVERAGES:
EX. BUILDING: ±0.49 AC. = 10.36%
EX. GRAVEL AREA: ±2.60 AC. = 54.76%
EX. OPEN SPACE: ±0.22 AC. = 32.78%
TOWER FOUNDATION: ±0.001 AC. = 0.01%
SHELTER FOUNDATION: ±0.005 AC. = 0.09%
TOTAL: ±3.32 AC. = 100.0%
(TOTAL IMPERVIOUS = ±3.10 AC. = 93.37%)

INFRASTRUCTURE:
WATER = N/A
SEWER = N/A
STREETS = PUBLIC

BUFFER YARD:
ADJOINING ZONING: GI & RS-9
TYPE REQUIRED: TYPE IV BUFFERYARD
TYPE PROVIDED: 15' MIN. TYPE IV BUFFERYARD

LANDSCAPE:
PER WINSTON-SALEM/FORSYTH COUNTY UDO, CHAPTER B, ARTICLE III, 3-5.2, 218 LF REQUIRES 15 FOOT BUFFER, (6) DECIDUOUS TREES; (40) PRIMARY EVERGREEN PLANTS; (44) SUPPLEMENTAL EVERGREEN SHRUBS

BASE INFORMATION:
BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY: McANALLY LAND SURVEYING, P.C.
827 BURKE STREET
WINSTON-SALEM, NC 27101
PHONE: (336) 631-9805
FAX: (336) 631-9805
EMAIL: WILLIAM_SURVEY@TRIAD.TWCBC.COM

WATERSHED DATA

UPPER YADKIN

DEVELOPMENT NAME

WINSTON-SALEM - NC1018

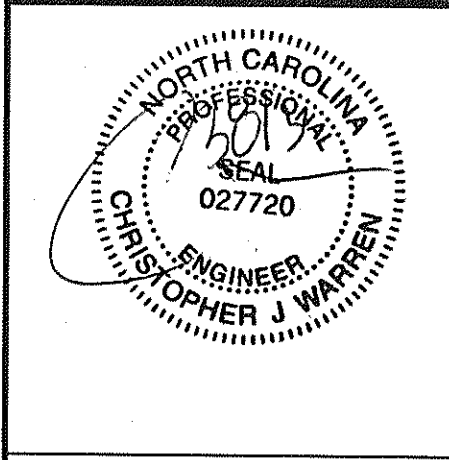
OWNER

REED'S ENTERPRISES
BILL REED III
131 W. QUINCY AVENUE
KNOXVILLE, TN 37917
PHONE: (865) 524-3661
EMAIL: BREED@SKYLINETRANS.COM

CIVIL ENGINEERS:

INFINIGY ENGINEERING
2255 SEWELL MILL ROAD, STE. 103
MARIETTA, GA 30062
PHONE: (678) 444-4463; FAX (678)444-4472
EMAIL: PRYNER@INFINIGY.COM

infinigy
engineering & surveying
2255 SEWELL MILL ROAD
SUITE 130
MARIETTA, GA 30062
TEL: 678-444-4463
FAX: 678-444-4472



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No.	ISSUED FOR REVIEW	CJW	03/11/13
0	Submitted / Revision	App'd	Date

Drawn: PHR Date: 03/11/13
Designed: CJW Date: 03/11/13
Checked: CJW Date: 03/11/13

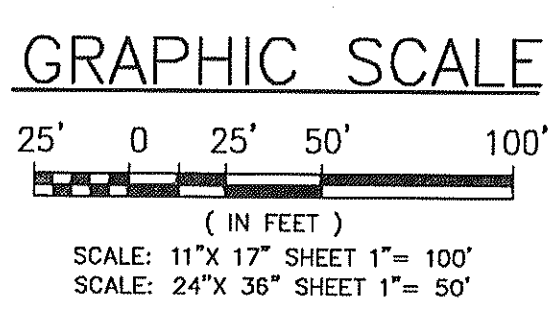
Project Number: 226-094
Project Title: WINSTON-SALEM NC1018
3650 REED STREET
WINSTON-SALEM, NC 27127

Prepared For: Florida Tower Partners
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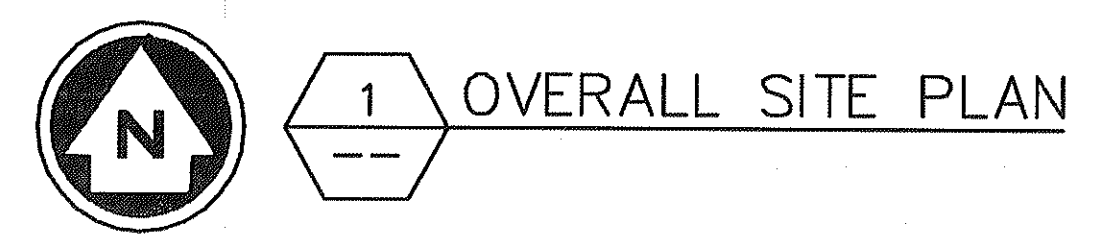
Drawing Scale: AS NOTED
Date: 03/11/13

Drawing Title: **OVERALL SITE PLAN**
Drawing Number: **Z1**

BASEMAPMING PREPARED FROM INFORMATION OBTAINED BY FLORIDA TOWER PARTNERS, AND A SURVEY COMPLETED BY McANALLY LAND SURVEYING, P.C., DATED 6/21/11.



PARKING SPACES REQUIREMENT:
1 PARKING SPACE PER 1,150 BLDG. SQ. FT.
BLDG. SQ. FT. = 9,754.2
9,754.2/1,150 = 8.48 PARKING SPACES
10 EX. PARKING SPACES > 8.48 PARKING SPACES



CW MEYERS TRADING POST
TAX PARCEL 6843-19-6526
DB 1239 PG 1061
ZONED RS-9

FRED DOUGLAS
KELLY DOUGLAS
TAX PARCEL 6843-19-8662
ZONED RS-9

CW MEYERS TRADING POST
TAX PARCEL 6843-29-1659
DB 1239 PG 1061
ZONED RS-9

CW MEYERS TRADING POST
TAX PARCEL 6843-29-5748
DB 1239 PG 1061
ZONED RS-9

FOSS TYRA SMITHDEAL, III
TAX PARCEL 6843-19-5948
DB 1798 PG 883
ZONED RS-9

FOSS TYRA SMITHDEAL, III
TAX PARCEL 6843-19-5768
DB 1798 PG 883
ZONED RS-9

RICKY GOGGLE
TAX PARCEL 6844-10-5280
ZONED RS-9
EMMA J. HURSH
TAX PARCEL 6844-10-6241
ZONED RS-9
SAMUEL R. HURSH
TAX PARCEL 6844-10-1235
ZONED RS-9
PAUL A. POTTER
TAX PARCEL 6844-10-7212
ZONED RS-9

MACKAY K. ROBINSON
TAX PARCEL 6844-10-7297
ZONED RS-9
ELA ROBINSON
TAX PARCEL 6844-10-1552
ZONED RS-9

MICHAEL JOSEPH STACK
TAX PARCEL 6843-19-847
ZONED RS-9
MANVET C. STARBUCK
TAX PARCEL 6843-19-7178
ZONED RS-9

REEDS ENTERPRISES
TAX PARCEL 6844-20-0044
DB 1788 PG 3496
ZONED GI-S

MICHAEL A. HOWINGTOWN
LINDA HOWINGTOWN
TAX PARCEL 6844-20-4051
DB 1748 PG 462
ZONED LI

FOOD BANK OF NORTHWEST OF NC INC
TAX PARCEL 6844-20-0576
DB 1684 PG 541
ZONED LI

HAROLD W. CARTER
MARY CARTER
TAX PARCEL 6844-10-8411
DB 1163 PG 567
ZONED RS-9

BARBARA ANN BENNETT
TAX PARCEL 6844 10 8314
DB 1410 PG 1047
ZONED RS-9

NO TREES SHALL BE DISTURBED BY CONSTRUCTION OF TOWER SITE