

Staff Report

Subject: Conditional Use (Fourth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: April 5, 2022
Item Description: **Jonathan Yates** as Agent for **Donald A. & Lyn M. Wester** requests a **conditional use** to allow for a telecommunications tower. Located at 2800 Little McCall Road, zoned **R-1** proposed zoning **AR-1. Map# 392 Parcel# 2A**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** to allow for a telecommunications tower in AR-1, with conditions.

Executive Summary/Background

- Section 14-133(3) Telecommunications Regulations, permits lattice towers in AR-1 as a conditional use.
- Pursuant to section 5.1.2.11, telecommunications towers may be permitted in AR-1, in accordance with the provisions of section 7.1.6 on a conditional basis:
 - *Shall not adversely affect economic values or physical appearance of the surrounding areas;*
The proposed 260' tower site is on a 38.495-acre parcel, set back ~1,200' from Little McCall Rd.
 - *Physical and environmental effects;*
The tower is FAA-approved.
 - *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. Applicant proposes to plant 32 Southern Magnolia along the lease area fence line in a 10' wide landscaping buffer.
- The applicant's objectives are to serve the surrounding area by providing effective and essential wireless infrastructure. There are no known antenna structures within a three-mile radius. The proposed tower will support three additional providers, and will be located ~228' from property line, which is ~128' more than required (sec. 14-134(b)(6)). The break point is 130'; the fall zone is 156' (1.2 X breakpoint).
- Pursuant to sec. 14-134(i)(2), *towers may be located on sites containing another principal use in the same buildable area. As long as all of the other siting, setback, separation, and general requirements of this article are met, towers may occupy a parcel meeting the minimum lot size requirements for the zoning district in which it is located. The minimum distance between a tower and other principal use located on the same lot shall be for a monopole or lattice tower the greater of 20 percent of the tower height or 25 feet.*
- The proposed tower will be located 447' from the residence on the parcel, at least 228' from the nearest property boundary, and over 1,000' from existing residences in neighboring parcels.
- At the March 21 Planning Board meeting, Brad Smith made a motion to approve the request for a **conditional use** to allow for a telecommunications tower in AR-1, 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 Alan Zipperer, 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. Conditional Use application

2. Deed

3. Aerial photograph