

AGENDA

Jimmy Walker, Chairman
Ernest Lankford, Vice-Chairman
James D. Booth, Commissioner
Ronda Jones, Commissioner
Ronnie Mendenhall, Commissioner



STOKES COUNTY BOARD OF COMMISSIONERS
Planning & Community Development
Tuesday, August 1, 2017
Commissioners Chambers
1014 Main Street
Danbury, NC 27016
6:00 PM

Invocation
Pledge of Allegiance

- | | |
|---|----------------|
| I. Approval of Agenda | 7:05 pm |
| Chairman Jimmy Walker | |
| II. Public Comments | 7:10 pm |
| Chairman Jimmy Walker | |
| III Rezoning Request –(Conditional Rezoning Request) | 7:30 pm |

(# 17-520) - Owner Mickey Flinchum Applicant - **Attachment A**
Alltel Communications of NC Limited Partnership d/b/a Verizon Wireless
RA (Residential Agricultural) to **RA-CZ** (Residential Agricultural Conditional Zoning)
for a **190 ft. Monopole Telecommunication Tower with 9ft lightning rod –**
(Total height 199 ft).

Public Hearing

1. Presentation – Planning Director, David Sudderth
2. Discussion
3. Action – Chairman Jimmy Walker

Anyone with disability(ies) who needs an accommodation to participate in this meeting is requested to inform us 48 hours prior to the scheduled time of the affected group meeting.

***Attachments may be delivered before or at the time of the meeting**

***Times may vary due to times preset for agenda items.**

Staff Report

Carrier - Verizon Wireless
Property Owner – Mickey T. Flinchum
RA to RA-CZ (17-520) for a
(199ft. Telecommunication Tower Facility)

REQUEST: Alltel Communications of NC Limited Partnership d/b/a Verizon Wireless is requesting to rezone a 100 x 100, (10,000 sq. ft.) leasehold area for the construction of a 190ft. wireless telecommunication tower facility with a 9 ft. lightning rod, total height is 199 ft.

SITE OWNER: Mickey T. Flinchum

APPLICANT: Alltel Communications of NC Limited Partnership d/b/a Verizon Wireless

APPLICANTS AGENT: Laura Goode on behalf of Baker, Donelson, Bearman, Caldwell & Berkowitz PC.

INITIAL SERVICE PROVIDER: Verizon Wireless

TOWER SITE IDENTIFIER: Town Fork

SITE LOCATION: property is located on the north side of NC 65 at 3088 NC 65 Hwy West in Germanton, NC

Map: 694105
Deed Book: 613

Parcel: 5429
Page: 877

PIN #: 6941-05-18-5429
Township: Meadows

SITE INFORMATION:

PARCEL SIZE: Total tract 13.62 acres

PROPOSED LEASE LOT: The proposed lease lot is (.23 acres), 10,000 sq. ft. (100 ft. x 100 ft.)

PROPOSED TOWER HEIGHT: 190 FT. with a 9 ft. lightning rod, total height is 199 ft.

PROPOSED TOWER TYPE: Monopole tower located within a 60 ft. x 60 ft. fenced equipment compound.

CAPACITY: (5) Antennae arrays

CURRENT ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED ZONING DISTRICT: The proposed zoning classification is RA-CZ (Residential Agricultural Conditional Zone) for a Telecommunication Tower.

FLOOD HAZARD AREA: The proposed site is located within the special flood hazard area. The proposed site will require a Floodplain Development permit.

FIRM MAP #: 3710694000J

FIRM MAP ZONE: Zone AE – Special Flood Hazard Area – Base Flood Elevations (BFE) determined.

WATERSHED DISTRICT: N/A

EMERGENCY SERVICES: Walnut Cove & South Stokes VFD, EMS – Station # 1 -Walnut Cove

ACCESS: Access for the site will be from a proposed 30 ft. access easement beginning at NC Hwy 65 following the driveway through the site owner's property and terminating at the leased area. The easement is incorporated entirely within the Mickey T. Flinchum property.

SURROUNDING LAND USE: The immediate surrounding land use is scattered mixed residential development, and agricultural land. There is commercial development in close proximity to the site along NC 65 Hwy W. in Germanton.

ISSUES TO CONSIDER:

- Increasing telecommunication capabilities throughout the county
- Visual impact, aesthetics on surrounding properties
- Issues brought up at the Public Information Meeting

STAFF COMMENTS: The proposed site meets the requirements as set forth in Appendix B (Wireless Telecommunication Facilities Requirements) of the Stokes County zoning ordinance. Carolina Telecommunication Services has given us a letter of approval stating that the applicants have fulfilled the technical requirements of the ordinance, (see attached). A staff review of the application and site concur with this recommendation. This rezoning request will help to expand service areas and fill in gaps in the county for telecommunication services and specifically of providing better service between Rural Hall and Walnut Cove along NC Hwy 65.

PUBLIC INFORMATION MEETING: The Public Information Meeting for this proposal was held on June 28, 2017 from 6:00 pm to 8:00 pm at Germanton Elementary School located at 6085 NC Hwy 8.

(See attachment for attendance and minutes of the meeting)

PLANNING BOARD RECOMMENDATION: The Planning Board recommended the approval of conditional zoning request # 17-520 for a 199 ft telecommunication tower by a vote of 6 to 0. The Board felt that the request was consistent with the Stokes County 2035 comprehensive plan and that it was a reasonable request. The Board recommended that condition # 2 on the recommendation letter from our telecommunications consultant, (Carolina Telecommunication Services LLC, Jackie Hicks) be changed from 30 days to 120 days. This change was requested by the applicant, Laura Goode Attorney, Baker Donelson representing Alltel/Verizon to allow more flexibility in allowing the tower to become operational. This change has been incorporated into a revised recommendation from Carolina Telecommunication Services LLC.

STOKES COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

1014 MAIN STREET PO BOX 20 DANBURY, NC 27016
OFFICE 336-593-2439 OR 336-593-2444 FAX: 336-593-5434

Conditional Rezoning Petition Statement of Consistency and Reasonableness

Case No. #17-520

Applicant: Alltel Communications of NC Limited Partnership d/b/a Verizon Wireless

Property Owner: Mickey T. Flinchum

Parcel ID# 6941-05-18-5429

Portion of parcel 5429 – 13.62 acres total

Location: 3088 NC 65 Hwy West in Germanton, NC

Proposed Amendment: **Rezone approximately 10,000 sq. ft. from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zone) for a Wireless Telecommunication Facility - 190 ft. monopole tower with a 9 ft. lightning rod.**

The Stokes County 2035 Comprehensive Plan identifies portions of the county through the Land Use Transect methodology, which shows transition zones between rural areas and more urbanized areas of the county. The proposed rezoning is best described in the transect zone identified as Growth Sector 1 (G-1). This is an area associated with a Low-Density Residential Growth area. The rezoning petition is for a 199 ft. monopole telecommunication facility. The proposed facility would be consistent with the low density residential development in the area and the (G-1) Low-Density Residential Growth area identified in the comprehensive plan. The proposed site would be approximately 600 ft to 700 ft. off of NC Hwy 65.

The need for increasing economic development opportunities creates the need to expand infrastructure capabilities, in this case communications needs throughout the county, especially along highway corridors such as NC Hwy 65. This new telecommunication tower would provide better service between Rural Hall and Walnut Cove along NC Hwy 65. Locating new wireless facilities in areas of the county currently not served or areas that receive poor service helps promote these goals. The transect zone identified as Growth Sector 1 (G-1) is an area where a 199 ft. wireless telecommunication tower should not undermine the primary and current use of the surrounding land for residential, agricultural and mixed commercial use

This proposed amendment **is consistent** with the Stokes County 2035 Comprehensive Plan and other adopted plans in that: The parcel is currently zoned RA (Residential Agricultural) and the requested zoning district is RA-CZ (Residential Agricultural Conditional Zoning) is suitable for the location of a Wireless Telecommunication Facility. The proposed use of this property and site development plan is consistent with the "Residential Low Density" development as identified in the Stokes County 2035 Comprehensive Plan.

This proposed amendment **is reasonable and in the public interest** in that: **This property is currently zoned RA (Residential Agricultural) and is being proposed to remain in an RA-CZ district for use as a Wireless Telecommunication Facility.**

Chairman, Planning Board: _____

Date: _____

Chairman, County Commissioners: _____

Date: _____