

ZO Amendment 10-3-97 (10)

SUP 1430 Red Oak Street



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























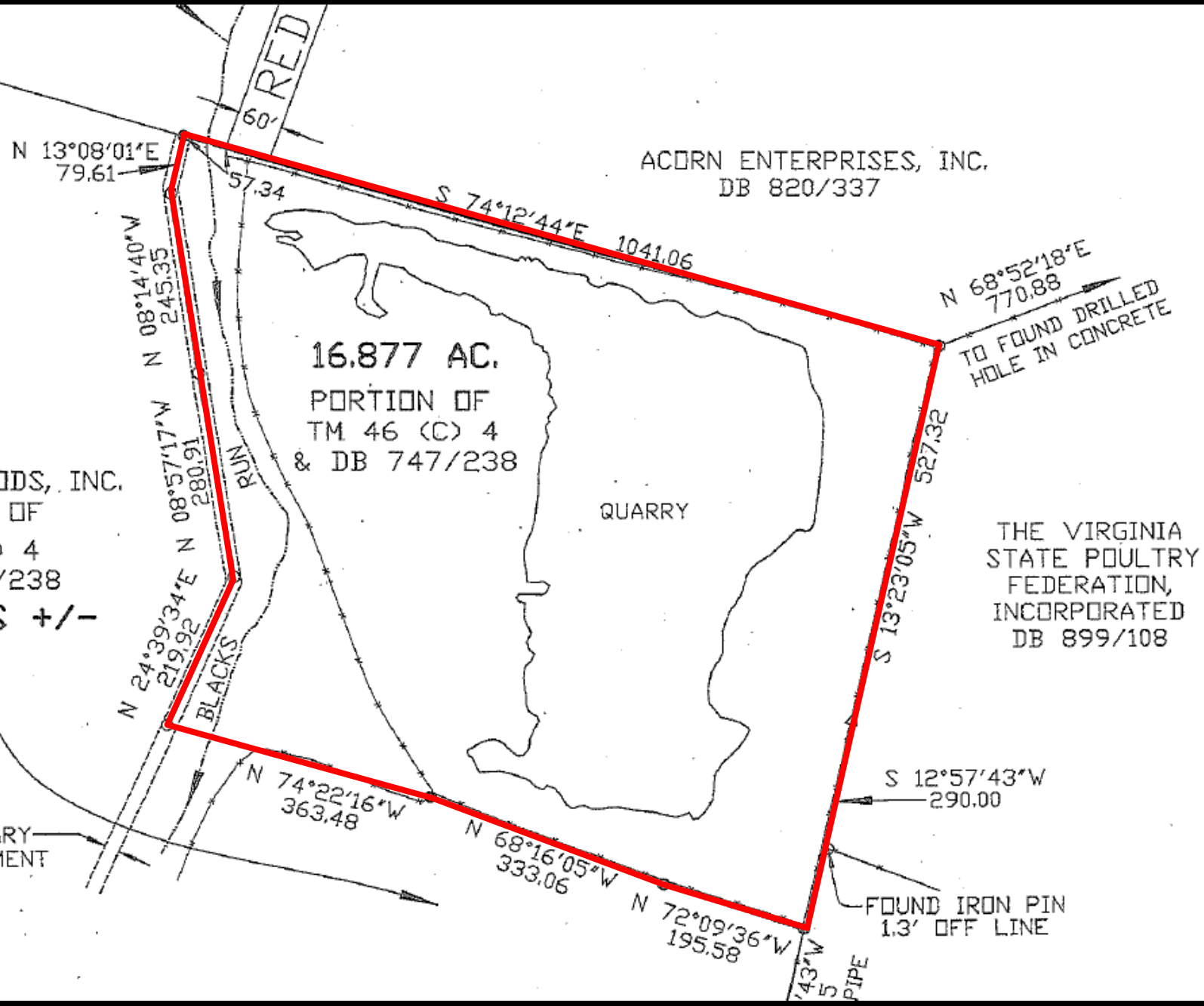


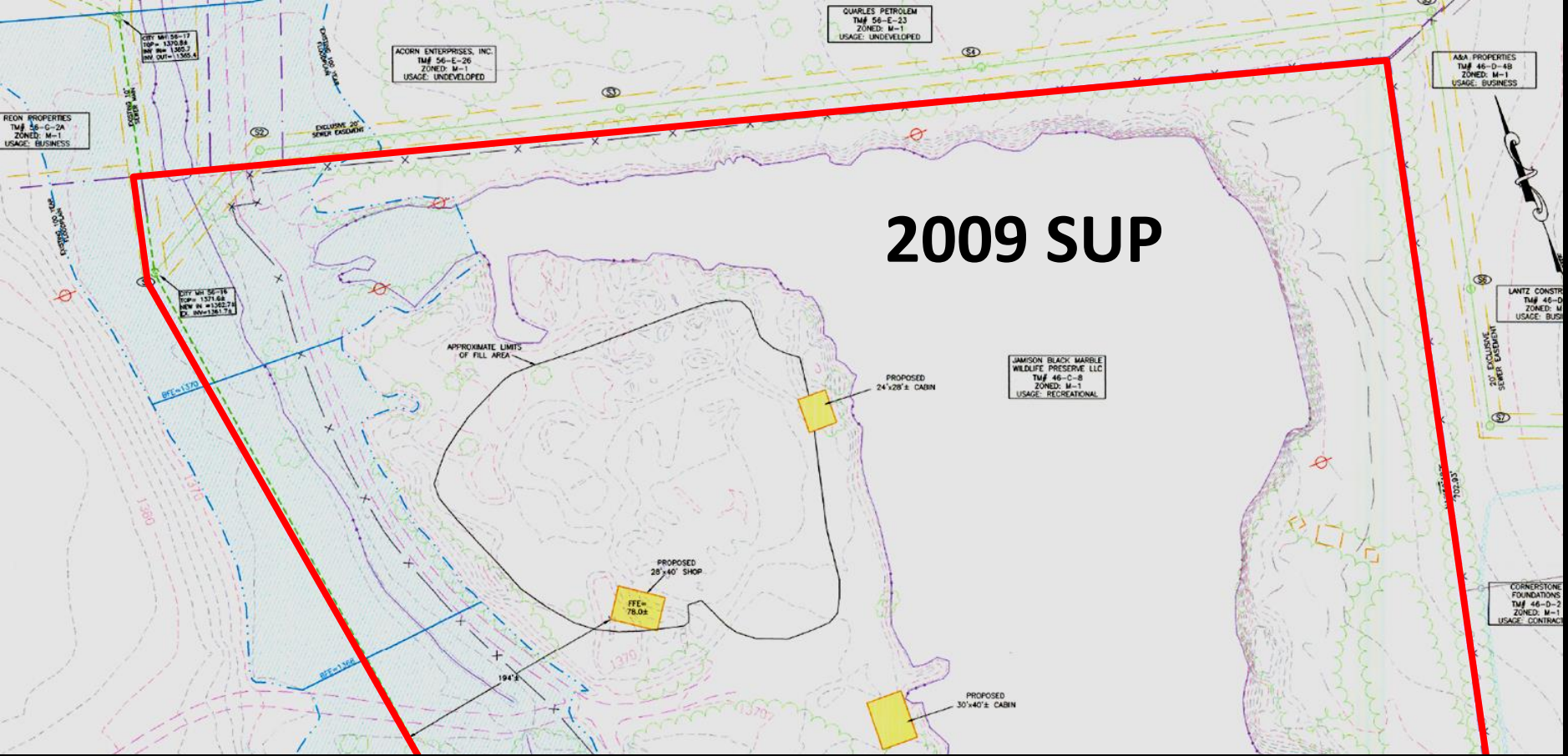




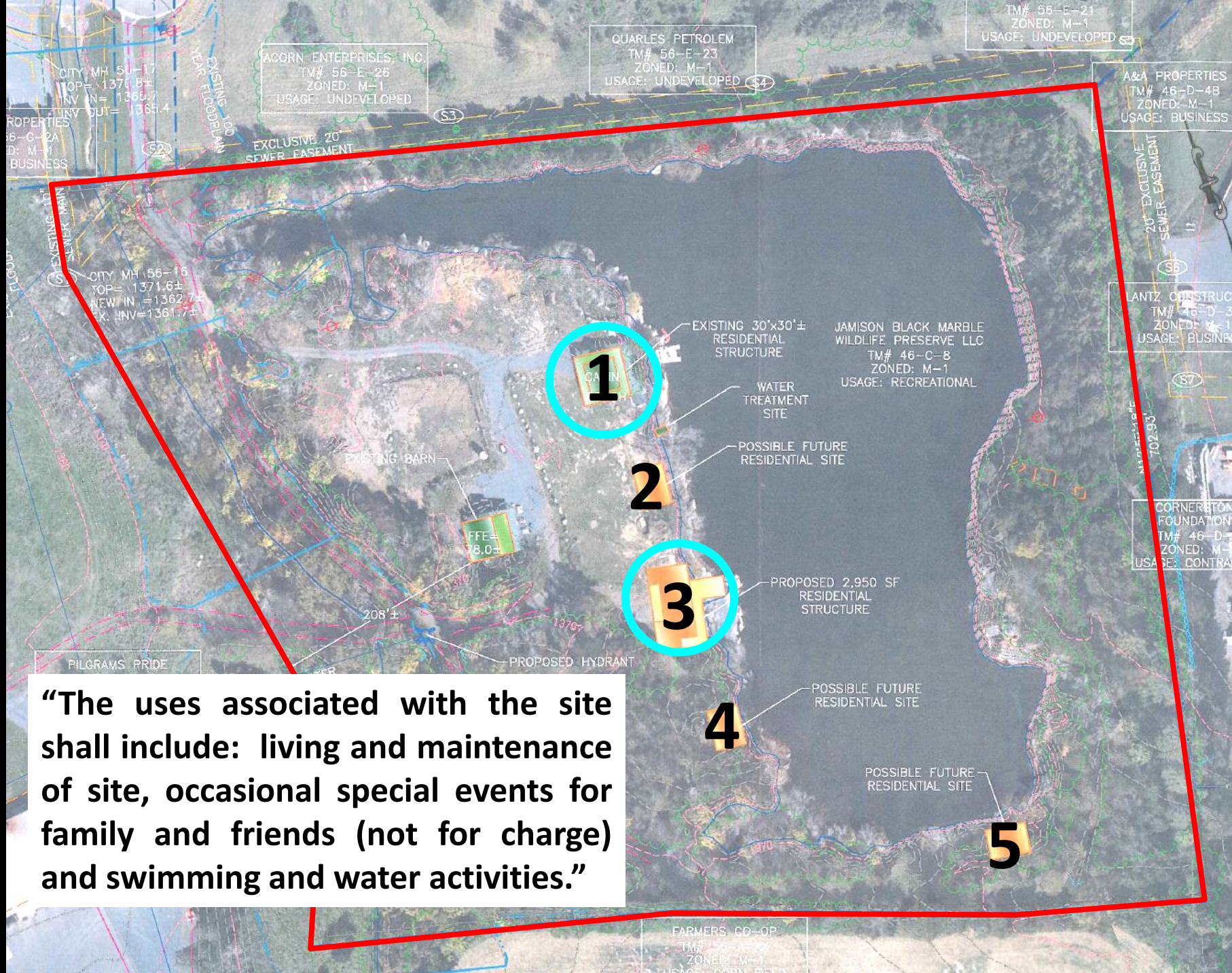
WAMPLER FOODS, INC.
RESIDUE OF
TM 46 (C) 4
& DB 747/238
35 ACRES +/-

20' SANITARY
SEWER EASEMENT
DB 575/74

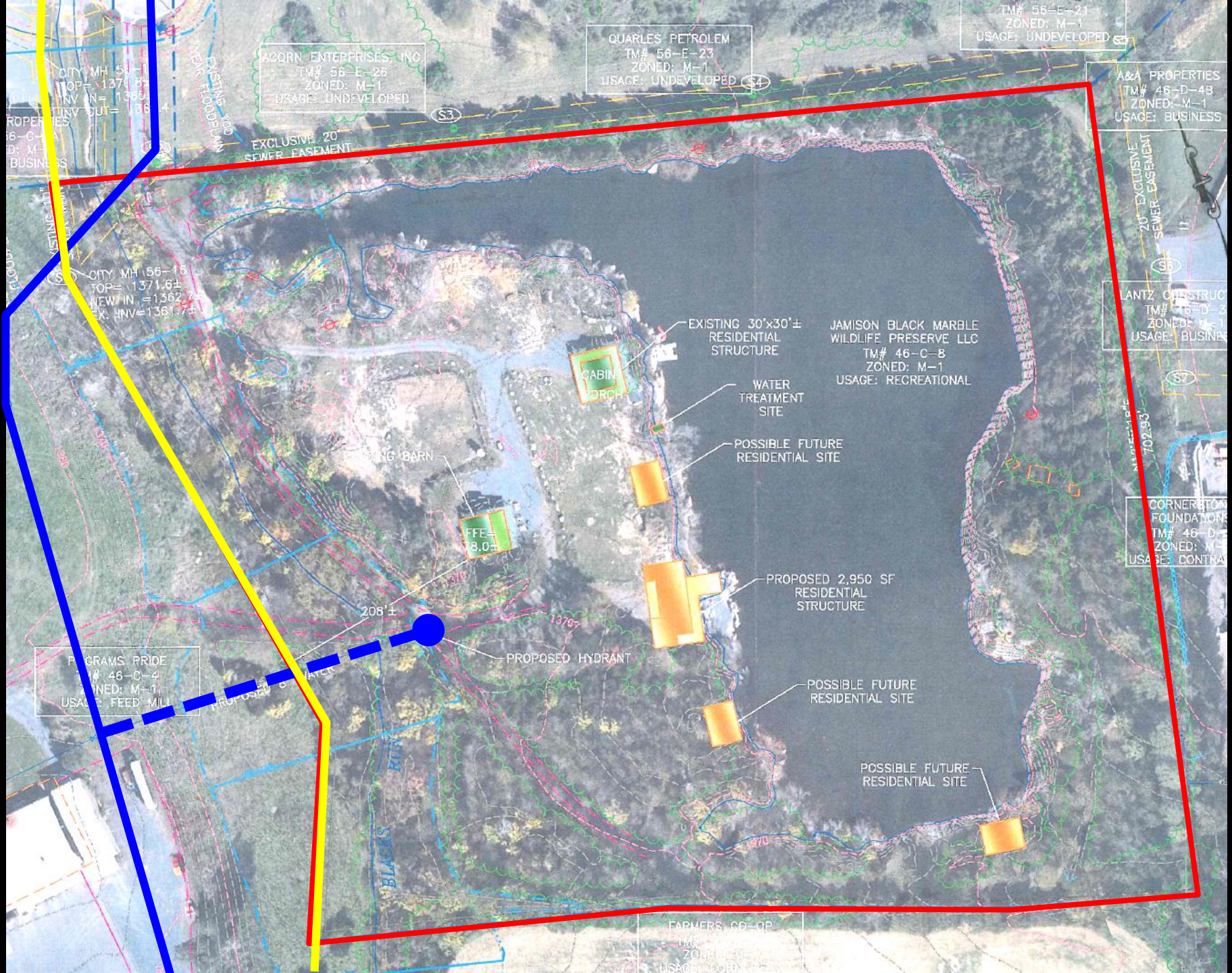




- limiting the site to the two proposed cabins only,
- the cabins cannot be occupied on a long term basis, and
- staff shall be authorized to review any complaints received regarding the property and based on their finding may require the applicant to return to Planning Commission and City Council for 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 = 1366.7±
NEW OUT = 1368.4±
PROPERTIES
16-C-4
D: M-1
BUSINESS

CITY MH 56-16
TOP= 1371.6±
NEW IN = 1362.7±
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

OFFICE

EXISTING 30'x30'± RESIDENTIAL STRUCTURE

WATER TREATMENT SITE

POSSIBLE FUTURE RESIDENTIAL SITE

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

PROPOSED 2,950 SF RESIDENTIAL STRUCTURE

POSSIBLE FUTURE RESIDENTIAL SITE

POSSIBLE FUTURE RESIDENTIAL SITE

PROPOSED HYDRANT

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

208 ±

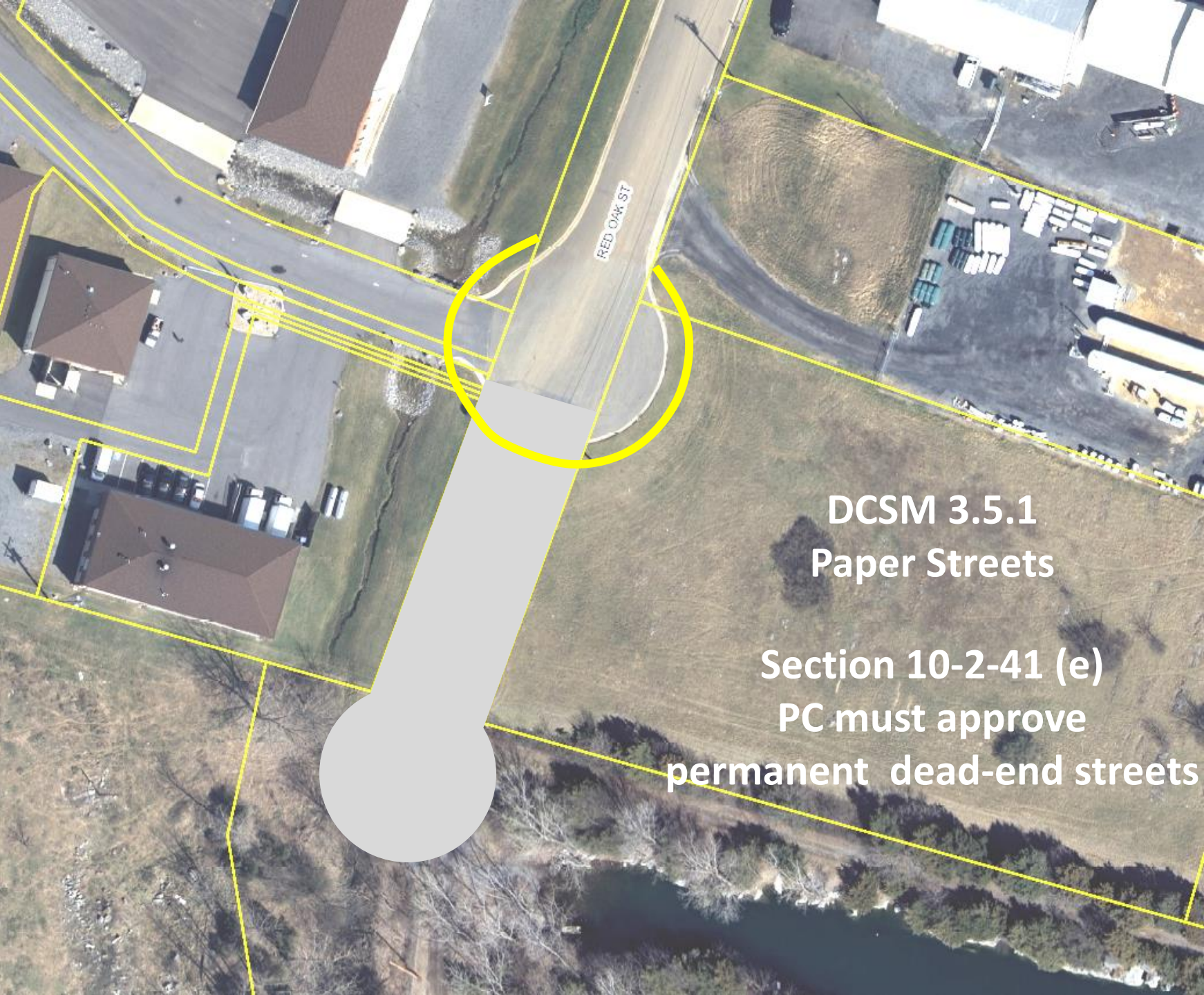
1310

1370 ±

1470 ±

BLACKS RUN

PROPOSED WATER



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±
PROPERTIES
16-C-2A
D: M-1
BUSINESS

CITY MH 156-1
TOP= 1371.6±
NEW IN = 1362.7±
EX. INV= 1361.7±

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

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

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

Variance to DCSM 27 Private Street Standards

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

EXISTING BARN

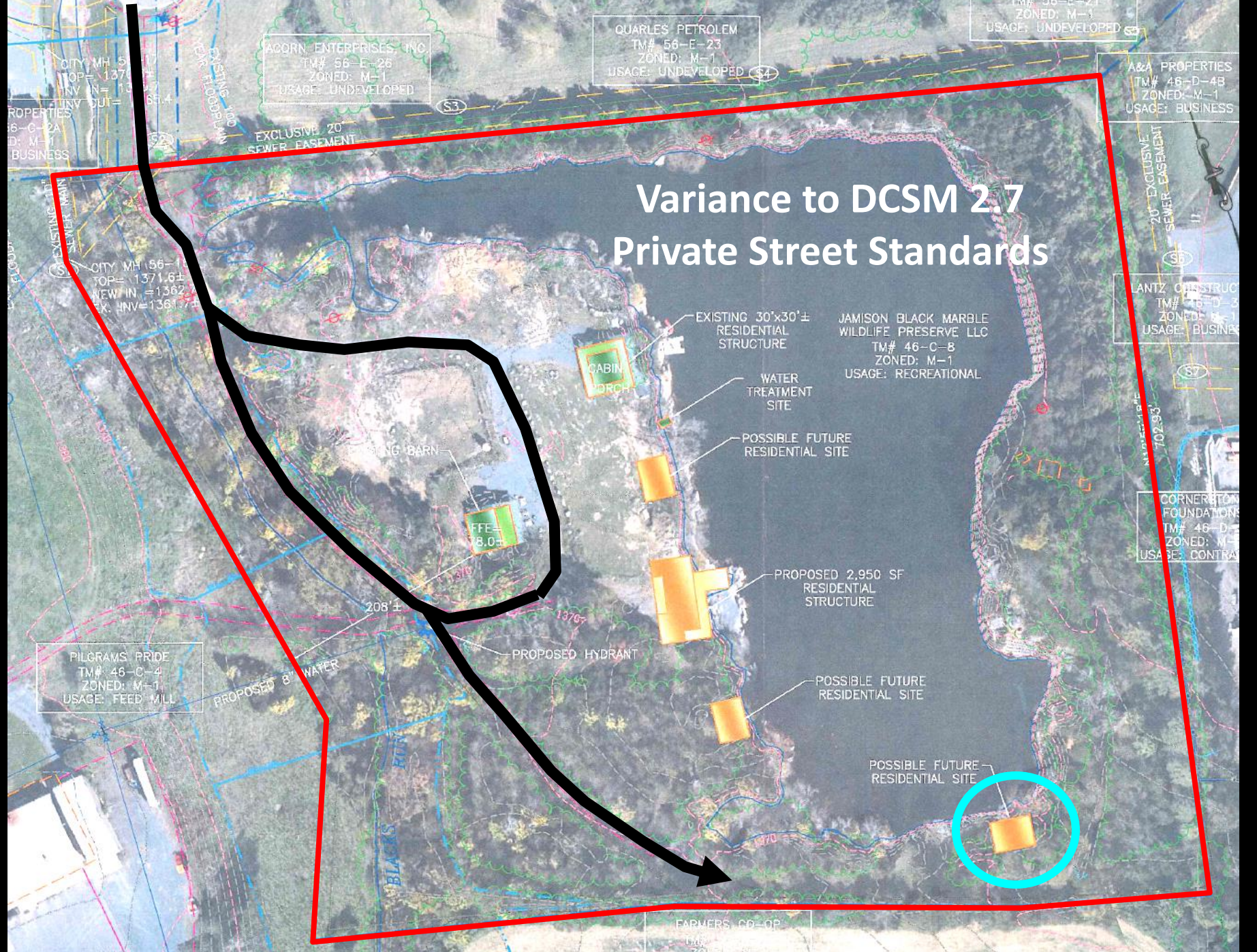
CABIN
PORCH

FFE= 18.0±

PROPOSED HYDRANT

PROPOSED 8" WATER

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

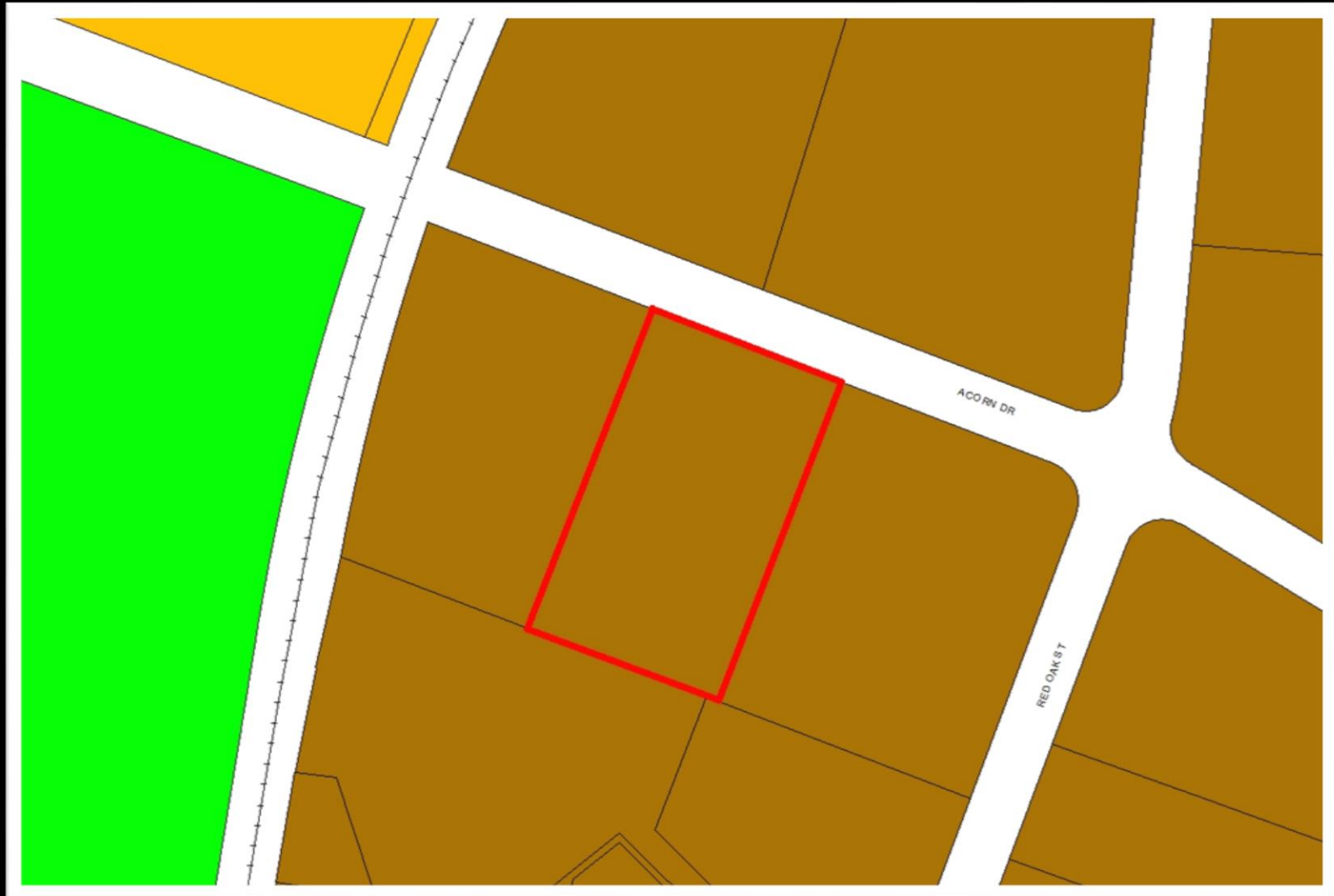


Staff and PC recommends approving both the ZO Amendment and the SUP

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))









6,700 SF
1/300
24 Spaces



VIRGINIA AVE

ROYAL CT

ACORN DR

RED OAK ST

INDUSTRY CT

HERITAGE DR

OAK DR

HAWTHORNE CT

Wireless Telecommunications Facilities Amendments & B-1 Modification



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

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

Proposed Code Provisions

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

Application Fees:

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

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

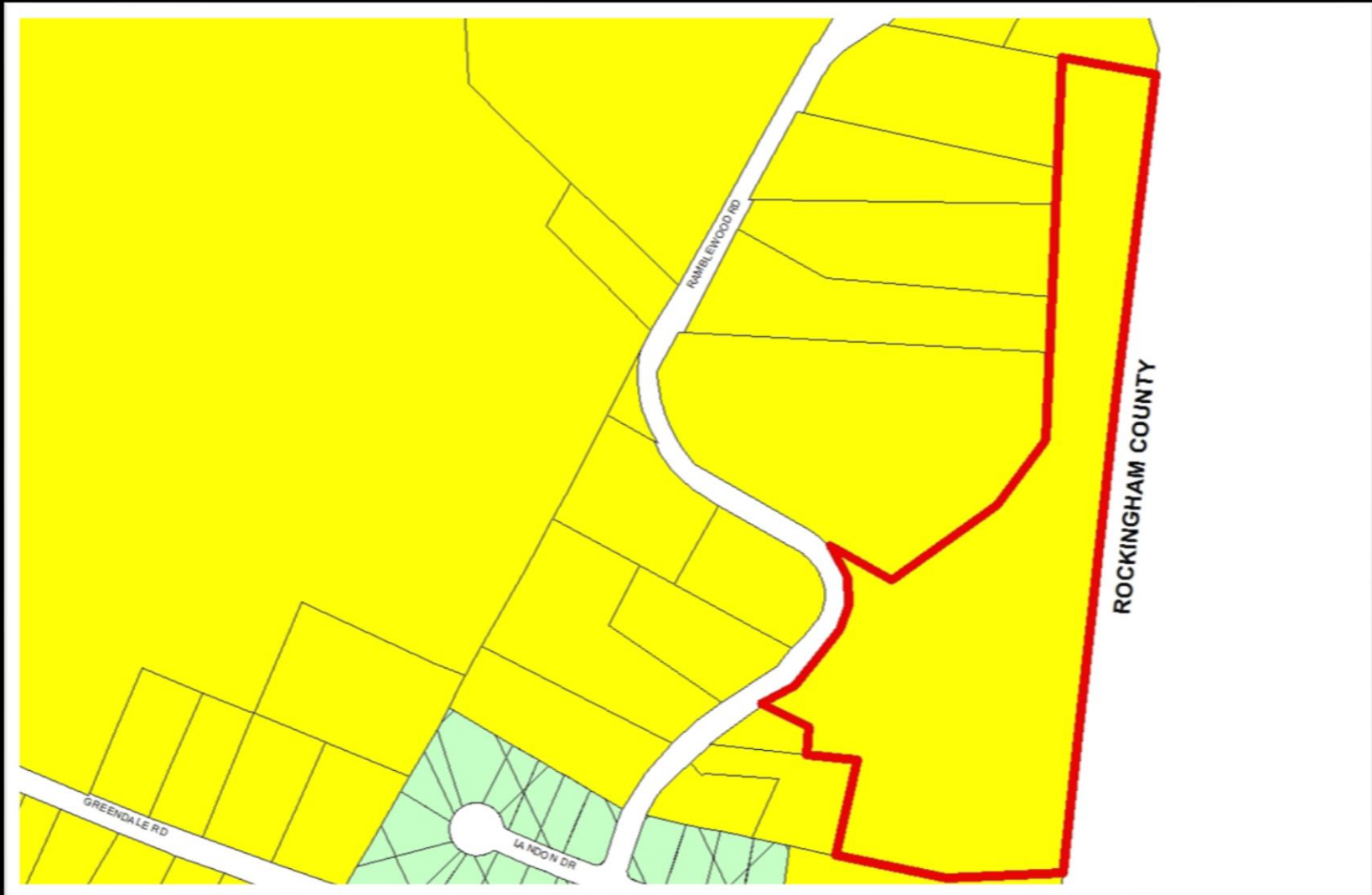
Unrelated to the Wireless Telecommunications Facilities amendments, staff has proposed modifying the B-1 uses permitted by right section of the ZO Section 10-3-84 by adding a new set of uses as follows:

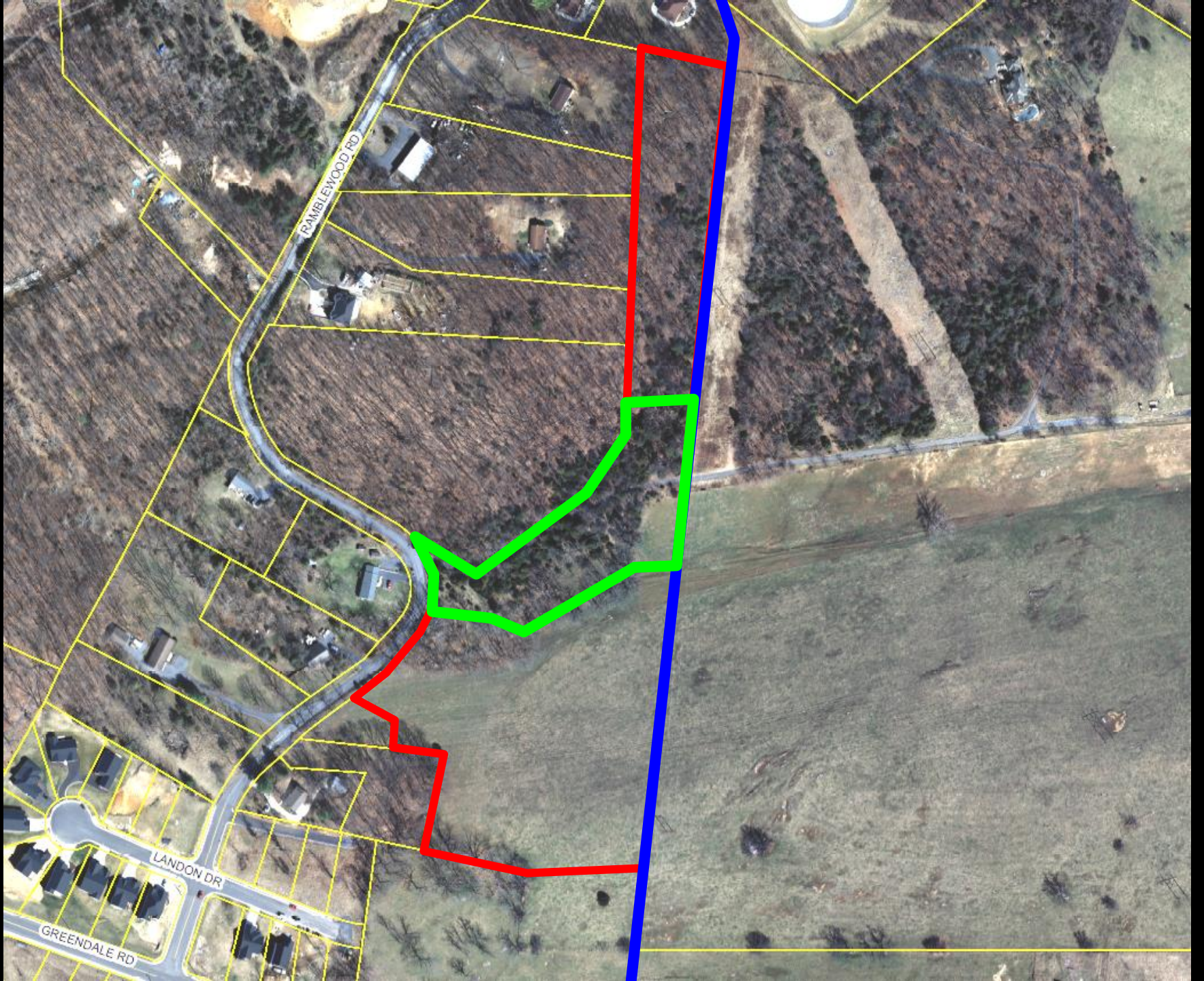
- (13) Radio and television stations and studios or recording studios. All antennas and satellites and associated equipment shall be screened.**



Ramblewood Subdivision

Preliminary Plat with Subdivision Ordinance Variances







06.10.2015



06.10.2015



06.10.2015



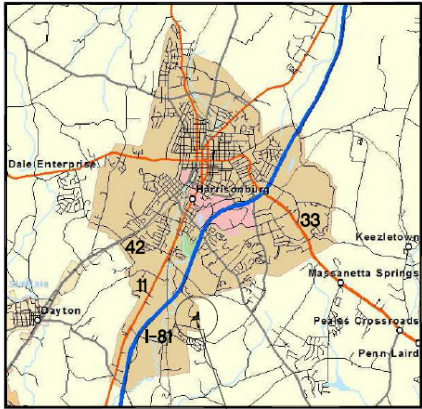
06.10.2015



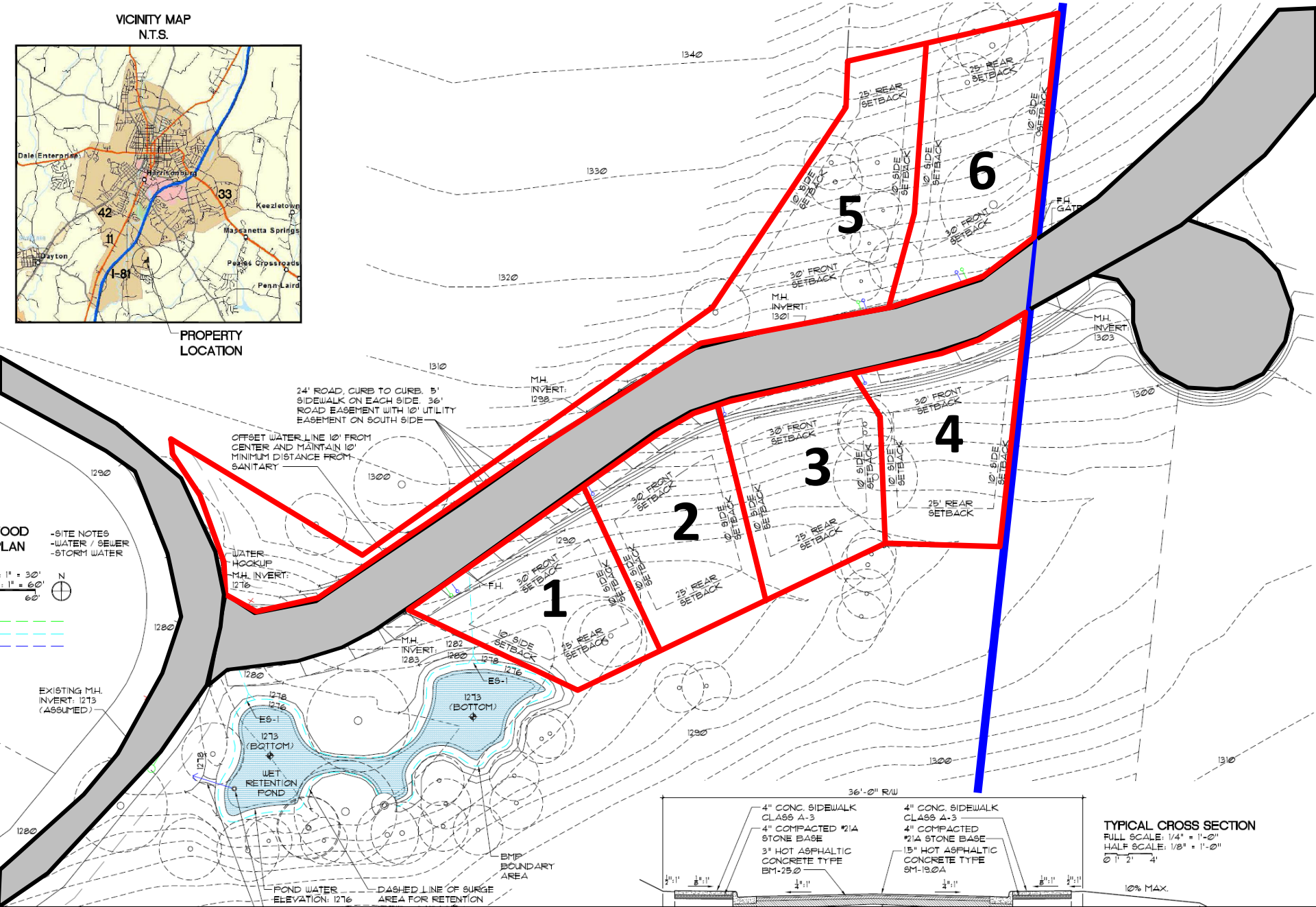
06.10.2015



VICINITY MAP
N.T.S.



PROPERTY
LOCATION



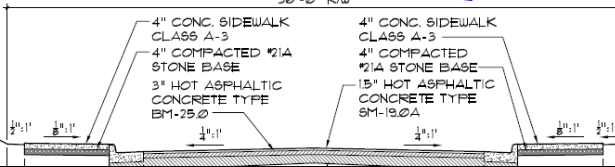
- ROAD PLAN**
- SITE NOTES
 - WATER / SEWER
 - STORM WATER
- 1" = 30'
1" = 60'
- N

EXISTING MH.
INVERT: 1275
(ASSUMED)

WATER
HOOKUP
MH. INVERT:
1276

POND WATER
ELEVATION: 1276

DASHED LINE OF SURGE
AREA FOR RETENTION



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



Stone Spring Road

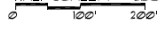
CUT LINE

CUT LINE

Ramblewood (North)

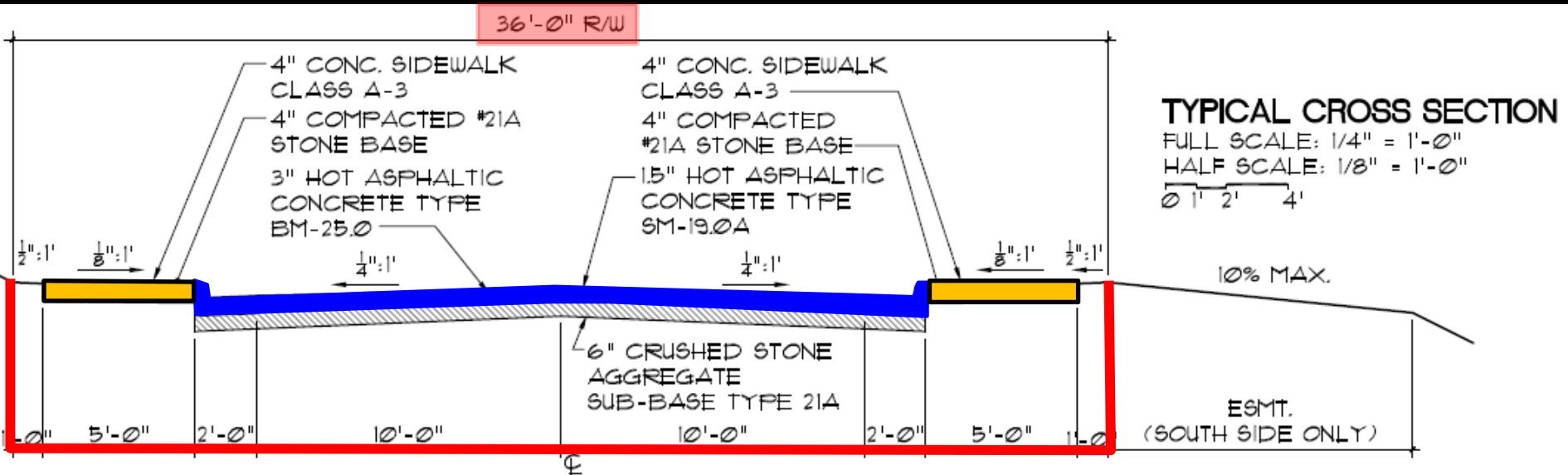
Ramblewood (South)

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



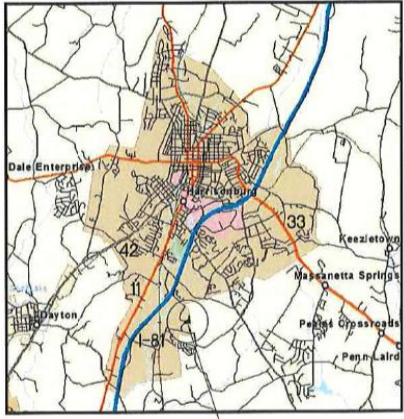
Subdivision Ordinance Variance to Section 10-2-41 (a)

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'

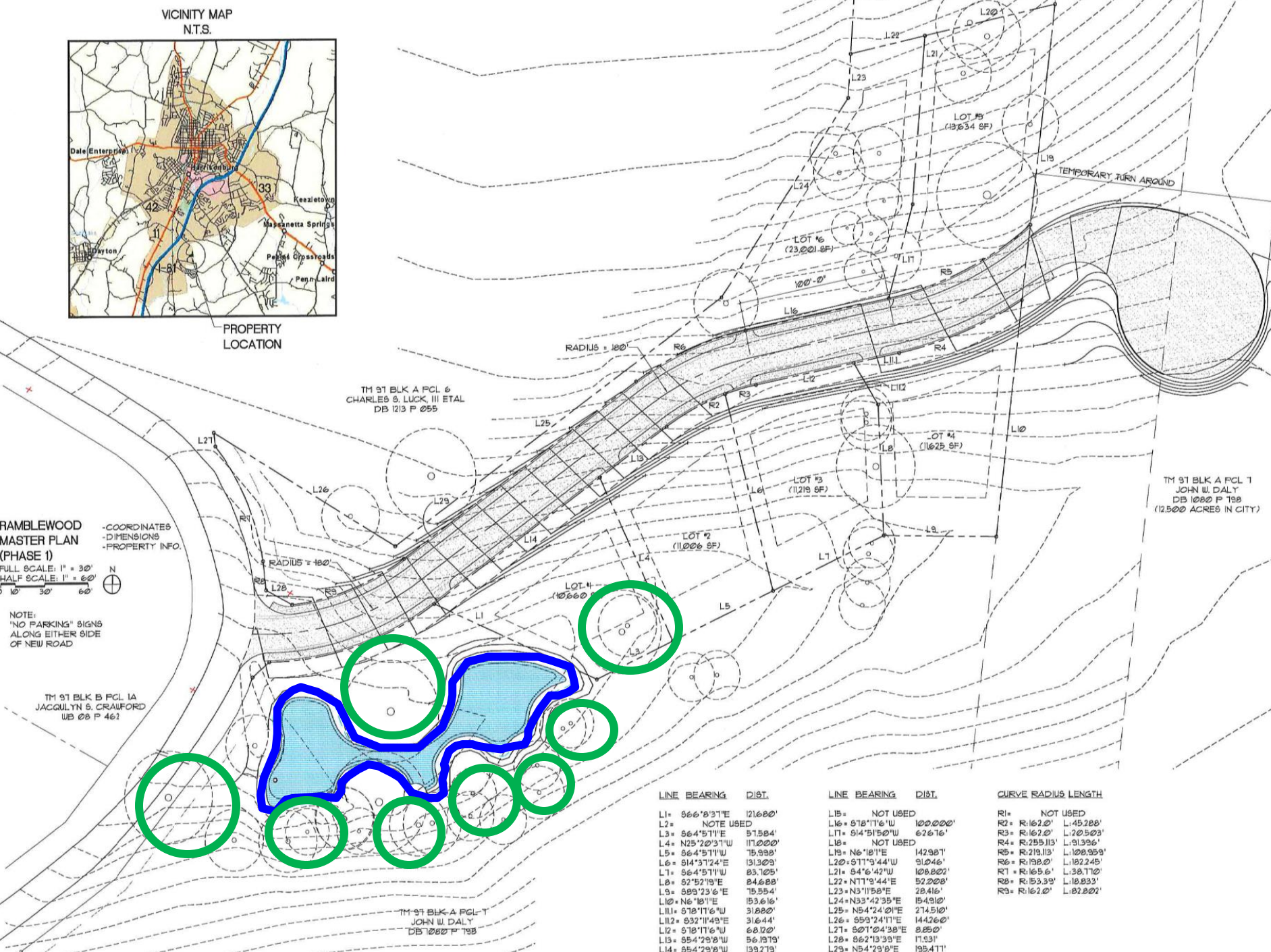
- COORDINATES
- DIMENSIONS
- PROPERTY INFO.



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

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

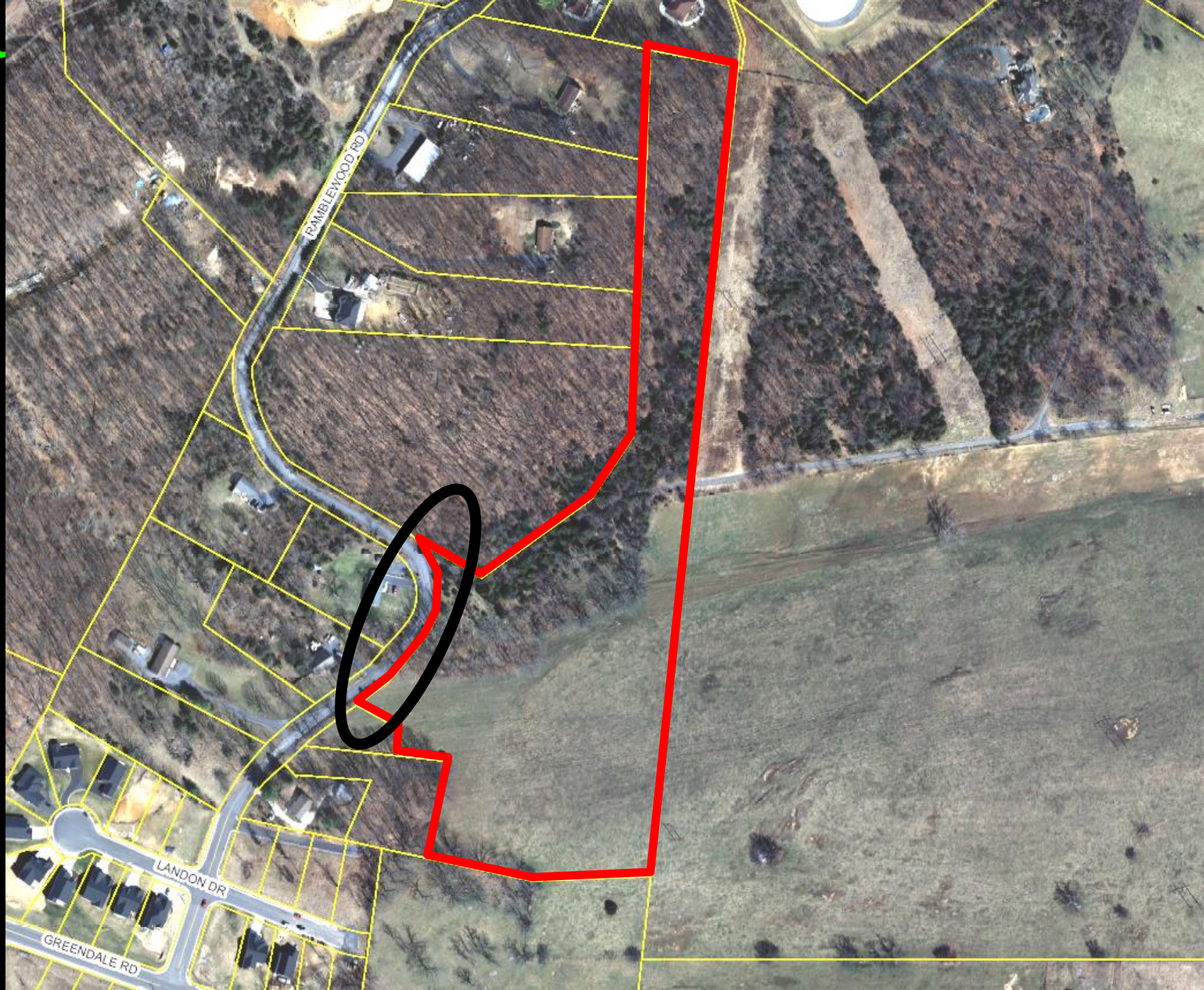
TM 91 BLK A FCL 1
JOHN W. DALY
DB 1080 P 198



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	117080'
L5 = 86°4'5"11"W	75990'
L6 = 81°4'3"12"E	131320'
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 = 51°8'11"6"W	31880'
L12 = 83°2'11"4"E	31644'
L13 = 51°8'11"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 = 51°8'11"6"W	100.000'
L17 = 81°4'5"11"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"9"E	11.531'
L29 = N54°29'8"E	195.411'

CURVE RADIUS	LENGTH
R1 =	NOT USED
R2 = R:162.0'	L:45.288'
R3 = R:162.0'	L:20.523'
R4 = R:255.113'	L:91.356'
R5 = R:198.0'	L:120.955'
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'



PAMBLEWOOD RD

LONDON DR

GREENDALE RD

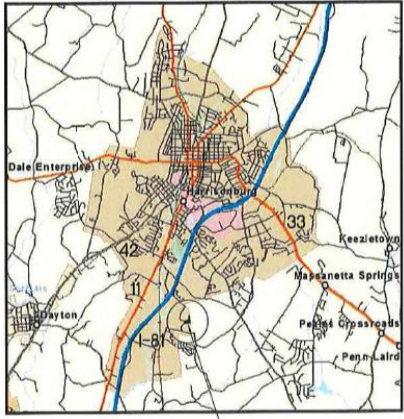


LONDON DR

RAMBLEWOOD RD

GREENDALE RD

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 B FCL 1A
JACQUelyn S. CRAWFORD
WB 08 P 462

**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 A FCL-T
JOHN W. DALY
DB 1080 P 798

LINE BEARING	DIST.
L1 = 86°8'31"E	121600'
L2 =	NOTE USED
L3 = 86°4'57"W	37584'
L4 = N25°20'31"W	171000'
L5 = 86°4'51"W	75990'
L6 = 81°4'12"E	131300'
L7 = 86°4'51"W	83705'
L8 = 52°52'19"E	84600'
L9 = 88°23'6"E	75554'
L10 = N6°18'1"E	153616'
L11 = 57°11'6"W	31800'
L12 = 83°11'43"E	31644'
L13 = 57°11'6"W	68120'
L14 = 85°42'9"W	561979'
L14 = 85°42'9"W	132719'

LINE BEARING	DIST.
L15 =	NOT USED
L16 = 57°11'6"W	100000'
L17 = 81°4'51"W	62616'
L18 =	NOT USED
L19 = N6°18'1"E	142987'
L20 = 811°9'44"W	91046'
L21 = 84°6'42"W	108802'
L22 = N11°9'44"E	52000'
L23 = N3°11'58"E	28416'
L24 = N33°42'35"E	154910'
L25 = N54°24'01"E	274510'
L26 = 85°9'24"W	144260'
L27 = 80°10'43"E	8850'
L28 = 86°21'33"E	11531'
L29 = N54°29'8"E	195411'

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:182.45'
R7 = R:165.6'	L:38.170'
R8 = R:153.39'	L:18.833'
R9 = R:162.0'	L:82.802'

TM 91 BLK A FCL 1
JOHN W. DALY
DB 1080 P 798
(12.500 ACRES IN CITY)

TEMPORARY TURN AROUND

RADIUS = 180'

RADIUS = 180'

120'-0"

LOT 15
(13634 SF)

LOT 16
(23001 SF)

LOT 14
(11625 SF)

LOT 13
(11215 SF)

LOT 12
(11006 SF)

LOT 11
(10660 SF)

L21

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