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.

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.
Balloons

Balloons #2

Woodycreek Rd. and Chesney Glen Dr.
Not Visible
Approx. 1143-ft away
Balloon #3
Trade Street
Partially Visible
Approx. 768-ft away
Balloon #4
Whitefriars Ln and Talbot Ct.
Not Visible
Approx. 792-ft away
Balloon #7
End of Brydeford Cr.
Not Visible
Approx. 787-ft away
Balloons 

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