



Transmission Tower Ordinance Adopted in City



Concealed Tower

The Winston-Salem City Council recently adopted revised regulations for cell phone towers. These changes were proposed by the wireless telecommunications industry in response to the dramatic increase in local wireless data usage over the past few years. Many Winston-Salem residents now use their cell phones for constant access to the internet as well as making phone calls. This data usage has put a strain on the cell tower network, particularly in residential areas. As

more data is transmitted through a cell tower, its coverage area diminishes. As a result, new towers are needed in the areas between existing towers.

Winston-Salem's previous cell tower standards did not allow towers in single-family residential zoning within the City. The revised tower standards allow towers in these residential areas, but only with a Special Use Permit from the City Council. Citizens have the opportunity to comment on proposed cell towers and neighborhood meetings are also required to inform citizens of proposed towers. Residential towers can only take the form of concealed towers (towers with no exposed antennae) or monopole towers (towers with an exposed antennae on top of a single pole). The more visually impactful lattice towers, with their exposed skeletal structure, are not allowed in residential areas.

Additionally, all residential towers are limited to a height of 199 feet. Photosimulations are also required for concealed residential towers over 120 feet tall and for all residential monopole towers. These simulations will give residents and City Council a realistic idea of how proposed towers will look in their surroundings.

The revised tower standards also increased the required setbacks for cell towers. Setbacks of towers from public streets were changed from 40 feet to a minimum distance equivalent to the tower height (for example, a 150 feet tall tower would have a 150 foot setback from a street). Similarly, towers must also be set back a minimum distance of tower height from residential properties.

Standards for towers in nonresidential zoning districts are similar to previous cell tower standards for these areas. However, a maximum height limit for non-residential towers of 300 feet now exists, and lattice towers are prohibited in the IP (Institutional/Public) zoning district – the IP district often exists within residential neighborhoods and such towers could have negative visual impacts on residential character.



Monopole Tower

Revisions to cell tower regulations in the county jurisdiction are being considered by the County Commissioners.

Development Permit and Review Volume

	2012	2013	Change 2012 to 2013
Constructed Value	\$362,518,811	\$355,363,212	(2%)
Construction Permits Issued	18,735	19,721	+5%
Construction Inspections Conducted	49,546	50,011	+1%
Zoning Cases	49	50	+2%
Planning Board Reviews (PBRs)	10	7	(30%)

Status Update for Five Area Plans

The Comprehensive Planning and Design (CPAD) group has been working on five area plan updates which are in various stages of completion.

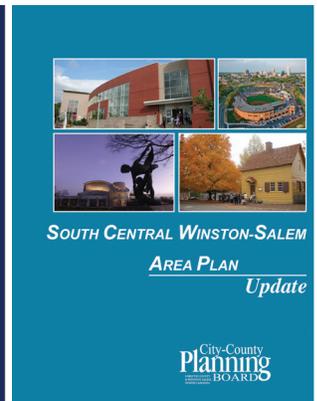
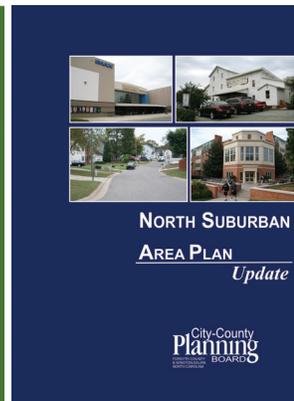
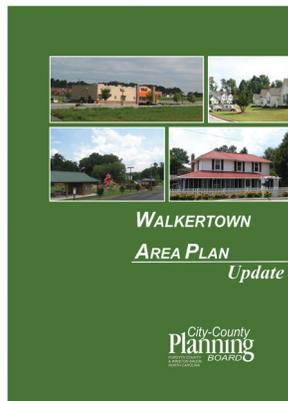
The *Southeast Winston-Salem Area Plan Update* was published for distribution in January 2014 and is available online.

The *Southeast Forsyth Area Plan Update* is in the final proof stage and is ready for publication.

The public input phases are complete for the *Walkertown Area Plan Update* and the *North Suburban Area Plan Update*. The plans will proceed to final public hearings with appointed and elected boards.

Lastly, a successful kick-off meeting was held for the *South Central Area Plan Update*

this past February and is scheduled to hold its second public input session is scheduled for Tuesday, March 25 at 6:00 p.m. at the Salvation Army location at 1411 South Broad Street. The public input sessions are scheduled to be completed with a drop-in session scheduled for May 29.



Revised Guidelines Adopted for Forsyth County Local Historic Landmarks

Forsyth County Design Review Guidelines for Local Historic Landmarks



Once properties are designated as Forsyth County Local Historic Landmarks (LHLs), the Forsyth County Historic Resources Commission (HRC) must approve proposed alterations to those landmarks.

In reviewing such applications, the HRC utilizes design review guidelines to ensure proposed changes to landmark properties do not damage the physical integrity of these significant resources. The guidelines establish criteria used by the HRC in its review and approval of the alteration, restoration, new construction, relocation, or demolition of landmark properties. Occasionally, these guidelines need to be updated and revised. Commission staff, working with the HRC, recently updated the landmark design review guidelines. In February 2014, following a public hearing, the HRC adopted revised design review guidelines for Local Historic Landmarks that became effective immediately.

The updated document is more user friendly and detailed than its predecessor and provides more instructional information. Planning staff is currently preparing the final printed edition of the guidelines, which will contain photographic illustration. All LHL property owners will receive a copy of the new guidelines. The text of the adopted guidelines is on the HRC's web site at www.forsythcountyhrc.org; a digital copy will be available online in spring 2014.

Want more information?

Contact the City-County Planning Board Office
Bryce A. Stuart Municipal Building • 100 East First Street
Winston-Salem, NC 27101

Telephone: 336-727-8000 Fax: 336-748-3163

Website: www.cityofws.org/planning

Email: planning@cityofws.org

The Planning Board is funded jointly by the Winston-Salem City Council and the Forsyth County Board of Commissioners.

CITY-COUNTY PLANNING BOARD

Arnold G. King, Chairman
Allan Younger, Vice Chair
Tommy Hicks
Clarence R. Lambe, Jr.
Darryl Little
Barry A. Lyons
Lynne Mitchell
Paul W. Mullican
Brenda J. Smith

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

CITY OF WINSTON-SALEM

Mayor: Allen Joines

City Council: Vivian H. Burke, Mayor Pro

Tempore, Northeast Ward

Denise D. Adams, North Ward

Dan Besse, Southwest Ward

Robert C. Clark, West Ward

Molly Leight, South Ward

Jeff MacIntosh, Northwest Ward

Derwin L. Montgomery, East Ward

James Taylor, Jr., Southeast Ward

City Manager: Lee Garrity

FORSYTH COUNTY BOARD OF COMMISSIONERS

Richard V. Linville, Chairman

Gloria D. Whisenhunt, Vice Chair

Mark Baker

Walter Marshall

David R. Plyler

Bill Whiteheart

Everette Witherspoon

County Manager: Dudley Watts, Jr.