



# **ZO Amendment 10-3-97 (10)**

## **SUP 1430 Red Oak Street**

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**To have the ability to permanently reside in dwellings on industrially zoned property, the applicants are requesting to amend an M-1 SUP Section while simultaneously requesting approval of the SUP.**

**Section 10-3-97 (10)**

**(10) Recreational and leisure time activities**

















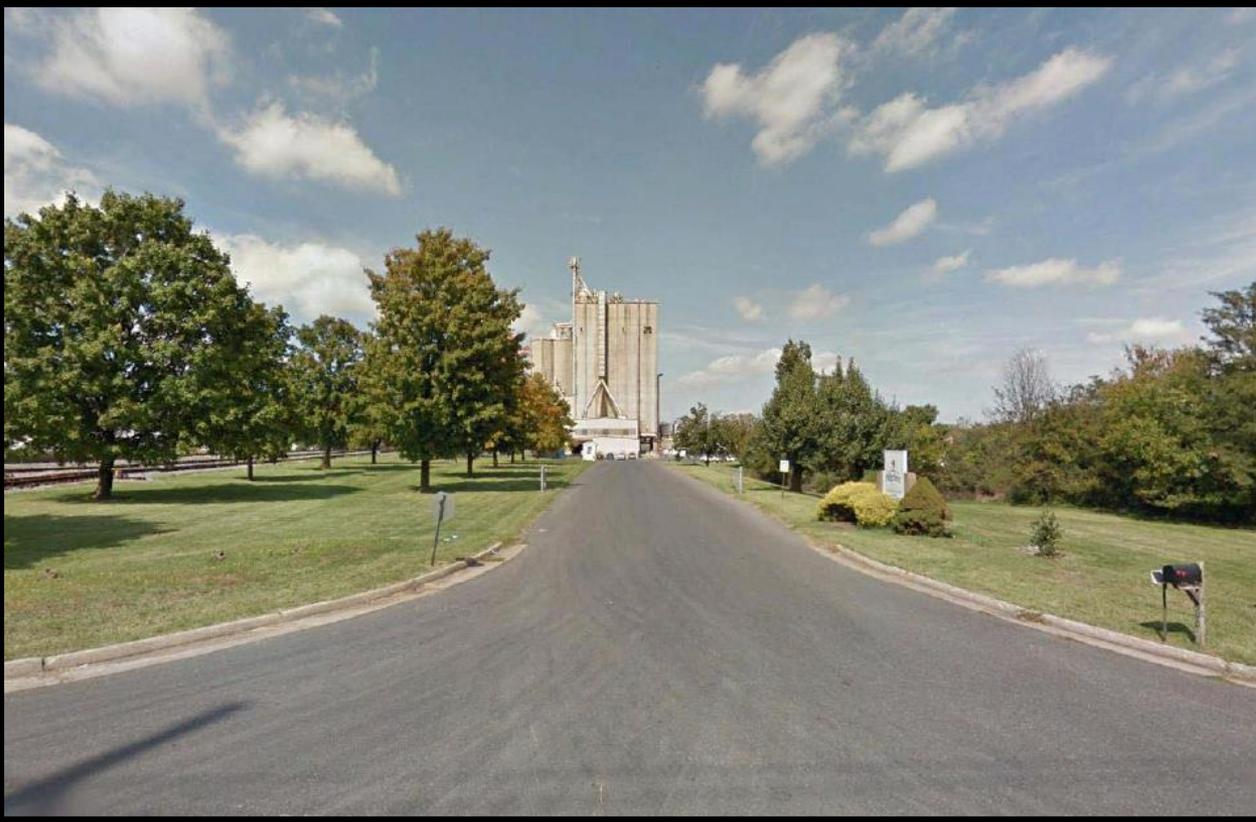






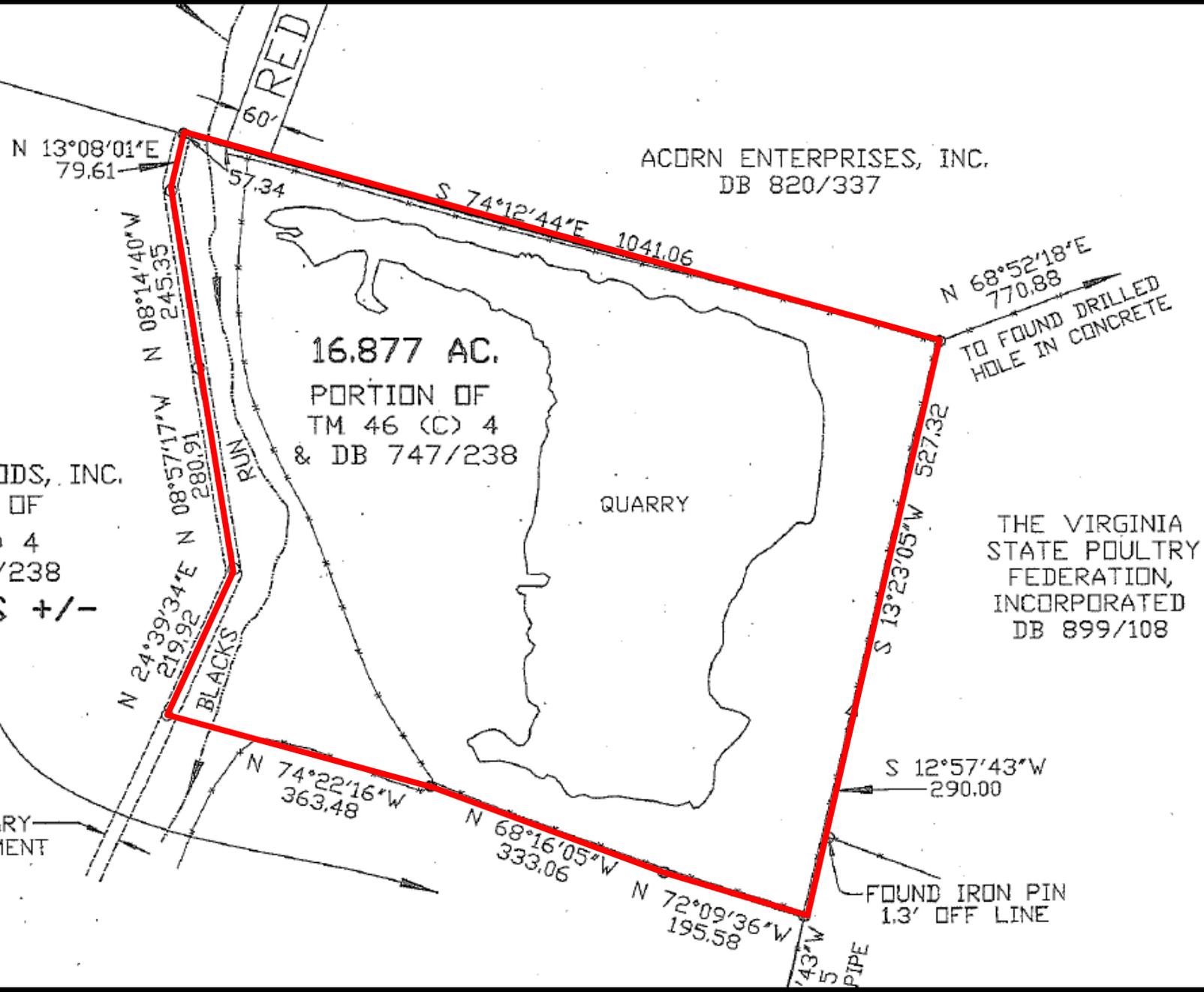


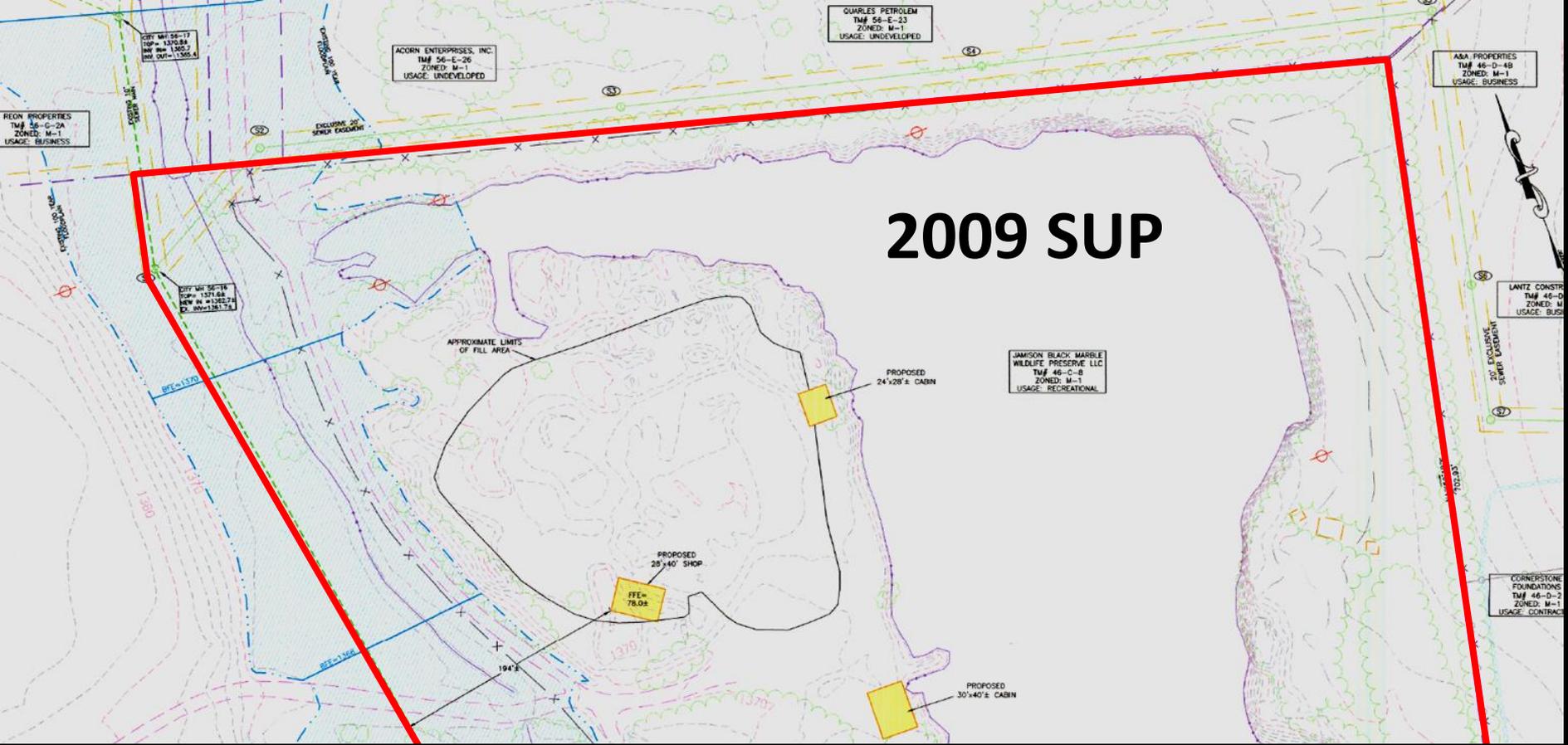




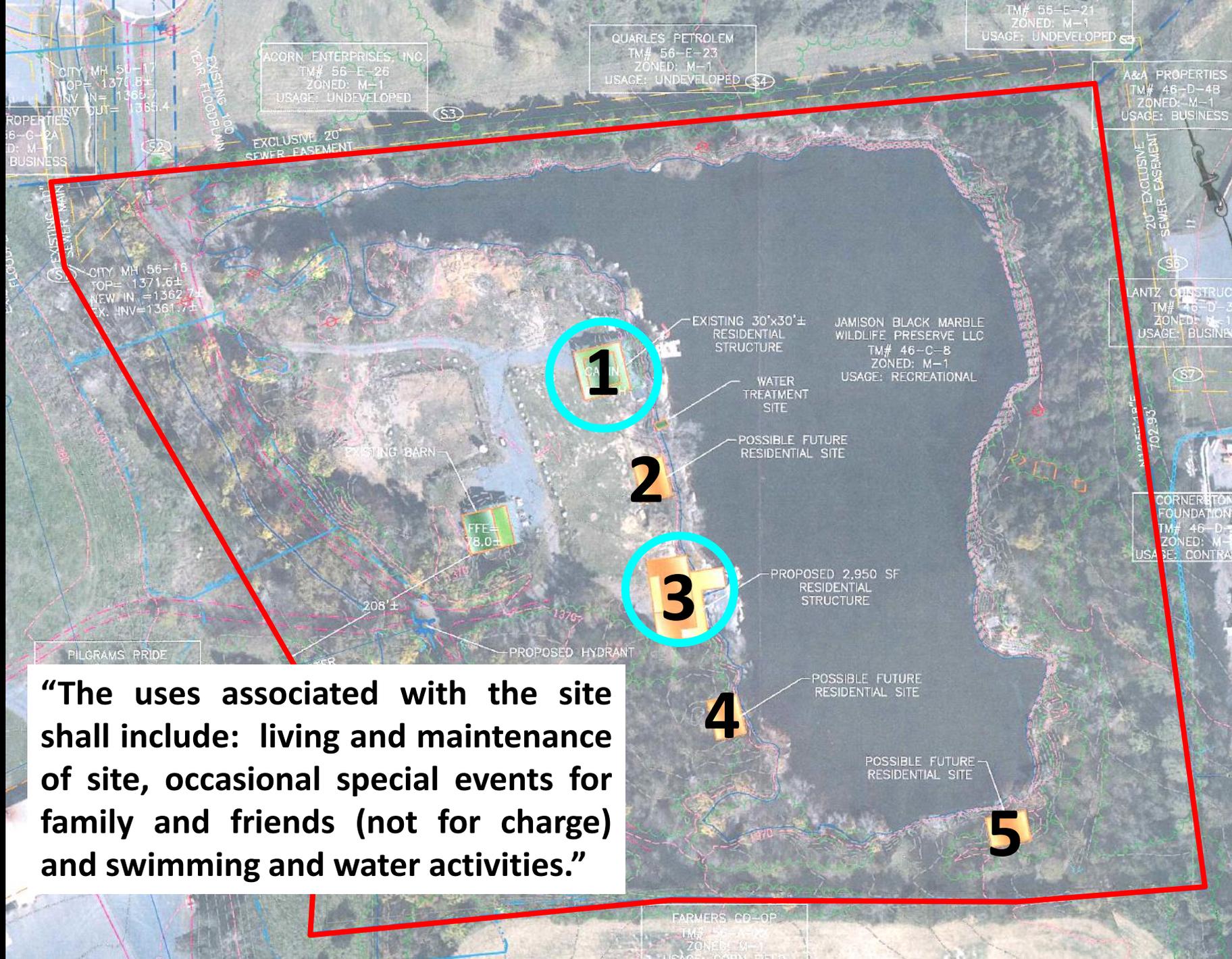
WAMPLER FOODS, INC.  
RESIDUE OF  
TM 46 (C) 4  
& DB 747/238  
35 ACRES +/-

20' SANITARY  
SEWER EASEMENT  
DB 575/74

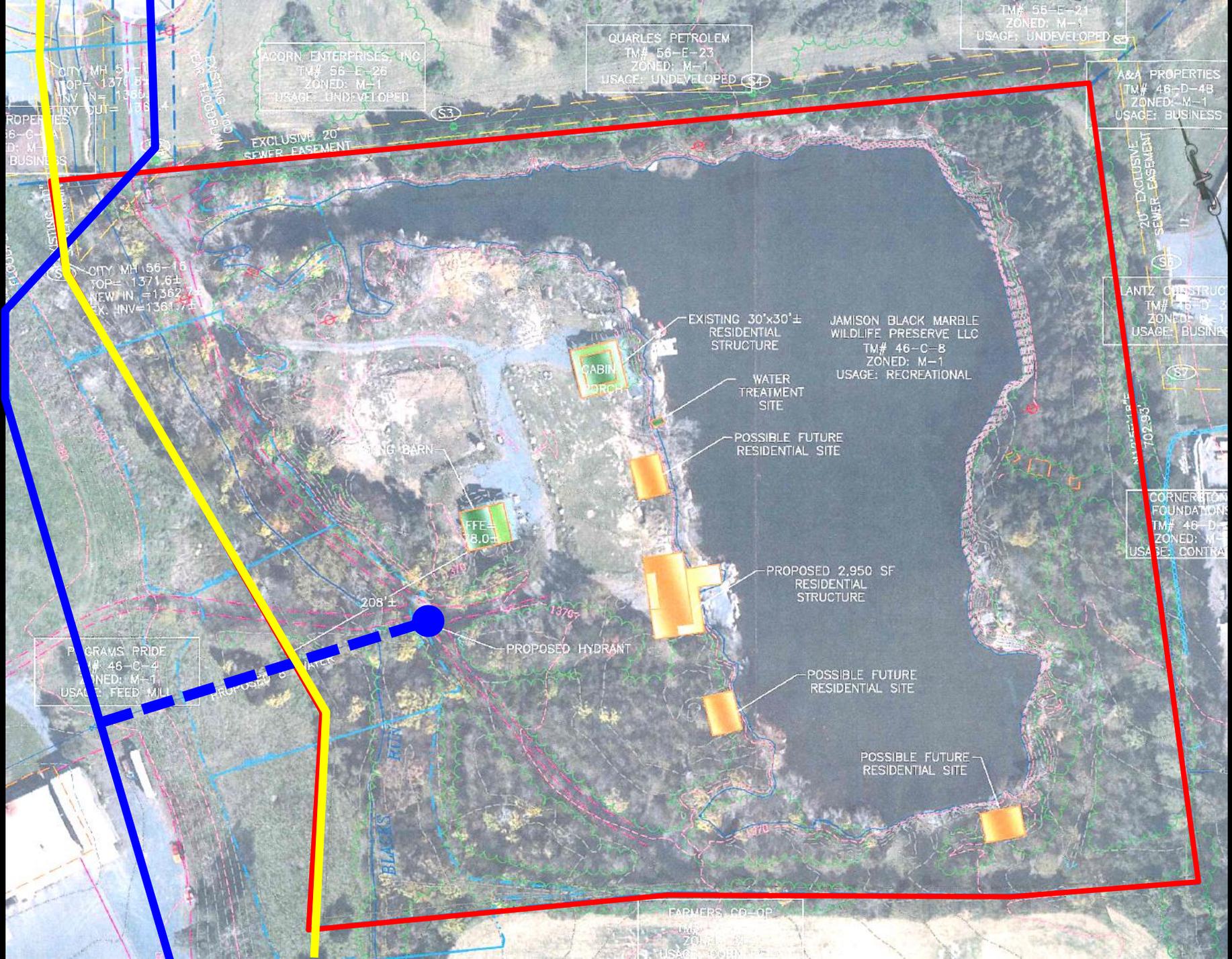




- limiting the site to the two proposed cabins only,
- the cabins cannot be occupied on a long term basis, and
- staff shall be authorized to review any complaints received regarding the property and based on their finding may require the applicant to return to Planning Commission and City Council for a public hearing to re-examine the use of the property. Such re-evaluation may result in additional conditions being placed on the use or revocation of the special use permit.



**“The uses associated with the site shall include: living and maintenance of site, occasional special events for family and friends (not for charge) and swimming and water activities.”**



CITY MH 50-11  
TOP= 1371.6±  
NEW IN = 1366  
NEW OUT = 1368  
PROPERTIES  
6-C-4  
D: M-1  
BUSINESS

CITY MH 56-16  
TOP= 1371.6±  
NEW IN = 1362  
NEW OUT = 1361.7±

ACORN ENTERPRISES, INC  
TM# 56-E-26  
ZONED: M-1  
USAGE: UNDEVELOPED

QUARLES PETROLEUM  
TM# 56-E-23  
ZONED: M-1  
USAGE: UNDEVELOPED

TM# 56-E-21  
ZONED: M-1  
USAGE: UNDEVELOPED

A&A PROPERTIES  
TM# 46-D-4B  
ZONED: M-1  
USAGE: BUSINESS

LANTZ CONSTRUCTION  
TM# 46-D-3  
ZONED: M-1  
USAGE: BUSINESS

CORNERSTONE FOUNDATIONS  
TM# 46-D-5  
ZONED: M-1  
USAGE: CONTRACTOR

PROGRAMS PRIDE  
TM# 46-C-4  
ZONED: M-1  
USAGE: FEED MILL

EXCLUSIVE 20' SEWER EASEMENT

EXCLUSIVE 20' SEWER EASEMENT

CABIN PORCH

SHED BARN

FFE 18.0±

EXISTING 30'x30'± RESIDENTIAL STRUCTURE

JAMISON BLACK MARBLE WILDLIFE PRESERVE LLC  
TM# 46-C-8  
ZONED: M-1  
USAGE: RECREATIONAL

WATER TREATMENT SITE

POSSIBLE FUTURE RESIDENTIAL SITE

PROPOSED 2,950 SF RESIDENTIAL STRUCTURE

POSSIBLE FUTURE RESIDENTIAL SITE

POSSIBLE FUTURE RESIDENTIAL SITE

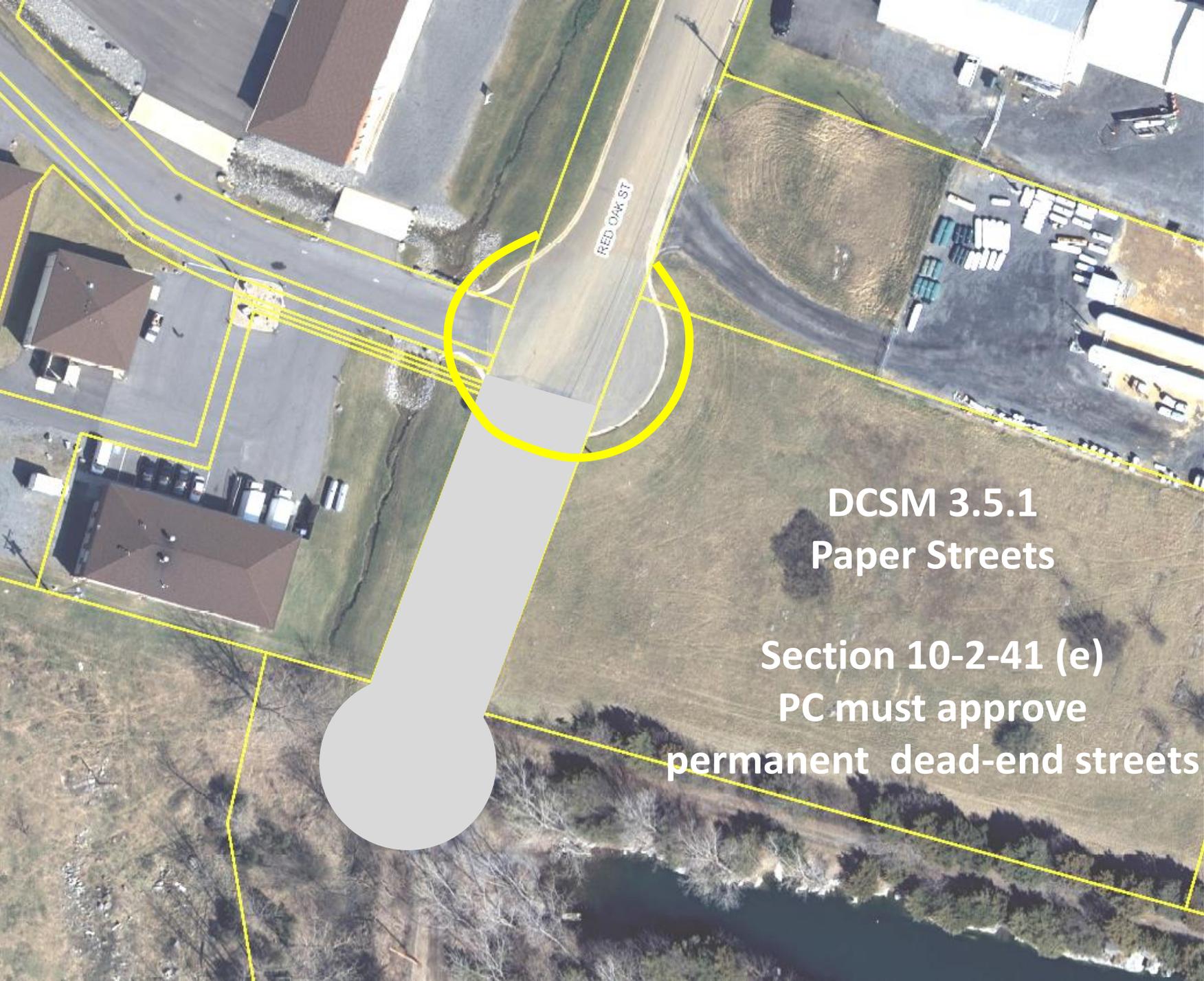
208±

PROPOSED HYDRANT

FARMERS CO-OP  
TM# 46-D-1  
ZONED: M-1  
USAGE: BUSINESS

BLACKS RUN

NATURAL GAZON  
702.93



RED OAK ST

**DCSM 3.5.1  
Paper Streets**

**Section 10-2-41 (e)  
PC must approve  
permanent dead-end streets**

QUARLES PETROLEUM  
TM# 56-E-23  
ZONED: M-1  
USAGE: UNDEVELOPED

TM# 56-E-21  
ZONED: M-1  
USAGE: UNDEVELOPED

ACORN ENTERPRISES, INC  
TM# 56-E-26  
ZONED: M-1  
USAGE: UNDEVELOPED

A&A PROPERTIES  
TM# 46-D-4B  
ZONED: M-1  
USAGE: BUSINESS

CITY MH 5  
TOP= 1371.6±  
INV IN= 1362.7±  
INV OUT= 1351.4±

EXCLUSIVE 20'  
SEWER EASEMENT

# Variance to DCSM 2.7 Private Street Standards

LANTZ CHRISTIAN  
TM# 46-D-3  
ZONED: M-1  
USAGE: BUSINESS

JAMISON BLACK MARBLE  
WILDLIFE PRESERVE LLC  
TM# 46-C-8  
ZONED: M-1  
USAGE: RECREATIONAL

EXISTING 30'x30'±  
RESIDENTIAL  
STRUCTURE

CABIN  
PORCH

WATER  
TREATMENT  
SITE

POSSIBLE FUTURE  
RESIDENTIAL  
SITE

SHED BARN

FFE= 18.0±

PROPOSED 2,950 SF  
RESIDENTIAL  
STRUCTURE

PROPOSED HYDRANT

POSSIBLE FUTURE  
RESIDENTIAL  
SITE

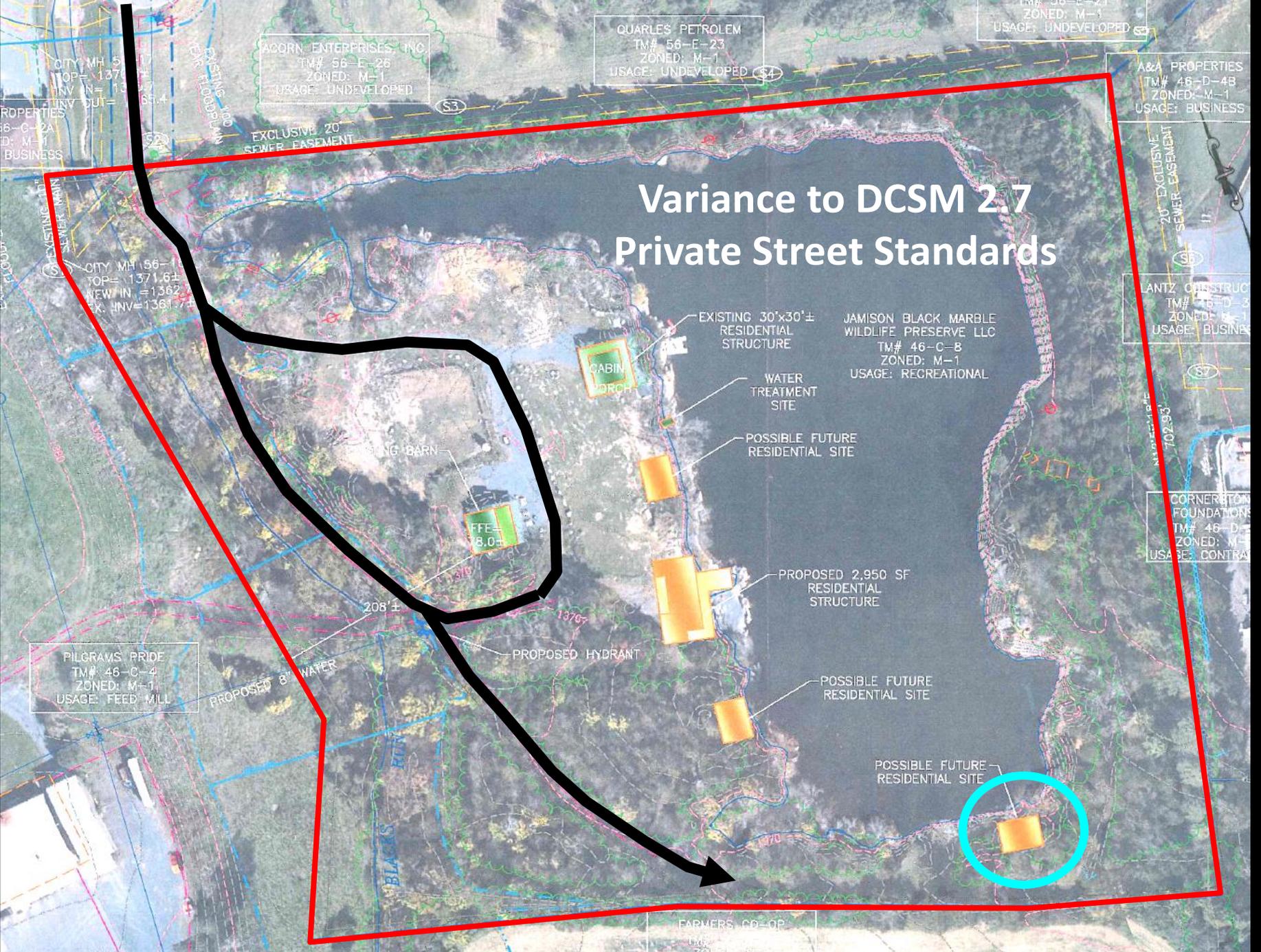
POSSIBLE FUTURE  
RESIDENTIAL  
SITE

CORNERSTONE  
FOUNDATIONS  
TM# 46-D-5  
ZONED: M-1  
USAGE: CONTRA

PILGRIMS PRIDE  
TM# 46-C-4  
ZONED: M-1  
USAGE: FEED-MILL

PROPOSED 8" WATER

FARMERS CO-OP  
TM# 46-D-1  
ZONED: M-1  
USAGE: BUSINESS



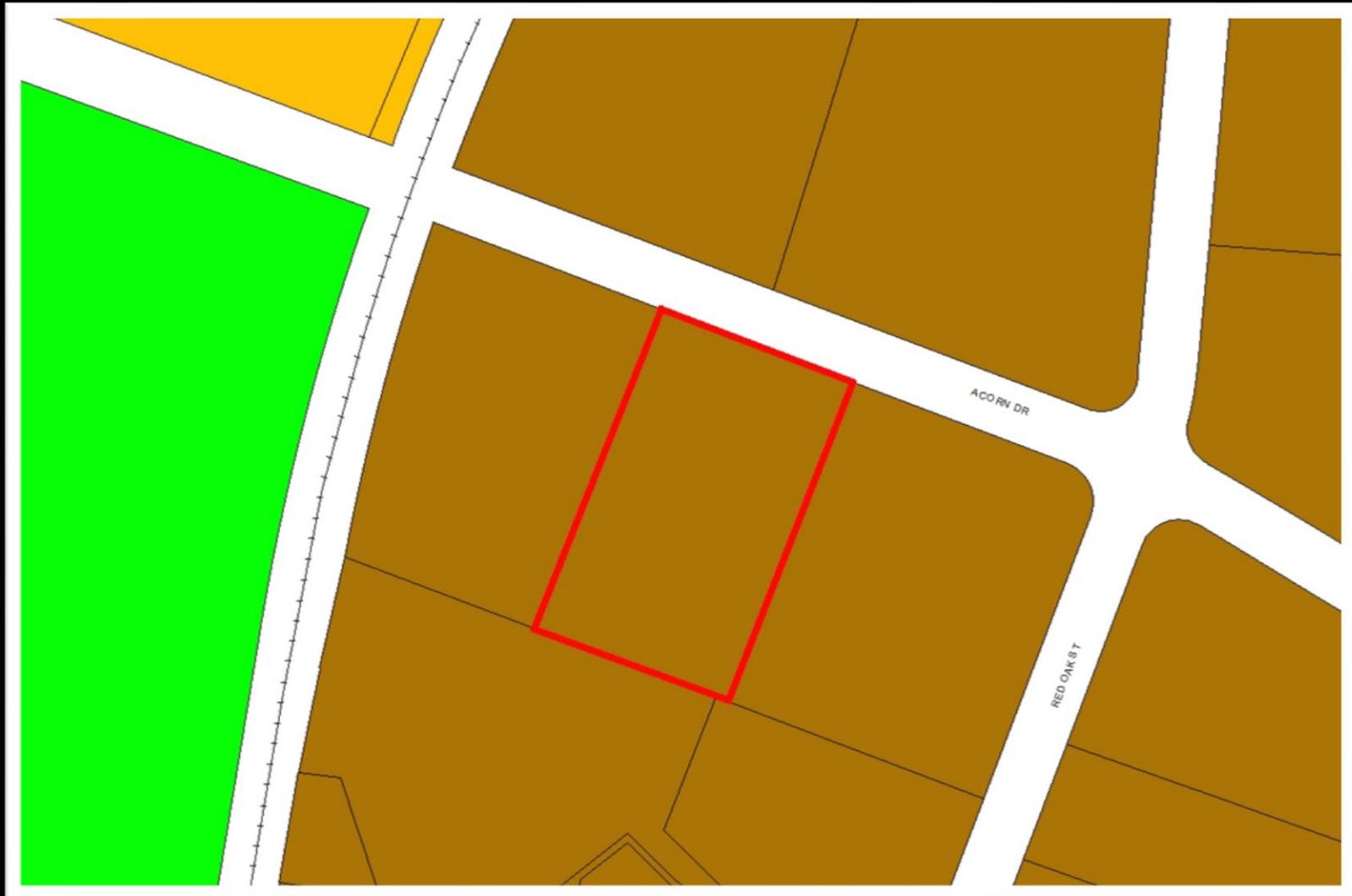
# Staff and PC recommends approving both the ZO Amendment and the SUP

1. The property shall be limited to five single family detached dwellings.



# 961 Acorn Drive

SUP – To Allow Business Offices in M-1 (10-3-97 (3))









ACORN DR

6,700 SF  
1/300  
24 Spaces



VIRGINIA AVE

ROYAL CT

ACORN DR

RED OAK ST

INDUSTRY CT

HERITAGE DR

HAWTHORNE CT

OAK DR



# Wireless Telecommunications Facilities Amendments & B-1 Modification

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**To provide opportunities to supply wireless telecommunications services in the City with minimal negative impact to the community while respecting both residential and commercial neighborhoods.**

# Existing Code Provisions

<b>Zoning Districts</b>	<b>By-Right</b>	<b>Special Use Permit</b>
<b>B-1</b>		<b>Telecommunications not located in an enclosed structure and communications facilities for public safety up to 200 ft. in height</b>
<b>B-2</b>		<b>Communications towers up to 125 ft. and communications facilities for public safety up to 200 ft. in height</b>
<b>M-1</b>	<b>Communications towers not more than 125 ft. in height</b>	<b>Communications towers over 125 ft. and communications facilities for public safety up to 200 ft. in height</b>

# Proposed Code Provisions

<b>Zoning Districts</b>	<b>By-Right</b>	<b>Special Use Permit</b>
<b>All residential districts and MX-U</b>	<b>Not Permitted.</b>	<b>Concealed facilities, industrial microcells, DAS, and macrocells.</b> <b>Towers are not permitted.</b>
<b>B-1 &amp; B-2</b>	<b>Concealed facilities, industrial microcells, DAS, and macrocells.</b> <b>Towers are not permitted.</b>	<b>All facilities not permitted by-right (including min. setback and max. height regulations)</b>
<b>M-1</b>	<b>All wireless facilities not to exceed 125 ft. in height</b>	<b>All facilities not permitted by-right (including min. setback and max. height regulations)</b>

# Application Fees:

- **Administrative Review/Approvals**  
**Proposed fee = \$175**

- **SUP Reviews**

**Standard SUP fee = \$375 + \$30/acre**

**Unrelated to the Wireless Telecommunications Facilities amendments,** staff has proposed modifying the B-1 uses permitted by right section of the ZO Section 10-3-84 by adding a new set of uses as follows:

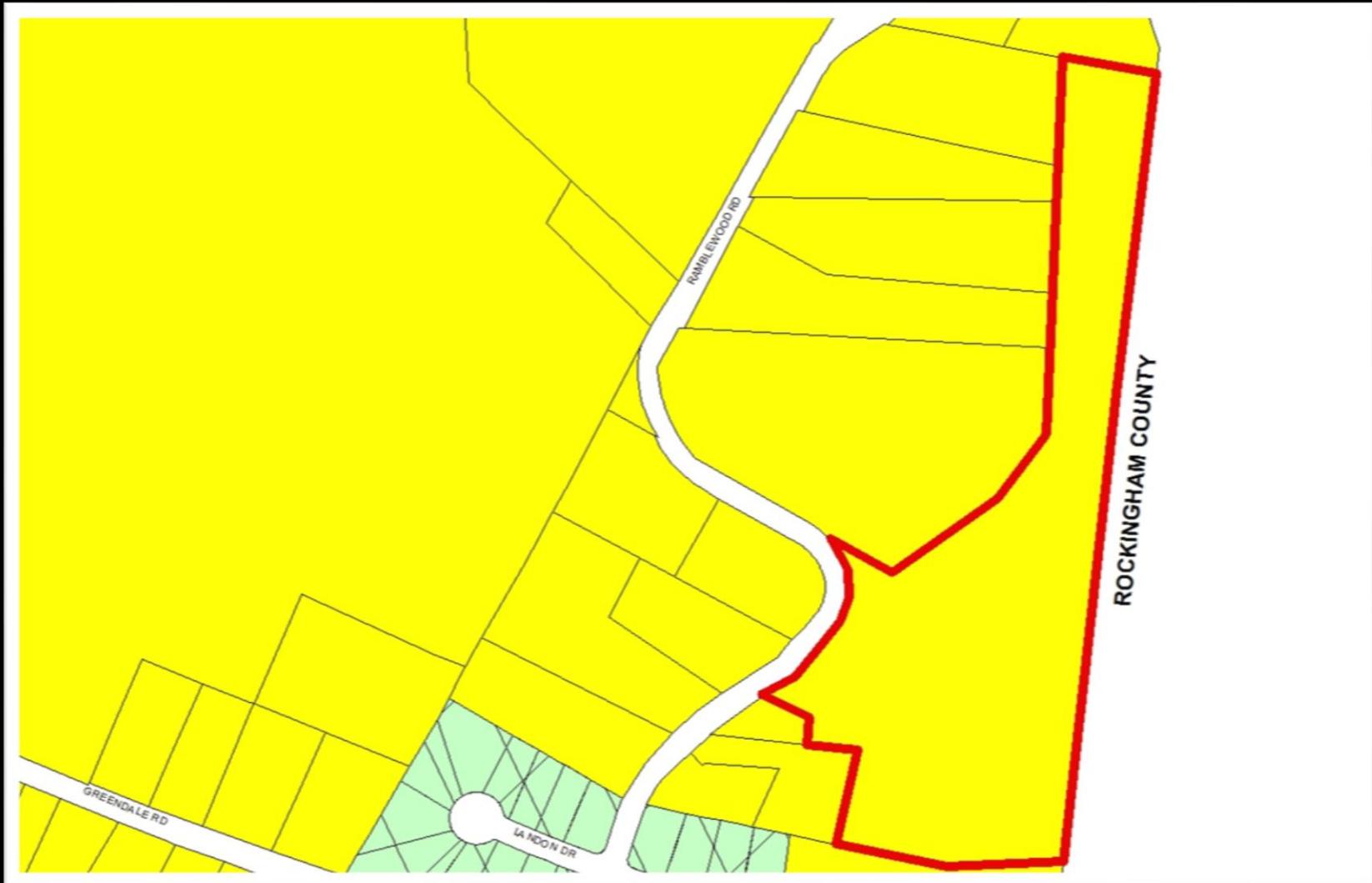
- (13) Radio and television stations and studios or recording studios. All antennas and satellites and associated equipment shall be screened.**

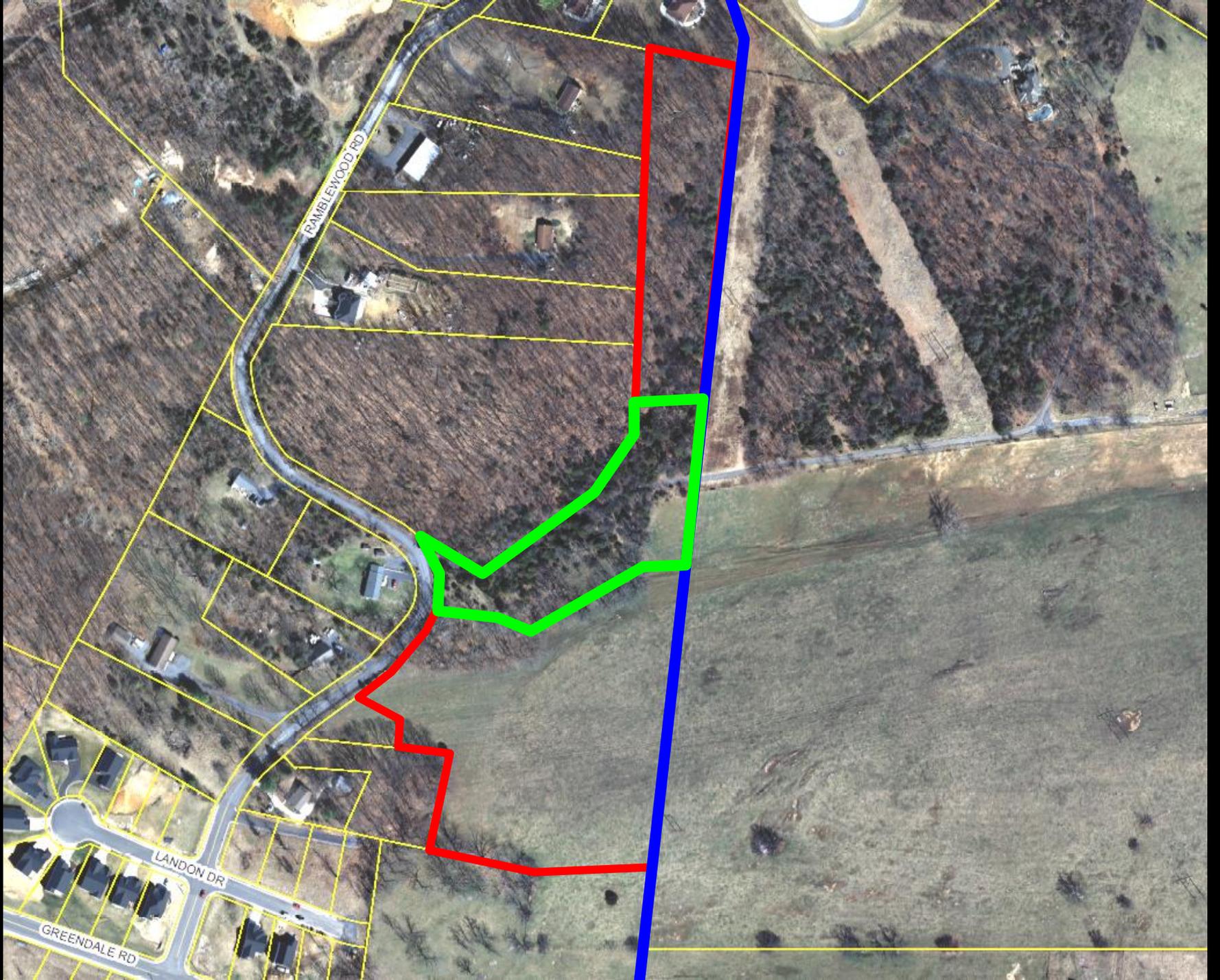




# Ramblewood Subdivision

## Preliminary Plat with Subdivision Ordinance Variances





PAMBLEWOOD RD

LONDON DR

GREENDALE RD



06.10.2015



06.10.2015



06.10.2015



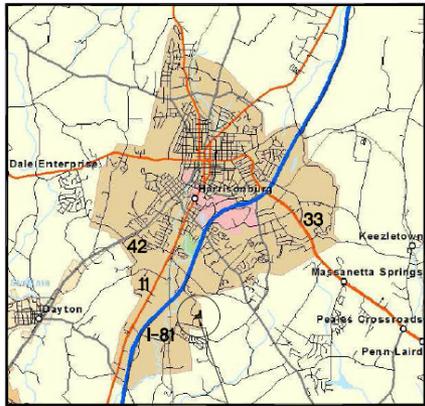
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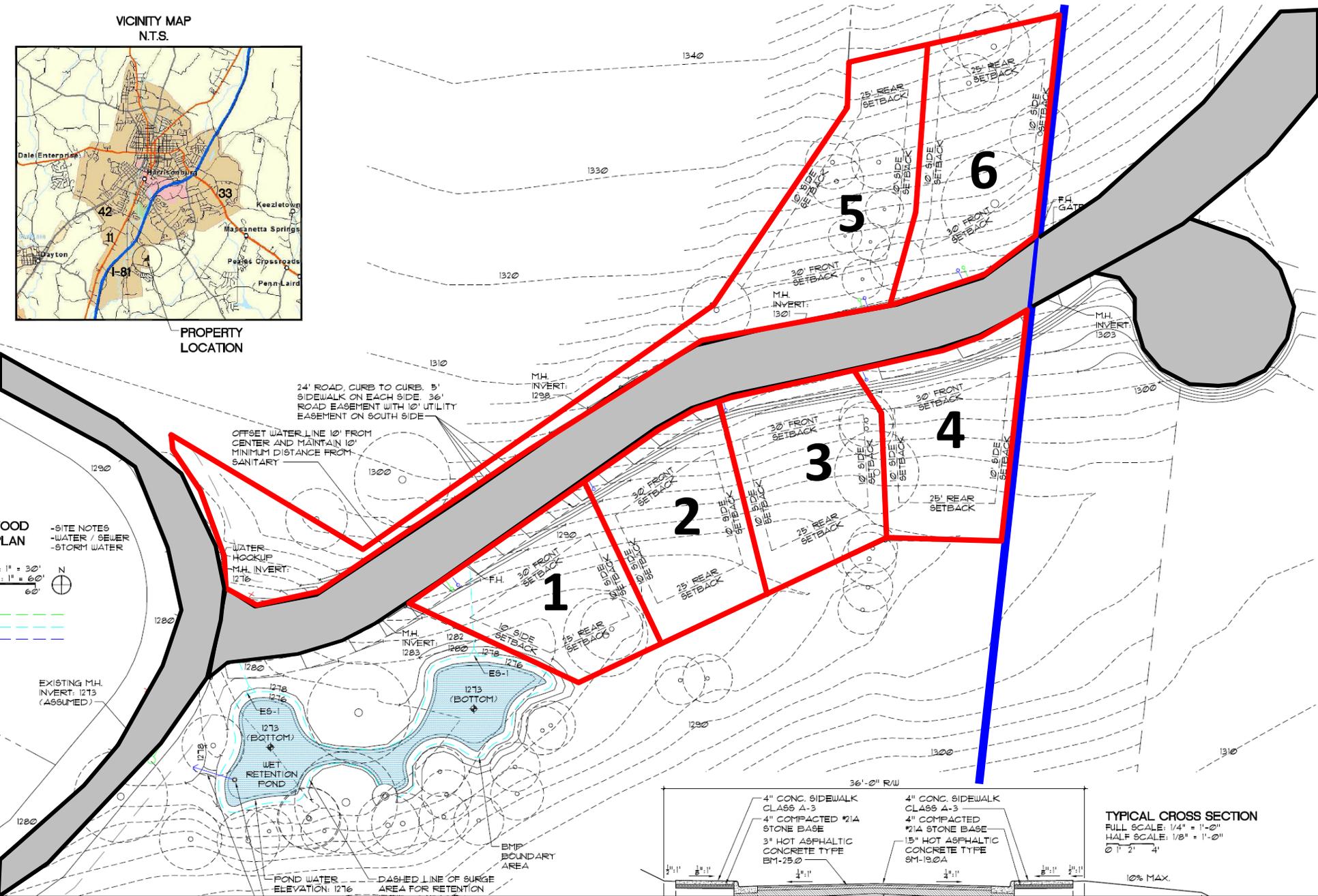
06.10.2015



VICINITY MAP  
N.T.S.



PROPERTY  
LOCATION



ROAD PLAN

- SITE NOTES
- WATER / SEWER
- STORM WATER

1" = 30'  
1" = 60'

N

TYPICAL CROSS SECTION  
FULL SCALE: 1/4" = 1'-0"  
HALF SCALE: 1/8" = 1'-0"  
0' 2' 4'



Stone Spring Road

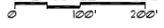
CUT LINE

CUT LINE

Rambleswood (North)

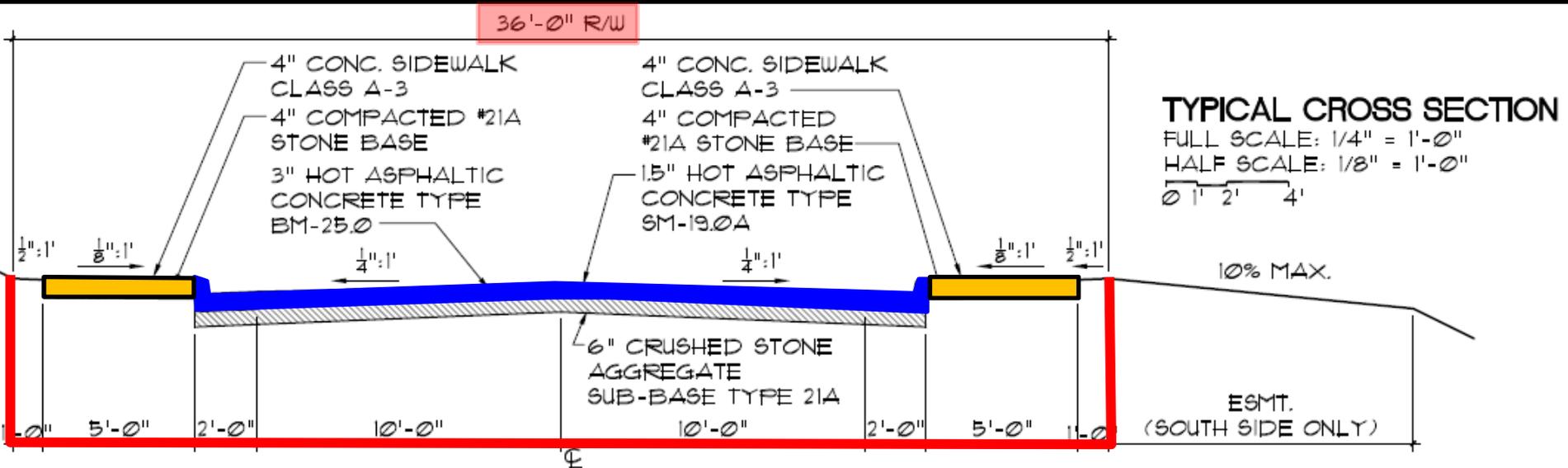
Rambleswood (South)

FUTURE ROAD LAYOUT  
FULL SCALE: 1" = 100'  
HALF SCALE: 1" = 200'



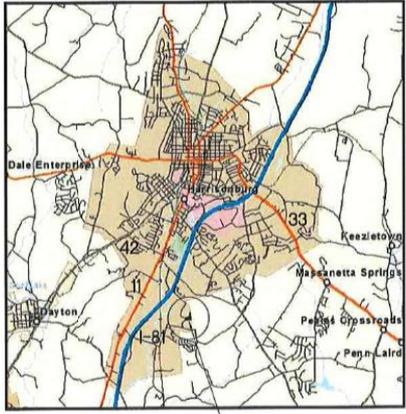
# Subdivision Ordinance Variance to Section 10-2-41 (a)

Less than the required 50' right-of-way  
Pavement width not standard 26' or 30'  
Sidewalk not separated by 2' grass strip



- the proposed alternative would better achieve the walkable, pedestrian and bicycle-oriented environment the City desires;
- the particular conditions of the site and surrounding street network would allow the proposed alternative without causing undue inefficiencies for service vehicles, nor an excessive reduction in pedestrian safety due to pedestrian-vehicle movement conflicts; and
- the proposed alternative would better balance the needs of pedestrians and vehicles, and better achieve the goals of the comprehensive plan.”

VICINITY MAP  
N.T.S.



PROPERTY LOCATION

TM 91 BLK A FCL 6  
CHARLES S. LUCK, III ETAL  
DB 1213 P 055

TM 91 BLK A FCL 1  
JOHN W. DALY  
DB 1080 P 198  
(12,500 ACRES IN CITY)

**RAMBLEWOOD  
MASTER PLAN  
(PHASE 1)**  
FULL SCALE: 1" = 30'  
HALF SCALE: 1" = 60'

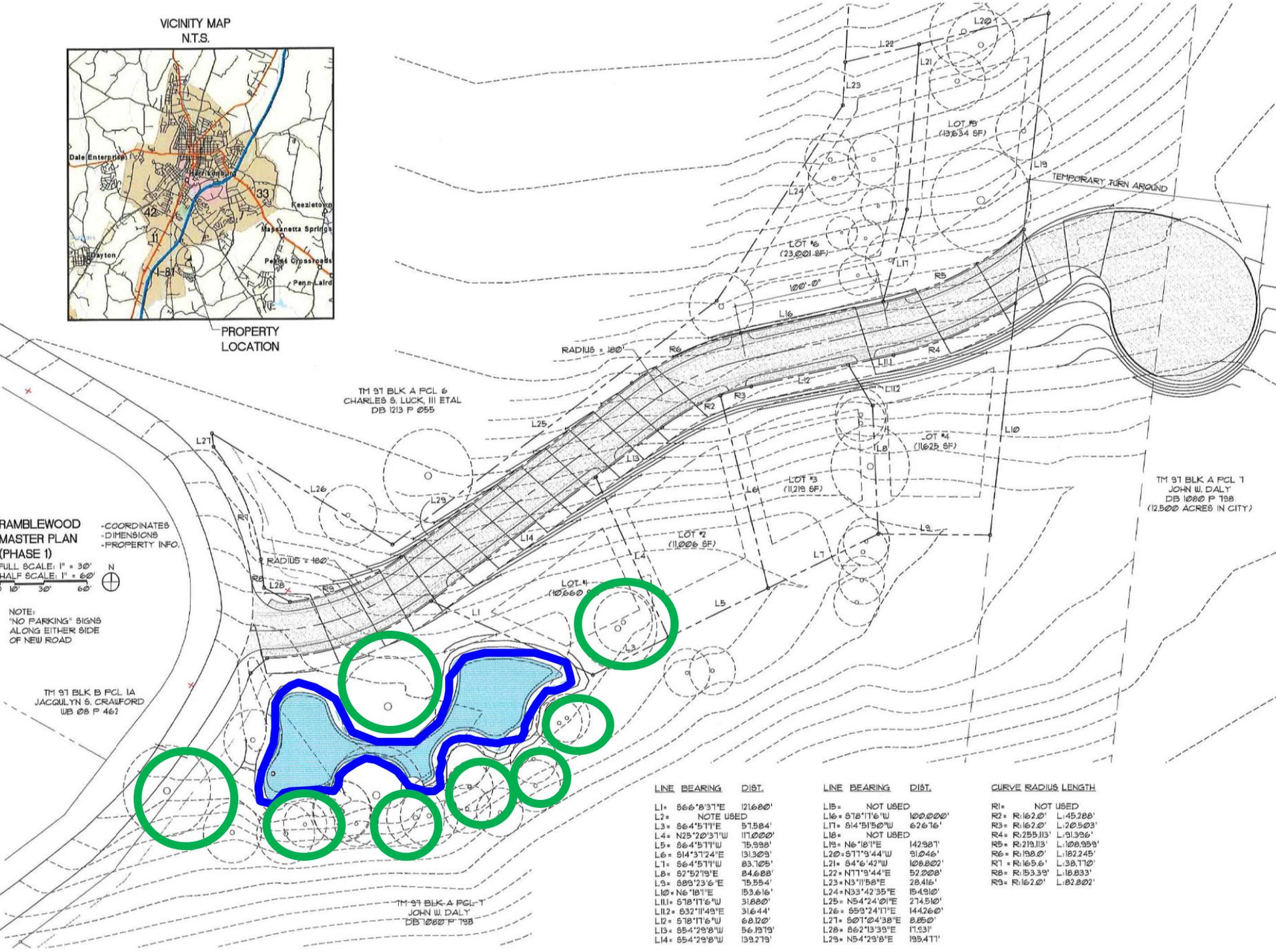
- COORDINATES
- DIMENSIONS
- PROPERTY INFO.



NOTE:  
"NO PARKING" SIGNS  
ALONG EITHER SIDE  
OF NEW ROAD

TM 91 BLK B FCL 1A  
JACQUILYN S. CRAWFORD  
WB 08 P 462

TM 91 BLK A FCL 1  
JOHN W. DALY  
DB 1080 P 198



LINE BEARING	DIST.
L1 = 86°6'8"31"E	121600'
L2 =	NOTE USED
L3 = 86°4'5"11"E	31584'
L4 = N25°2'0"31"W	117000'
L5 = 86°4'5"11"W	75990'
L6 = 81°4'3"12"E	131303'
L7 = 86°4'5"11"W	83.125'
L8 = 52°52'19"E	84.688'
L9 = 88°4'23"6"E	75.554'
L10 = N6°18"1"E	153.616'
L11 = 518°11'6"W	31880'
L12 = 832°11'43"E	31644'
L13 = 518°11'6"W	68.120'
L14 = 85°4'29"8"W	56.1919'
L15 = 85°4'29"8"W	132.219'

LINE BEARING	DIST.
L15 =	NOT USED
L16 = 518°11'6"W	100.000'
L17 = 814°5'15"0"W	62.616'
L18 =	NOT USED
L19 = N6°18"1"E	142.987'
L20 = 811°9'44"W	91.046'
L21 = 84°6'42"W	108.802'
L22 = N11°9'44"E	52.200'
L23 = N3°11'58"E	28.416'
L24 = N33°42'35"E	154.910'
L25 = N54°24'21"E	274.510'
L26 = 859°24'11"E	144.260'
L27 = 801°04'38"E	8.850'
L28 = 86°21'33"E	11.531'
L29 = N54°29'8"E	193.411'

CURVE RADIUS	LENGTH
R1 =	NOT USED
R2 = R:162.0'	L:45.288'
R3 = R:162.0'	L:20.520'
R4 = R:255.113'	L:91.356'
R5 = R:198.0'	L:100.955'
R6 = R:198.0'	L:182.245'
R7 = R:165.6'	L:38.110'
R8 = R:153.39'	L:18.833'
R9 = R:162.0'	L:82.802'



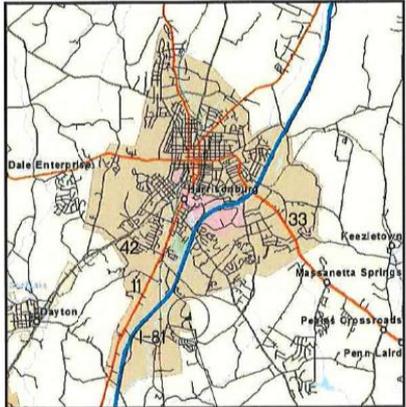


LONDON DR

RAMBLEWOOD RD

GREENDALE RD

VICINITY MAP  
N.T.S.



PROPERTY  
LOCATION

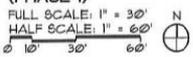
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TM 91 BLK B FCL 1A  
JACQUelyn S. CRAWFORD  
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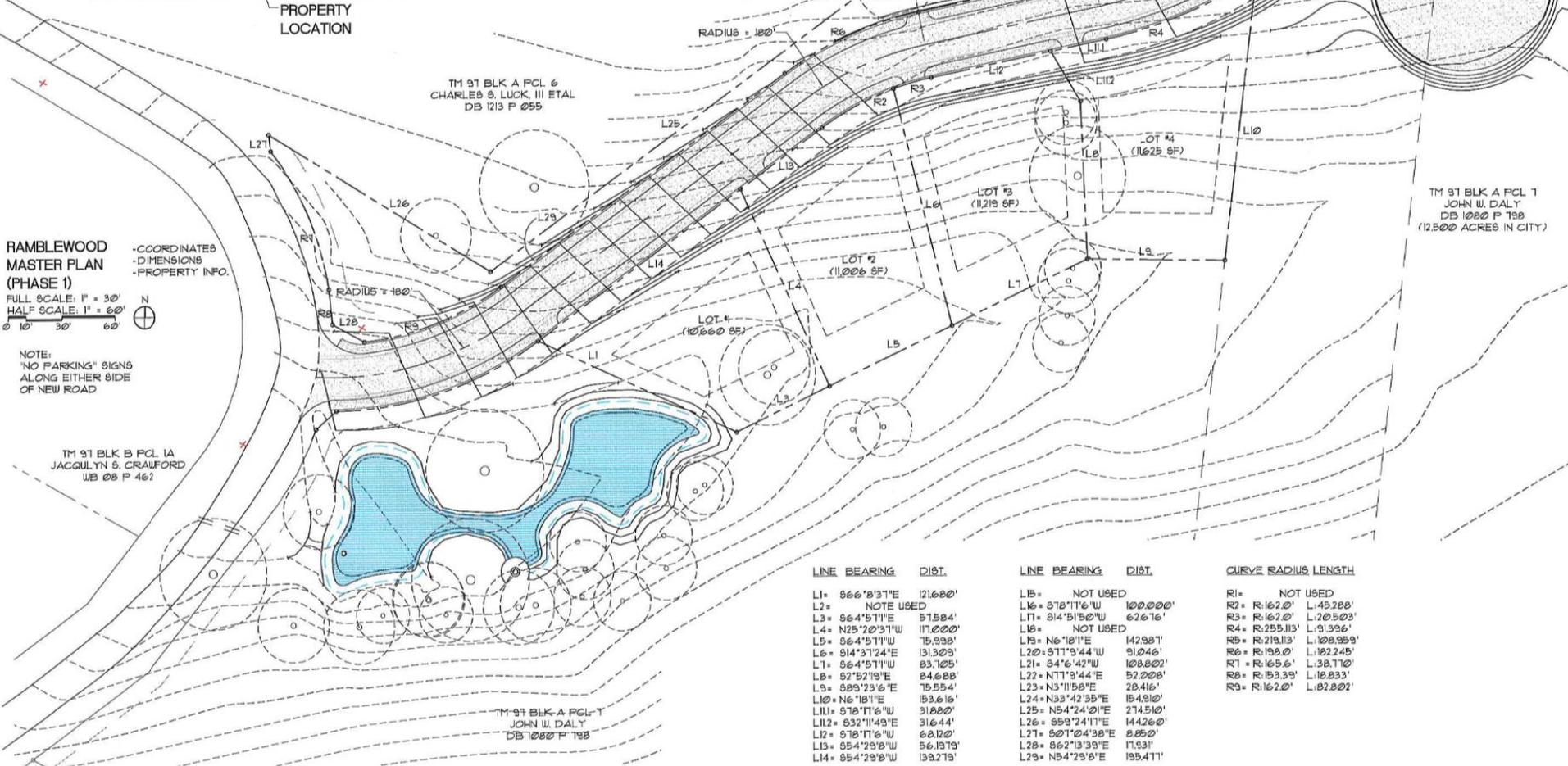
TM 91 BLK A FCL 1  
JOHN W. DALY  
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**RAMBLEWOOD  
MASTER PLAN  
(PHASE 1)**  
FULL SCALE: 1" = 30'  
HALF SCALE: 1" = 60'

-COORDINATES  
-DIMENSIONS  
-PROPERTY INFO.



NOTE:  
"NO PARKING" SIGNS  
ALONG EITHER SIDE  
OF NEW ROAD



LINE BEARING	DIST.
L1 = 86°8'31"E	1216.00'
L2 =	NOTE USED
L3 = 86°4'57"W	3715.84'
L4 = N25°20'31"W	1710.00'
L5 = 86°4'51"W	75.99'
L6 = 81°4'12"E	1313.03'
L7 = 86°4'51"W	83.705'
L8 = 52°52'19"E	84.688'
L9 = 88°23'6"E	75.554'
L10 = N6°18'1"E	153.616'
L11 = 57°11'6"W	318.80'
L12 = 83°11'43"E	316.44'
L13 = 57°11'6"W	62.120'
L14 = 85°4'29'8"W	56.1979'
L14 = 85°4'29'8"W	132.2713'

LINE BEARING	DIST.
L15 =	NOT USED
L16 = 57°11'6"W	100.0000'
L17 = 81°4'51'0"W	62.616'
L18 =	NOT USED
L19 = N6°18'1"E	142.987'
L20 = 811°9'44"W	91.046'
L21 = 84°6'42"W	108.802'
L22 = N11°9'44"E	52.208'
L23 = N3°11'58"E	28.416'
L24 = N33°42'35"E	154.910'
L25 = N54°24'21"E	274.510'
L26 = 85°9'24"11"E	144.260'
L27 = 80°12'04'38"E	8.850'
L28 = 86°21'33'39"E	11.531'
L29 = N54°29'8"E	193.411'

CURVE RADIUS	LENGTH
R1 =	NOT USED
R2 = R:162.0'	L:45.288'
R3 = R:162.0'	L:20.520'
R4 = R:255.113'	L:91.356'
R5 = R:198.0'	L:100.955'
R6 = R:198.0'	L:182.245'
R7 = R:165.6'	L:38.170'
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