

Project Summary

Location:	121 Elizabeth Ln
Owner:	Charlotte Mecklenburg Board of Education
Agent:	Bonnie Newell, Berkley Group (Applicant)
Current Zoning:	R/I (CD)
Proposed Zoning:	R/I (CD)
Existing Use:	Elementary School
Proposed Use:	Elementary School with cell tower
Community Meeting:	Occurred

Summary of Request

The proposal entails a revision of the school site plan to allow the addition of a 120' stealth cell tower to the property.

Staff Recommendation

The proposed tower meets the requirements within the Zoning Ordinance that allow stealth structures of up to 120' in the R/I zoning district. The benefit the community will realize by way of more dependable cell coverage greatly outweighs the aesthetic concerns the tower brings. Staff recommends approval of this rezoning request.

* A valid Protest Petition has been filed in objection to the proposed cell tower. Approval of this rezoning application now requires a supermajority vote of the Town Council via a vote of no less than 6-1.

Planning Staff Review

Background And History

The rezoning of the property for Elizabeth Lane Elementary occurred in 1995 with the school opening in 1997. The site was wooded and undeveloped prior to school construction. No additional structures or uses are allowed on the site unless added to the approved zoning site plan

Details of the Site Plan

Most conditional notes from the original zoning plan are included with this new request. Key among those notes was the establishment of a 50' undisturbed buffer to the south and a 100' buffer to the east. Updated site plans show two possible locations for the tower although only one may be built. One is along Pineville-Matthews Rd and the other along Elizabeth Lane. The tower would be a stealth application that resembles a pine tree and is commonly referred to as a "monopine" installation.

Summary of Proposed Conditions

1. Tower to be stealth in nature and up to 120'
2. Up to 5 carrier antennas allowed on tower
3. Access to the tower site via existing on site driveways
4. Existing required buffers to remain

Planning Staff Review

Outstanding Issues/Staff Comments

1. A new balloon test should be conducted to determine the visual impact of the alternate tower site.
2. Staff suggests a conditional commitment to a certain number of branches per foot for the density of the pine branch application. The rendering should more accurately reflect the existing tree line with branches closer to 70' above ground.

Consistency with Adopted Plans and Policies and Town Vision Statements

The proposal meets the recently modified standards for the placement of cell towers in the R/I Residential Institutional District.

Reports from Town Departments and County Agencies

Matthews Police

To be added

Matthews Fire

To be added

Public Works

No comment

Matthews Parks and Recreation

To be added

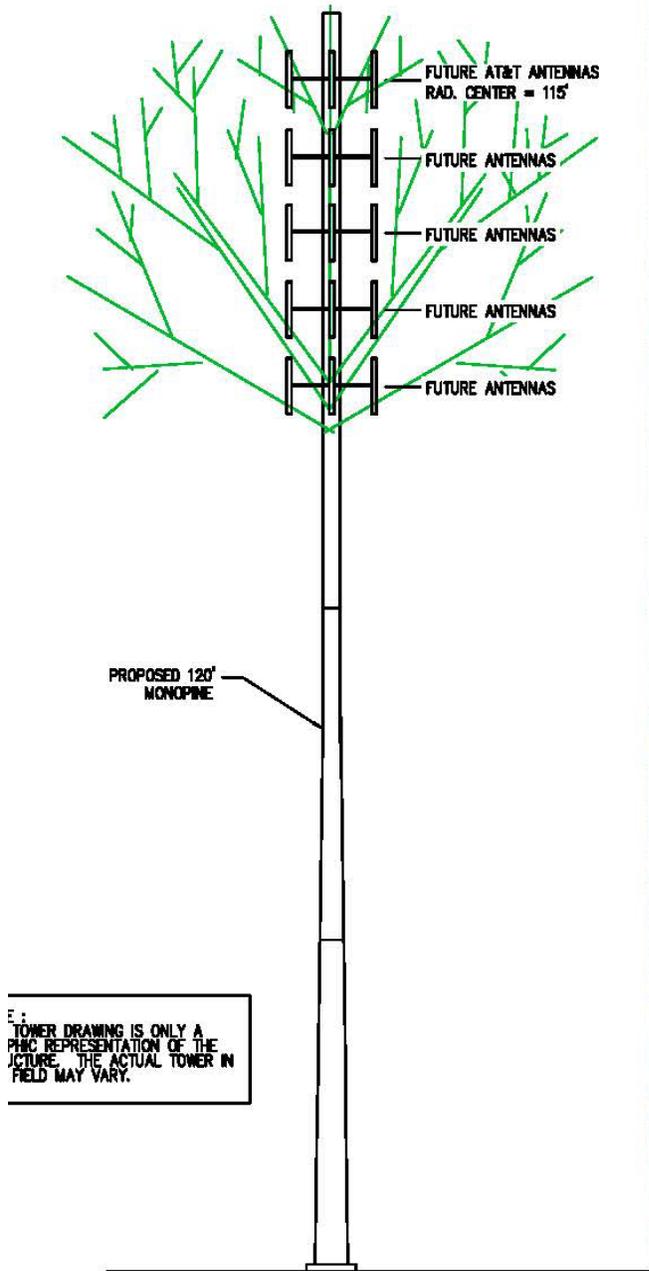
Charlotte Mecklenburg Schools

There is no impact to student enrollment with this request.

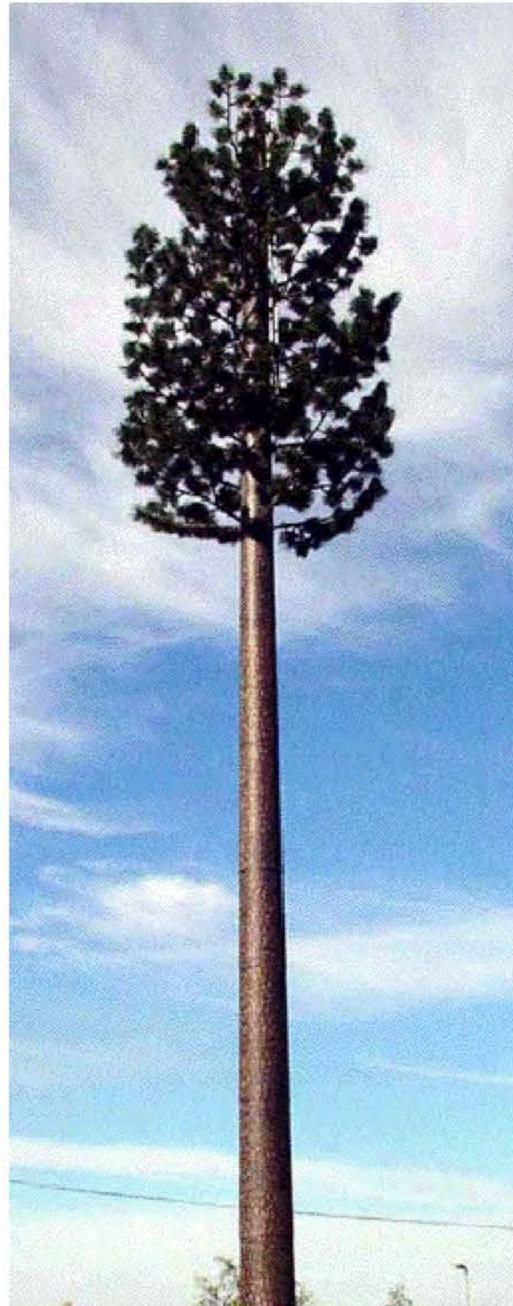
PCO Concept Plan Approval Required?

No

Tower Rendering



TOWER DRAWING IS ONLY A PENCIL REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER IN FIELD MAY VARY.



4 TOWER ELEVATION
23 SCALE: NTS

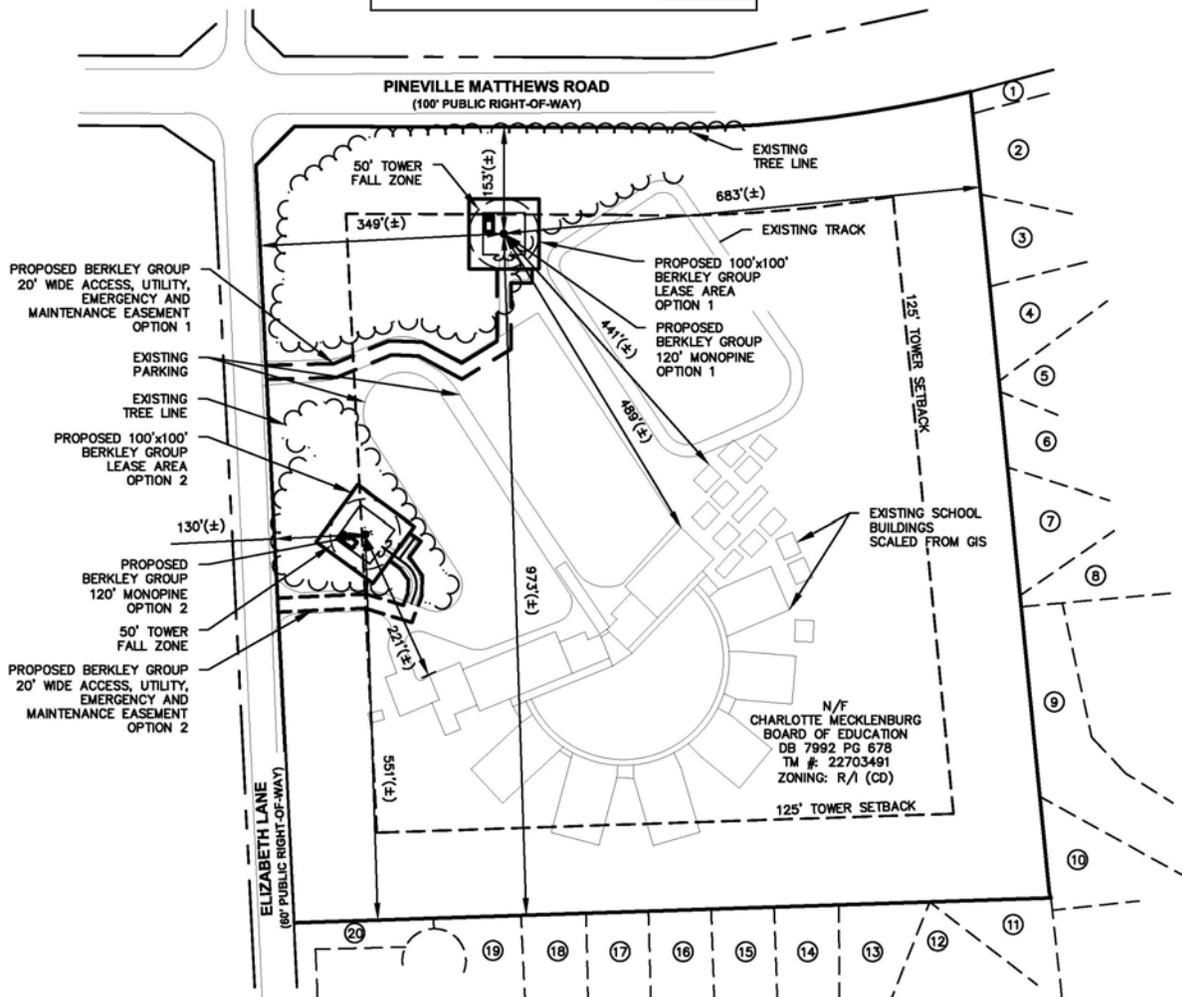
5 RENDERING OF MONOPINE
23 SCALE: NTS

Site Plan Showing Primary and Alternate Tower Location

NOTE:
 THE PROPERTY AND EXISTING IMPROVEMENTS SHOWN ON THIS DRAWING WERE TAKEN FROM MECKLENBURG COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) AND IS ACCURATE TO THAT LIMIT AND DETAIL. THIS DRAWING IS TO BE USED FOR PLANNING AND EVALUATION PURPOSES ONLY.

NOTE:
 AS A RESULT OF PROPOSED DEVELOPMENT THE FOLLOWING TREE CLEARING WILL BE REQUIRED:
OPTION 1
 - WITHIN LEASE AREA - 8,450 SQ. FT.
 - WITHIN ACCESS EASEMENT - 1,070 SQ. FT.
OPTION 1 TOTAL TREE CLEARING AREA - 9,520 SQ. FT.
OPTION 2
 - WITHIN LEASE AREA - 10,000 SQ. FT.
 - WITHIN ACCESS EASEMENT - 2,245 SQ. FT.
OPTION 2 TOTAL TREE CLEARING AREA - 12,245 SQ. FT.

NOTE:
 PROPOSED ACCESS IS OFF EXISTING DRIVEWAY AND NO NEW CURB CUTS ARE REQUIRED.



N/F
 CHARLOTTE MECKLENBURG
 BOARD OF EDUCATION
 DB 7992 PG 678
 TM #: 22703491
 ZONING: R/1 (CD)