

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: February 15, 2022
Item Description: Verizon Wireless as Agent for Kimberly J. Barnes, Charles K. Barnes, & Mary J. Barnes requests a **conditional use** for a telecommunications tower. Located on 9 acres at 117 Barnes Drive, off Old Augusta Road, zoned **AR-1. Map# 462 Parcel # 75**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** for a telecommunications tower, with conditions.

Executive Summary/Background

- Pursuant to sections 5.1.2.11 (AR-1) and 14-133(2) Telecommunications Regulations, monopole towers are permitted in AR-1 as a conditional use, in accordance with the provisions of Article VII - Planning Board (sec. 7.1.6).
- Section 7.1.6 provides the following factors for consideration:
 - *Shall not adversely affect economic values or physical appearance of the surrounding areas;*
The proposed tower site is on a 9-acre parcel, set back at least 120' from other structures, and from Old Augusta Road. The site will be accessed via Barnes Road, which is a private road.
 - *Physical and environmental effects;*
The tower site is north and west of industrial-zoned land, and meets all federal requirements.
 - *Buffer zones; and additional space for parking, landscaping, building, loading zones, and setbacks, to protect adjacent structures or lots from adverse impact.*
The tower site meets all county requirements.
- The applicant's objectives are to provide reliable voice and broadband data coverage in this section of the county. There are no known antenna structures within a two-mile radius. The proposed tower site can support additional providers, and will be located 120' from property lines, as required by section 14-134 Development Standards.
- The nearest towers are over 2 miles to the north, on Hwy 275/Ebenezer Rd.
- Local governments and agencies will be offered free space on the tower at locations that are not commercially viable, e.g., 120' or lower.
- At the January 31 Planning Board meeting, Alan Zipperer made a motion to **approve** the request for a conditional use for a telecommunications tower in the AR-1 zoning district, with the following conditions:
 1. The lease area will be shown on a plat, which will be reviewed by Development Services.
 2. The tower site shall meet the requirements of Article V - Telecommunications Regulations.
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. **Approve** request for **conditional use** to allow for a telecommunications tower in the AR-1 zoning district, with the following conditions:
 1. The lease area will be shown on a plat, which will be reviewed by Development Services.
 2. The tower site shall meet the requirements of Article V - Telecommunications Regulations.
2. **Deny** the request for **conditional use** to allow for a telecommunications tower in the AR-1 zoning district.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment