

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  
TUESDAY FEBRUARY 5, 2019**

The Board of Commissioners of the County of Stokes, State of North Carolina, met for a regular session (Planning) in the Commissioners’ Chambers of the Ronald Wilson Reagan Memorial Building (Administration Building) located in Danbury, North Carolina on Tuesday February 5, 2019 at 7:00 pm with the following members present:

Chairman Ronnie Mendenhall  
Commissioner Rick Morris  
Commissioner Jimmy Walker  
Commissioner Jamie Yontz

County Personnel in Attendance:  
County Manager Jake M. Oakley  
Assistant County Manager/Clerk to the Board Shannon Shaver  
Planning Director David Sudderth

Chairman Mendenhall called the meeting to order and welcomed those in attendance.

Chairman Mendenhall noted that Vice Chairman Andy Nickelston was absent from the meeting.

**INVOCATION**

Commissioner Yontz delivered the invocation.

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

Chairman Mendenhall invited those in attendance to join the Board in the Pledge of Allegiance.

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

Chairman Mendenhall entertained a motion to approve or amend the February 5th Agenda.

Commissioner Yontz moved to approve the February 5<sup>th</sup> Agenda as presented.

Commissioner Walker seconded.

Chairman Mendenhall opened the floor for any discussion/questions/comments.

With no discussion the February 5, 2019 Planning Meeting Agenda is approved 4-0.

## **PUBLIC COMMENTS**

Chairman Mendenhall opened the floor for public comments.

There were no public comments.

Chairman Mendenhall closed the time for public comments.

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

### **Public Hearing**

Chairman Mendenhall opened the Public Hearing for comments regarding the request to rezone 100 x 100 leasehold area on a portion of a 55.1 acre parcel from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for a 180 ft. Monopole Telecommunication Tower with 4ft lightning rod – (Total height 184 Ft.). Verizon would be the initial carrier. The property is owned by Norman Scott.

There were no public comments.

Chairman Mendenhall closed the Public Hearing.

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

Planning Director David Sudderth presented the following information to the Board:

Alltel Communications of North Carolina Limited Partnership d/b/a Verizon is requesting to rezone a 100 x 100 leasehold area on a portion of a 55.1 acre parcel from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for a 180 ft. Monopole Telecommunication Tower with 4ft lightning rod – (Total height 184 Ft.). Verizon would be the initial carrier. The property is owned by Norman Scott.

## **Staff Report**

**Carrier – Alltel –d/b/a Verizon  
Property Owner – Norman Thomas Scott  
RA to RA-CZ (18-897) for a**

**(184 ft. Telecommunication Tower Facility)**

**REQUEST:** Alltel Communications of North Carolina Limited Partnership d/b/a Verizon is requesting to rezone a 100 x 100 leasehold area on a portion of a 55.1 acre parcel from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for a 180 ft. Monopole Telecommunication Tower with 4ft lightning rod – (Total height 184 Ft.). Verizon would be the initial carrier.

**SITE OWNER:** Norman Thomas Scott

**APPLICANT:** Alltel Communications of North Carolina Limited Partnership d/b/a Verizon

**APPLICANTS AGENT:** Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

**INITIAL SERVICE PROVIDER:** Verizon

**TOWER SITE IDENTIFIER:** Hartman

**SITE LOCATION:** The proposed site is located on a portion of property at 3364 Moir Farm Rd. on the west side of Moir Farm Rd. (SR#1652) approximately .3 mile from the Moir Farm Rd. (SR#1652) and Sheppard Mill Rd. (SR#1674) intersection in Sandy Ridge, NC.

**Map:** 6968  
**Deed Book:** 327

**Parcel:** 9968  
**Page:** 1976

**PIN #:** 6968-00-14-9968  
**Township:** Snow Creek

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract 55.1 acres

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

**PROPOSED TOWER HEIGHT:** 180 ft. with a 4 ft. lightning rod, total height is 184 ft.

**PROPOSED TOWER TYPE:** Monopole tower located within a 60 ft. x 60 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 #:** N/A

**FIRM MAP ZONE:** N/A

**WATERSHED DISTRICT:** N/A

**EMERGENCY SERVICES:** Danbury VFD, EMS – Station 5 Danbury

**ACCESS:** Access for the site will be from a proposed 30 ft. access easement beginning at Moir Farm Rd. following the existing driveway through the site owner's property and terminating at the leased area. The easement is incorporated entirely within the Scott property.

**SURROUNDING LAND USE:** The immediate surrounding land use is primarily agricultural with scattered mixed residential development.

**ISSUES TO CONSIDER:**

- Increasing telecommunication capabilities throughout the county
- This proposed site by Verizon continues an effort to expand their network service 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 in an area northeast of Danbury.

**PUBLIC INFORMATION MEETING:** The Public Information Meeting for this proposal was held on October 13, 2018 from 10:00 am to 2:00 pm at the proposed site 3364 Moir Farm Rd. Sandy Ridge, NC 27046. (See **Attachment B** for attendance and minutes of the meeting)

**WIRELESS TELECOMMUNICATION CONSULTANT RECOMMENDATION:**  
(See **Attachment C** for recommendation letter)

**PLANNING BOARD RECOMMENDATION:** The Planning Board by a vote of 7 to 0 recommended approval of rezoning request 18-997 submitted by Alltel Communications of North Carolina Limited Partnership d/b/a Verizon to rezone 10,000 sq. ft. of property owned by

Norman T. Scott from RA to RA-CZ for a Wireless Telecommunication site for a 184 ft. monopole telecommunication tower. The Planning Board stated that the request was consistent with the Stokes 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. #18-997

Applicant: **Alltel Communications of North Carolina Limited Partnership d/b/a Verizon**

Property Owner: **Norman Thomas Scott**

Parcel ID# **696800149968**

Portion of parcel 9968 – **55.1 acres total**

Location: **Property located at address 3364 Moir Farm Rd. 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 - 180 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 in transect zone identified as O-2 Reserved Lands/Conservation Growth Sector. The O-2 Reserved Lands/Conservation Growth Sector is an area of Low Density development with limited infrastructure. The rezoning petition is for a 184 ft. monopole telecommunication facility which should fit satisfactorily in the O-2 Reserved Lands/Conservation Growth Sector zone. 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 zone as identified in the Stokes 2035 comprehensive plan. The proposed site would be located well off of Moir Farm Rd, (SR#1652) and would expand communication opportunities in the area northeast of Danbury between Danbury and the Sandy Ridge community 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. This new telecommunication tower should provide better telecommunication services in the above described 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 is an area where a 184 ft. wireless telecommunication tower should not undermine the primary and current use of the surrounding land for low density residential development and agricultural uses.

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 "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 Mendenhall opened the floor for any discussion/questions/comments.

Commissioner Yontz did not have any comments.

Commissioner Walker commented:

- Most of the concerns that I can recall over the years have been taking away the aesthetics as far as views.

Commissioner Morris did not have any comments.

Planning Board Director David Sudderth responded:

- That is true.
- There is not an issue with this particular tower.

Chairman Mendenhall commented:

- I want to be sure I am reading this right.
- Did you say how many this would provide coverage to?
- I see 7,550.

Planning Board Director David Sudderth responded:

- That is an estimation.
- Average coverage for a tower is an area like this is 1.5 to 2 miles.
- Talking is not necessarily the issue anymore.
- Data signal is where we are now days.
- When I was out at the site as a Verizon customer I did not have a signal.
- The county is making good strides in trying to meet the needs of the people in the county.
- This is much needed in this area.

## ACTION

Chairman Mendenhall entertained a motion to regarding the request to rezone a 100 x 100 leasehold area on a portion of a 55.1 acre parcel from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for a 180 ft. Monopole Telecommunication Tower with 4ft lightning rod – (Total height 184 Ft.). Verizon would be the initial carrier.

Commissioner Walker motioned to approve the request to rezone a 100 x 100 leasehold area on a portion of a 55.1 acre parcel from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for a 180 ft. Monopole Telecommunication Tower with 4ft lightning rod – (Total height 184 Ft.). Verizon would be the initial carrier. The proposed use of this property and site development plan is consistent with the “Low Density” development as identified in the Stokes County 2035 Comprehensive Plan and it is a reasonable request.

Commissioner Morris seconded.

Chairman Mendenhall opened the floor for any discussion/questions/comments.

With no further discussion the request to rezone a 100 x 100 leasehold area on a portion of a 55.1 acre parcel from RA (Residential Agricultural) to RA-CZ (Residential Agricultural Conditional Zoning) for a 180 ft. Monopole Telecommunication Tower with 4ft lightning rod – (Total height 184 Ft. is approved with a 4-0 vote.

## Adjournment

There being no further business to come before the Board, Chairman Mendenhall entertained a motion to adjourn the Planning Meeting.

Commissioner Yontz moved to adjourn the meeting.

Commissioner Walker seconded

Chairman Mendenhall opened the floor for any discussion/questions/comments.

With no further discussion the motion to adjourn is approved with a 4-0 vote.

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**Shannon Shaver**  
**Clerk to the Board**

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**Ronnie Mendenhall**  
**Chairman**

