

Agenda Item: MARA Cell Tower Height Expansion Request

DATE: February 4, 2015
FROM: Jay Camp

Background/Issue:

As a part of the request to rezone from RU to R/I (CD), MARA is working with a cell tower company to extend the height of the existing stealth tower on site. In December, the Board of Adjustment granted a variance to allow Town Board to conduct a site plan review to increase the existing pole from 80' to 120' in height. Per the requirements of the code, the applicant is to provide both a site plan showing the tower location as well as photo locations. Due to topography, tree canopy and the residential nature of this general area of Matthews, there are few appropriate locations for cell towers with complaints of poor coverage from a number of neighborhoods.

	Non-stealth	Stealth	1 user/2 users/3 users/Trunked Public Safety
R-15MF, R-12MF, SRN, C-MF	Not permitted	80*	80*/ 100/ 120/ not permitted
R/I	Not permitted	80*/***	80*/ 100 / 120 / not permitted
O	50	80*	100*/ 120 / 140 / not permitted
B-1, B-1SCD, B-D	50	80*	120*/ 140 / 160 / not permitted
B-H	50	80*	160*/ 180 / 200 / not permitted
B-3, I-1, MUD, TS, ENT	60	80*	180*/ 200 / 220 / not permitted'
I-2	60	80*	200*/ 220 / 240 / 400 **

(Ord. 919, passed 4-28-97)

* Where there are existing nonresidential structures that exceed the above-given height limit (such as electric transmission towers), then these structures may also be used for antenna locations. These limits may be increased by twenty feet (20') for each additional user co-locating on the stealth structure up to an additional forty feet (40'), and only when such location will not require the antenna to be lighted.

** There are no residential zoning districts within one thousand foot (1,000') radius of the proposed tower site.

*** When utilizing a stealth tower, the above given height limits may be increased up to an additional 40' at the time of initial construction. Photo simulations must be provided. Said simulations must show all exterior edges of the property. Additional documentation such as coverage maps may also be provided. Site plan to be reviewed and approved by Town Board. (Ord #1965, passed 9-9-13)

Proposal/Solution:

The UDO, at 155.401.5.B outlines "Board of Commissioners site plan approval". This process does not require a formal Public Hearing and does not get sent to Planning Board prior to final action. Town Board may request other information to assist them in making a final determination. The Board should discuss the request and provide feedback to the applicant if necessary. Approval can then be voted on the night of the rezoning decision since the property must be zoned R/I to allow the height extension.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Economic Development/Land Use Planning:

Recommended Motion/Action:

Begin the site plan review process.



Photograph Map Key



Balloon #1
Mara Entrance/Trade Street
Partially Visible
Apprx. 822-ft away



Simulation #1
Mara Entrance/Trade Street
Partially Visible
Apprx. 822-ft away



Balloon #2
Woodycreek Rd. and Chesney Glen Dr.
Not Visible
Approx. 1143-ft away



Balloon #3
Trade Street
Partially Visible
Approx. 788-ft away



Simulation #3
Trade Street
Partially Visible
Approx. 788-ft away



Balloon #4
Whitefriars Ln and Talbot Ct.
Not Visible
Approx. 792-ft away



Balloon #5
Whitefriars Ln and Evian Ln.
Not Visible
Approx. 872-ft away



Simulation #5
Whitefriars Ln and Evian Ln.
Not Visible
Approx. 872-ft away



Balloon #6
Whitefriars Ln. and Bydeford Ct.
Not Visible
Approx. 884-ft away



Balloon #7
End of Brydeford Cr.
Not Visible
Approx. 787-ft away



Balloon #8
End of Shrewsbury Lane
Not Visible
1006-ft away



Balloon #9
End of Gateshead Lane
Not Visible
Approx 1046-ft away



Balloon #10
Brittle Creek Dr. and Chaphyn Ln.
Not Visible
Approx. 1122-ft away



Balloon #11
Chaphyn Ln
Not Visible
Approx. 941-ft away



Balloon #12
Trade Street (Korean Baptist Church)
Not Visible
Approx. 1055-ft away