

Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 6/27/2022
Re: **Vogue Tower/Sportsplex Conditional Plan Amendment** (*Informational Item*)

BACKGROUND:

The property at 13333 Dorman Road has previously received site-specific approval for the Carolina soccer sportsplex from May 8th 2012. Initial applicant request was for a 120 foot tower in the front yard that was not permitted by section 6.5.12 Zoning Ordinance requirements. Tower height was increased sixty feet due to back location being that amount lower in elevation: 630 vs 570 elevation.

PROPOSAL:

Applicant Pat Troxell-Tant of Vogue Towers seeks your consideration for a new 180-foot monopole cell tower and associated 25' x 65' fenced equipment area. Communication towers in the RMX zoning district require conditional approval and meet section 6.5.12 of the Zoning Ordinance.
(See following development summary)

DEVELOPMENT SUMMARY:

Location:	13333 Dorman Road (Carolina Sportsplex rear yard area)
Request:	180 foot monopole cell tower within a 25'x65' fenced leased area
Zoning:	Existing: RMX (CD) Proposed: RMX (CD) (amended)
Parcel Size:	56.48 acres
Parcel 13501 Dorman Size:	1.82 acres
Parcel Size:	58.3 acres total

STAFF COMMENT:

Applicant submittal summary of information and response to ordinance sections is appreciated. Location is approximately 1,600 feet from Dorman Road and 1,200 to the closest residences. There is not much likelihood of homes being built any closer as the closest other properties are by Duke Power and Nature Conservancy. I prefer the 3/16/22 location as opposed to the 5/3/22 location because it is further away from the “existing structure” which is the far back sportsplex concession/restroom building.

Note that the adjacent former church property at 13501 Dorman (see street view photograph) has since been acquired and utilized by the Sportsplex. I would recommend that site be brought into zoning compliance with sidewalks, any road right-of-way and required for sidewalks, landscape parking lot screening, street trees, removal

of front chain link fence and similar.



The original approval minutes (see below)

There being no further questions or comments, Council Member Les Gladden moved to approve the rezoning project with the following conditions:

- Taxes always remain with the property and be paid at the full tax rate
- Provide 50 foot all-around buffer with extra 6 foot tall evergreen screening at corner
- Southbound left turn lane to allow stacking for 16 cars; 12 for northbound land
- A 50 square foot sign has been approved
- There must be a completed and approved site plan before ground is broken
- Site plan to state that if there are any traffic issues, applicant would work with staff to resolve them

Mayor Pro Tem Phillips seconded the motion and there were three ayes in favor of the rezoning and one nay (Melissa Davis) against the rezoning.

Condition note #1 about tax amount and collection is not met. From 2019 onward the Sportsplex has applied and has been granted an exempt status via Mecklenburg County. Last tax bill from 2018 listed a Pineville tax amount of \$2,737.14. Additional buildings and improvements have been made since that time. I talked with Mecklenburg Tax Assessor and they confirmed the tax-exempt status and stated that it is was good for around 5-6 years with this property up for review in 2023. Informational item for consideration in light of the prior request for Town funding.

I recommend the sportsplex plan to include both the tower and 13501 Dorman property incorporated into the conditional site plan and to be brought up to zoning requirements. I would want to see these drawn improvements for review at another workshop meeting pending discussion on the initial proposal tonight. I support the tower as a multi-carrier facility. I would also recommend consideration for a reserved space and height for Pineville Police communications should it be needed pending PD review and recommendation as we see additional growth and better signal needed in that area.

PROCEDURE:

This meeting is to familiarize you with the applicant's request go over updates, modifications, and recommendations. The process is legislative with the standard conditional zoning process. This is a workshop meeting intended to refine the development proposal and to get your feedback ahead of any future public hearing and council vote. For any upcoming vote; a general consistency statement is needed for consistent with or inconsistent with adopted plans.