

STATE OF NORTH CAROLINA )  
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COUNTY OF STOKES )  
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OFFICE OF THE COMMISSIONERS  
STOKES COUNTY GOVERNMENT  
DANBURY, NORTH CAROLINA  
APRIL 6, 2004

The Board of Commissioners of the County of Stokes, State of North Carolina, met in regular session (planning) in the Council Chambers of the Administrative Building, located in Danbury, North Carolina, on Tuesday, April 6, 2004, at 7:00 pm with the following members present:

- Chairman Sandy McHugh
- Vice-Chairman John Turpin
- Commissioner Howard Mabe
- Commissioner Leon Inman
- Commissioner Joe Turpin
  
- County Manager Richard Morris
- County Attorney Jonathan Jordan
- Darlene Bullins, Clerk to the Board

Chairman McHugh called the meeting to order.  
Commissioner Leon Inman delivered the invocation.

**GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE**

Chairman McHugh opened the meeting by inviting the citizens in attendance to join the Board with the Pledge of Allegiance.

**GENERAL GOVERNMENT-GOVERNING BODY-PUBLIC HEARING**

Chairman McHugh called the Public Hearing for Special Use Permit Request #156 for Stokes County to replace an existing telecommunication tower at Booth Mountain to order.

There were no public comments.

Chairman McHugh called the Public Hearing to close.

**GENERAL GOVERNMENT-PLANNING & COMMUNITY DEVELOPMENT  
SPECIAL USE PERMIT-STOKES COUNTY -REPLACEMENT EXISTING TELECOMMUNICATION TOWER AT BOOTH MOUNTAIN**

Planning Director David Sudderth presented the following information concerning Special Use Permit for Stokes County for replacement of the existing Telecommunication Tower at Booth Mountain:

**Special Use Permit**  
Stokes County # 156  
(199 ft. Telecommunication Tower)

**REQUEST:** Stokes County is requesting a Special Use permit for the construction of a 199 ft. telecommunication tower to replace the existing telecommunication tower located on Booth Mountain.

**SITE OWNER:** Stokes County  
**APPLICANT:** Stokes County

**INITIAL SERVICE PROVIDER:** Replace existing communication equipment with potential for future growth.

**SITE LOCATION:** The property is located at 1429 Mounce Rd. (Booth Mountain)

**Map:** 6956 **Parcel:** 6487 **PIN #:** 6956-00-14-6487  
**Deed Book:** 506 & 158 **Page:** 1492-1499 & 114 **Township:** Meadows

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract 1 acre

**PROPOSED AREA:** County currently utilizes a 100 ft. x 100 ft. fenced compound. The county originally leased this section in 1962. On March 8, 2004 the county completed the purchase of one (1) acre of land from the Bertha M. Hutton estate that surrounds and includes the 100 ft. by 100 ft. section that the existing tower sets on.

**PROPOSED TOWER HEIGHT:** 199 FT. (Current tower is estimated to be approximately 160 ft. in height).

**PROPOSED TOWER TYPE:** Not yet determined. The present tower is a lattice type. The proposed tower would either be a monopole or lattice design. Guyed towers are not permitted.

**CAPACITY:** Current tower has (11) transmitters plus microwave dishes; the proposed tower would allow room for additional equipment.

**ZONING DISTRICT:** RA (Residential Agricultural)

**FLOOD HAZARD AREA:** Not located in flood hazard area.

**FIRM MAP #:** 370362 0100 B

**FIRM MAP ZONE:** Zone X - Area outside 500-year floodplain.

**WATERSHED DISTRICT:** N/A

**EMERGENCY SERVICES:** Danbury VFD, EMS - Station # 2 Walnut Cove.

**ACCESS:** County will utilize existing access off of Mounce Rd.

**STAFF COMMENTS:** The current communication tower was constructed in the 1970's and is estimated to be 160 ft. in height. The county utilizes this tower for E-911 services that include Sheriff's Dept., EMS, and Fire. Other services located on the tower are the North Carolina Highway Patrol, North Carolina Emergency Management, Stokes County Government, and (YVEDDI) Yadkin Valley Economic Development District. The tower also currently has one (1) commercial carrier, Arch Paging. The proposed tower would give the county potential for future expansion of the facility. When built the tower construction and engineering data would be reviewed by Trigon Engineering who provides that service for telecommunication facilities reviewed by this Board.

### **SPECIAL USE PERMIT REQUIREMENTS**

Mr. Sudderth requested the Board's approval for the following special use permit requirements:

- (a) The requested use is listed among the special uses in the district for which application is made. **(yes-unanimously)**
- (b) The requested use is essential or desirable to the public convenience or welfare. **(yes-unanimously)**
- (c) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare. **(yes-unanimously)**
- (d) Due consideration has been given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, schools, parks, playgrounds, recreational area, conservation of natural resources, preservation of floodplains, and encouraging the most appropriate use of the land. **(yes-unanimously)**
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. **(yes-unanimously)**
- (f) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic
- (g) congestion in the public streets. **(yes-unanimously)**

### **CONDITIONS AND GUARANTEES**

Director Sudderth reviewed the conditions and guarantees as recommended by the Planning Board.

Prior to the granting of any special use, the Planning Board may recommend, and the responsible body may stipulate, such conditions and restrictions upon the establishment, location, reconstruction, maintenance, and operation of the special use as it deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in Subsection 136.8 above. In all cases in which special uses are granted, the responsible body shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated are being met. Conditions may include, but not limited to, the following:

- (a) Conditions may be imposed to abate or restrict noise, smoke, dust, or other elements that may affect surrounding properties.
- (b) Establish setback, side, front, and rear yard requirements necessary for orderly expansion and to prevent traffic congestion.
- (c) Provide adjoining property with a buffer or shield from view of the proposed use if necessary.
- (d) Establish a time limit at expiration of which the permit or approval shall no longer be valid, or shall require renewal.

**PLANNING BOARD RECOMMENDATION:** The Planning Board recommended by a vote of 7 to 0 to approve the Special Use permit request by Stokes County with the following recommended conditions:

- The tower should be placed as far off the property lines as feasible without unduly burdening the ability to place the new tower and appurtenant equipment on the property.
- The tower sight should be secured in a manner as to prevent access to unauthorized persons.

Chairman McHugh proposed to put an unlimited time period on the permit so that it does not expire.

Mr. Sudderth noted that there were no public comments from any of the adjoining land owners.

Chairman McHugh entertained a motion to approve Special Use Permit #156 for a 199 ft. Telecommunication Tower with the following three conditions:

- The tower should be placed as far off the property lines as feasible without unduly burdening the ability to place the new tower and appurtenant equipment on the property.
- The tower sight should be secured in a manner as to prevent access to unauthorized persons.
- There be no expiration time limit on the permit.

Commissioner Inman moved to approve the Special Use Permit #156 for a 199 ft.

Telecommunication Tower with the following three conditions:

- The tower should be placed as far off the property lines as feasible without unduly burdening the ability to place the new tower and appurtenant equipment on the property.
- The tower sight should be secured in a manner as to prevent access to unauthorized persons.
- There be no expiration time limit on the permit.

Vice Chairman John Turpin seconded and the motion carried unanimously.

## **PUBLIC COMMENTS**

There were no public comments.

## **GENERAL GOVERNMENT - TAX ADMINISTRATION-RECLASSIFICATIONS**

Chairman McHugh presented the request from Tax Administrator Wren Carmichael to reclassify the following Tax Administration positions due to the resignation of the Tax Listing Supervisor that was postponed from the March 22<sup>nd</sup> meeting:

- ❖ Tax Listing Supervisor (67) to Listing Appraiser (62)
- ❖ Real Property Appraisal Tech. (62) to Business Personal Prop. Appraiser (66)
- ❖ Delinquent Tax Collector (63) to Assist. Tax Administrator/Del. Tax Collector (71)
  
- ❖ Total Cost including pay off of Tax Listing Supervisor = \$3551.37 for F/Y 2003/04
- ❖ Additional Funding available in F/Y 2003/04 Tax Administration's budget

Tax Administrator Wren Carmichael explained the responsibilities of the three reclassifications that were being requested for the Tax Department.

Administrator Carmichael concluded that these reclassifications would provide maximum efficiency for the entire Tax Department and also discussed the new EMS collection procedures along with collection percentages for fiscal year 2003/04 estimated to be met within the next month.

Chairman McHugh entertained a motion to approve the requested reclassifications for Tax Administration.

Commissioner Joe Turpin moved to approve the Reclassification for Tax Listing Supervisor to Listing Appraiser; Real Property Appraisal Tech. to Business Personal Prop. Appraiser; and Delinquent Tax Collector to Assistant Tax Administrator/Del. Tax Collector.

Commissioner Inman seconded and the motion carried unanimously.

## **GENERAL GOVERNMENT- JCPC- FISCAL YEAR 2003/04 BUDGET REVISION**

Ms. Darlene Bullins, JCPC Representative, presented a budget revision from Jack Moore-Program Manager for the Stokes Psychological Testing which is funded through JCPC. Mr. Moore requested to increase the amount being paid to the psychologist to \$198 per psychological test instead of \$180. Mr. Moore has had difficulty in securing a permanent psychologist after the start of the fiscal year 2003/04. There will be no additional funding -Will be reducing total number of psychological test from 15 to 14.

Vice Chairman John Turpin moved to approve the Program Agreement Revision for the Department of Juvenile Justice and Delinquency Prevention.

Commissioner Mabe seconded and the motion carried unanimously.

#### **GENERAL GOVERNMENT - PUBLIC BUILDINGS- JOHN DEERE TRACTOR**

County Manager Rick Morris requested approval from the Board to keep a John Deere Tractor that was recently released from the Court to the County instead of placing in surplus for future sale. The 1997 model 5400 tractor only has 1200 hours and would be an asset for Public Works for maintaining the grounds and sewer lines. The tractor has been in the impoundment lot for two years and has an accumulated approximately \$7800 impoundment fees. This will eliminate a fiscal year 2004/05 budget request from Public Works.

Commissioner Mabe moved to approve the motion to allow Stokes County to keep the John Deere Tractor for use by Public Works instead of selling at the surplus sale.

Vice Chairman John Turpin seconded and the motion carried unanimously.

#### **GENERAL GOVERNMENT-GOVERNING BODY-OLD PRISON CAMP**

Vice Chairman John Turpin requested the possibility of renting space at the Old Prison Camp currently vacant in the Meadows Community for revenue for the County.

Public Works Director Jan Kinney commented that the sewer packaging plant that serves the facility is in very bad shape and would be extremely expensive to repair.

County Manager Morris noted to further investigate the possibility of renting space at the Old Prison Camp.

There being no further business to come before the Board, Commissioner Joe Turpin moved to adjourn meeting.

Commissioner Mabe seconded and the motion carried unanimously.

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Darlene Bullins  
Clerk to the Board

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Sandy McHugh  
Chairman