

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

STOKES COUNTY BOARD OF COMMISSIONERS
Planning & Community Development
Tuesday, February 6, 2018
Commissioners Chambers
1014 Main Street
Danbury, NC 27016
6:00 PM

Invocation
Pledge of Allegiance

- | | |
|---|----------------|
| I. Approval of Agenda | 6:05 pm |
| Chairman Ronnie Mendenhall | |
| II. Public Comments | 6:10 pm |
| Chairman Ronnie Mendenhall | |
| III Rezoning Request –(Conditional Rezoning Request) | 6:30 pm |

Rezoning request – **TowerCom IV, LLC #17-939** **Attachment A**
RA (Residential Agricultural to RA-CZ Residential Agricultural Conditional Zone)
For a (“199 ft. Telecommunication Tower”).
Property Owner – Melvin & Pensie Dodson

- Public Hearing
- 1.Presentation – Planning Director, David Sudderth
 2. Discussion
 3. Action – Chairman Ronnie Mendenhall

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 – T-Mobile
Property Owner – Melvin W. & Pensie K. Dodson
RA to RA-CZ (17-520) for a
(199ft. Telecommunication Tower Facility)

REQUEST: TowerCom IV, LLC is requesting to rezone a 100 x 100, (10,000 sq. ft.) leasehold area for the construction of a 195ft. wireless telecommunication tower facility with a 4 ft. lightning rod, total height is 199 ft.

SITE OWNER: Melvin W. and Pensie K. Dodson

APPLICANT: TowerCom IV, LLC

APPLICANTS AGENT: Nexsen-Pruet – Thomas H. Johnson Jr.

INITIAL SERVICE PROVIDER: T-Mobile

TOWER SITE IDENTIFIER: Prestonville

SITE LOCATION: property is located on the west side of NC 704 behind the home located at 6138 NC Hwy 704 East in Sandy Ridge, NC

Map: 6979
Deed Book: 567

Parcel: 8994
Page: 1782

PIN #: 6979518994
Township: Snow Creek

SITE INFORMATION:

PARCEL SIZE: Total tract 31.18 acres

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

PROPOSED TOWER HEIGHT: 195 ft. with a 4 ft. lightning rod, total height is 199 ft.

PROPOSED TOWER TYPE: Monopole tower located within a 70 ft. x 70 ft. fenced equipment compound.

CAPACITY: (4) 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 not located within the special flood hazard area.

FIRM MAP #: 3710696800J

FIRM MAP ZONE: N/A

WATERSHED DISTRICT: N/A

EMERGENCY SERVICES: Northeast Stokes VFD, EMS – Station 5
Danbury

ACCESS: Access for the site will be from a proposed 30 ft. access easement beginning at NC Hwy 704 East following the driveway through the site owner's property and terminating at the leased area. The easement is incorporated entirely within the Dodson property.

SURROUNDING LAND USE: The immediate surrounding land use is scattered mixed residential development, and agricultural land.

ISSUES TO CONSIDER:

- Increasing telecommunication capabilities throughout the county
- Visual impact, aesthetics on surrounding properties
- Any 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 help in providing better service along the NC Hwy 704 corridor.

PUBLIC INFORMATION MEETING: The Public Information Meeting for this proposal was held on December 9, 2017 from 10:00 am to 2:00 pm at the home located at 6138 NC Hwy 704 East Sandy Ridge, NC which is the residence in front of the proposed telecommunication site.

(See attachment for attendance and minutes of the meeting)

PLANNING BOARD RECOMMENDATION: The Planning Board recommended approval of rezoning request #17-939 for a 199 ft. telecommunication tower. The Board voted 6 to 0 to recommend the property be rezoned from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zone) and that the request was consistent with Stokes County 2035 Comprehensive plan and was a reasonable request.

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. #17-939

Applicant: **TowerCom IV, LLC**

Property Owner: **Melvin W. and Pensie K. Dodson**

Parcel ID# **6979518994**

Portion of parcel 8994 – **31.18 acres total**

Location: **6138 NC 704 Hwy East in Sandy Ridge, 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 - 195 ft. monopole tower with a 4 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 location is best described as being situated between transect zones identified as O-2 Reserved Lands/Conservation Growth Sector and (G-1) Low Density Growth Area. The O-2 Reserved Lands/Conservation Growth Sector is an area of Low Density development with limited infrastructure. The (G-1) Low-Density growth area is an area associated with a Low-Density Residential Growth which is adjacent to target growth areas. The rezoning petition is for a 199 ft. monopole telecommunication facility which should fit satisfactorily in both zones. The proposed facility would be consistent with the low density residential development in the area located within the (O-2) Reserved Lands/Conservation Growth Sector and the (G-1) Low-Density Residential Growth area as identified in the comprehensive plan. The proposed site would be located well off of NC Hwy 704 E and would expand communication opportunities in the area which currently has limited telecommunication service. The need for increasing communications and encouraging economic development opportunities throughout the county creates a need to expand infrastructure capabilities such as new telecommunication towers, especially along major highway corridors such as NC Hwy 704. This new telecommunication tower should provide better telecommunication services in the Sandy Ridge area. Locating new wireless facilities in areas of the county currently not served or areas that receive poor service helps promote these goals. The transect zones identified as O-2 Reserved Lands/Conservation Growth Sector and Growth Sector 1(G-1) Low-Density growth area 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.**