



Allegiance.

**GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA**

Chairman Walker entertained a motion to approve or amend the August 1, 2017 Agenda.

Vice Chairman Lankford moved to approve the August 1<sup>st</sup> Agenda as presented.

Commissioner Jones seconded and the motion carried (4-0) with Commissioner Mendenhall absent.

Chairman Walker noted that Commissioner Mendenhall would not be attending tonight's Planning Meeting due to a scheduling conflict.

Chairman Walker requested the Clerk to place in the minutes that the Board wished Commissioner Mendenhall a "Happy Birthday".

**PUBLIC COMMENTS**

Chairman Walker opened the floor for public comments.

There were no public comments.

Chairman Walker closed the time for public comments.

**PUBLIC HEARING/PRESENTATION/DISCUSSION/ACTION AGENDAS**

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.) (#17-520) (Owner – Mickey Flinchum)**

**Public Hearing**

Chairman Walker opened the Public Hearing for comments regarding the proposed Conditional Zoning – Rezoning Request – 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.) (#17-520)

There were no public comments.

Chairman Walker closed the Public Hearing.

**Presentation and Discussion by Planning Director David Sudderth**

Planning Director David Sudderth presented the following information regarding the Rezoning Request – 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.) (#17-520):

**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

**Parcel:** 5429

**PIN #:** 6941-05-18-5429

**Deed Book:** 613

**Page:** 877

**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. 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 August 1, 2017 Planning

8:00 pm at Germanton Elementary School located at 6085 NC Hwy 8.

The following attended the Public Information Meeting:

- Danny C. Bullins
- Joy Christian
- Kathy Morrow
- Judy Hill

Minutes of the Public Information Meeting were provided to Planning Director Sudderth.

Planning Director Sudderth noted:

- This tower will fill in some of the gaps of service between Walnut Cove and Rural Hall
- As these gaps fill in, it hopefully precipitate new requests for towers throughout the county
- It takes filling in these gaps in order to create a network

The County's Telecommunication Consultant, Jackie Hicks, presented the following recommendation report regarding the rezoning request:

July 19, 2017

Sent via E-Mail this Date

Re: Verizon Wireless application to construct a new monopole tower located at 3088 NC 65 Hwy West, Germanton in Stokes County, NC (Town Fork Site) Tax Map Pin # 6941-05-18-5429

Mr. David Sudderth  
Planning Director  
Stokes County  
P.O. Box 20  
Danbury, NC 27016

Subject: Recommendation Report

Dear Mr. Sudderth:

Verizon Wireless has submitted an application prepared by Laura Goode requesting to construct a new one hundred & ninety (190') foot monopole tower with a nine (9) foot lightning rod (total height of 199' feet) located at 3088 NC 65 Hwy West, Germanton in Stokes County, NC (Town Fork Site) Tax Map Pin # 6941-05-18-5429.

The network objective for the "Town Fork Site" is to fill a significant gap in coverage along North Carolina Highway 65 West between Walnut Cove, NC and Rural Hall, NC.

Verizon Wireless proposes to construct a 60' x 60' ft. compound with a minimum 8' ft. barbed wire fence and an 11'-6" x 21'-9 ½" equipment shelter. Verizon Wireless proposes to add the following equipment at 185' ft. RAD center:

- Six (6) Andrew/HBX-6516DS-A2M
- Six (6) Andrew/LNX-6515DS-A1M
- Six (6) RRUS 32
- Twelve (12) 1 5/8" coax cable

We have reviewed the application and have determined that Verizon Wireless has complied with the Stokes County Zoning Ordinance, Appendix B, Wireless Telecommunication Requirements and Guidelines and we thus recommend the approval of the application with the following considerations and conditions:

1. Verizon Wireless has requested a timing waiver for the following requirements, which shall be submitted prior to the issuance of the building permit:

- Make, model, type and manufacturer of the proposed tower
- Certified Structural Design Analysis including calculations
- Foundation Design
- NCDOT driveway permit
- Floodplain Development permit

2. Permit Condition: To prevent unoccupied/unused towers that amount to de facto spec towers as has happened in the recent past in the County, the tower shall not be unoccupied by a carrier for more than one hundred twenty (120) days after the initial construction of the tower or the Conditional Zoning Permit will be declared null and void.

3. We recommend granting relief from the flush mounting restriction and recommend that the County require Verizon to use the smallest profile and least visually intrusive option that is as close to flush mounting as possible and is not technologically impracticable.

4. The 199' monopole shall have a finished height of no more than 199' above pre-construction grade.

5. The monopole shall be completely constructed and ready for use no later than 24 months from the date of the Conditional Zoning Permit or the Permit shall be deemed to have expired and of no use or effect.

6. Once Verizon Wireless has met all the conditions of the building permit and all requirements of the Stokes County Zoning Ordinance, Appendix B, Wireless Telecommunication Requirements and

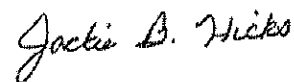
Guidelines and a building permit is issued, they must notify the County's consultant if an inspection is required which is not performed by the County.

7. At the completion of construction the Applicant must notify the County's consultant and provide proof that all inspections have been satisfactorily completed and the project is ready for a final on-site inspection. Upon passing the final inspection a recommendation to issue a Certificate of Completion shall be made.

8. Verizon Wireless shall not be permitted to actually provide service commercially until the Certificate of Completion or its functional equivalent is issued or risk forfeiting its Permit.

This constitutes our recommendation to the County as regards the issuance of a Conditional Zoning Permit, including conditions, Verizon Wireless for this proposed site. If you have questions, please contact me at (919) 622-5448.

Sincerely,



Jackie B. Hicks

Planning Director Sudderth noted that there has been no opposition to this rezoning request.

**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.

### **Discussion**

Chairman Walker opened the floor for discussion/questions/comments.

Vice Chairman Lankford commented:

- Appreciate all the information that was provided regarding this rezoning request
- Received a few calls regarding the rezoning request
- Information included in the minutes from the Public Information Meeting shows that these Public Information Meetings are very helpful and beneficial to the area

- The Public Information Meeting lets the public know what is going on in their community
- Appears from the minutes that all concerns were addressed at the Public Information Meeting
- Feels this will be good for the county

Commissioner Jones commented:

- Don't really have anything to add
- Need to get those gaps filled in
- Need to give people all the internet options possible
- Good with the request

Commissioner Booth commented:

- Feel it will be good for communication and the county
- Agreed those gaps need to get filled in
- Good with the rezoning request
- Looking forward to seeing more towers to provide better coverage

Chairman Walker commented:

- Agreed with my fellow commissioners, those gaps need to get filled in
- Confirmed with Planning Director David Sudderth that there had only been two complaints regarding towers that the Board had approved – one being the tower that was never constructed and one being a tower that was built, but never turned on
- Wish they could do something about that dead spot near Pinnacle

Planning Director Sudderth commented:

- Stress to carriers that we do not want to approve a rezoning request and then never see a tower go up
- Have to take into consideration that funding can be pulled from the project before it ever gets started, especially with these larger companies
- Telecommunication Consultant Jackie Hicks is working on possible ways to make sure the tower will be built if approved

Consultant Jackie Hicks responded:

- Believe this was when AT&T was having a deal with Direct TV, so all their focus went to that
- American Tower actually built that tower mentioned by Director Sudderth for AT&T to join the tower, AT&T is still not on the tower
- That is what really hurts- a tower is built with carriers not joining
- Questioned fairly often and received the same answer, “no, we are not on the tower”

Planning Director Sudderth noted:

- The two towers were interconnected
- Did the rezoning at the same time for both towers
- Have only had these two that were not activated



- There is a lot of work that goes into the application
- Do not expect anything to go wrong with this tower
- Ronnie Tilley, Planning Board Member, mentioned in the Planning Meeting how the service from the Pringle Road Tower was great when it was turned on and then in about a month it started fading away (consultant is going to look into this situation)

Commissioner Jones commented:

- Questioned those in the attendance if they knew anything about the lack of service in the Mount Airy area
- See local people using their phones, but can't seem to find any coverage in the town

Former County Consultant Rusty Monroe responded:

- For about two decades, there has been a threshold and it is still the same for a macro site- if they can't see at least \$100,000 per month per carrier, it is just not going to be built along with strict setbacks

Laura Goode Attorney, Baker Donelson representing Alltel/Verizon presented the following information:

- Presented the Clerk to the Board with a complete copy of the application for the record
- Planning Director Sudderth has done a great job going through the application
- It will fill a gap in coverage
- This tower will be set back on a very large piece of property and placed on the property where there is a natural vegetative buffer
- Only the top of the tower will be visible
- Will be a monopole tower – no wires, no lattice
- Tower is under 200 ft. so it will not be lighted
- Will have no noise, dust, pollution
- Will be glad to answer any questions
- Respectfully request the Board approve the application

Chairman Walker opened the floor for any further discussion/questions/comments.

The Board had no further discussion or questions.

### **ZONING AMENDMENT STATEMENT OF CONSISTENCY AND REASONABLENESS**

Director Sudderth included the following example Statements of Consistency and Reasonableness supporting the request and opposing the request for your review. The Board must decide if the rezoning petition meets the requirements of the Stokes County 2035 Comprehensive Plan as to its consistency with the current development patterns and to the appropriateness of the request in regards to the guide. All decisions must be based on these standards. **Please make all motions for**

**approval or disapproval referencing the petitions consistency or non-consistency with the Stokes County 2035 Comprehensive Plan.**

**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:** \_\_\_\_\_

The Board had no issues with the rezoning request.

**Action**

Chairman Walker entertained a motion.

Commissioner Booth moved to approve Rezoning Request (#17-520) – 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 9 ft. lightning rod – (Total height 199 ft.) (owner Mickey Flinchum) with the request meeting all the requirements and being consistent with the Stokes County 2035 Comprehensive Plan and is a reasonable request along with being in the best interest of the public. Vice Chairman Lankford seconded and the motion carried (4-0) with Commissioner Mendenhall absent.

**Adjournment**

There being no further business to come before the Board, Chairman Walker entertained a motion to adjourn the meeting.

Commissioner Booth moved to adjourn the meeting. Commissioner Jones seconded and the motion carried (4-0) with Commissioner Jones absent.

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**Darlene M. Bullins**  
**Clerk to the Board**

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**Jimmy Walker**  
**Chairman**