

MINUTES

RANDOLPH COUNTY PLANNING BOARD

May 5, 2009

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, May 5, 2009, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Chris McLeod** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: **Chris McLeod**, Chairman, present; **Reid Pell**, Vice Chairman, present; **Larry Brown**, absent; **Phil Ridge**, present; **Jim Rains**, present; **Lynden Craven**, present; **Wayne Joyce**, present; and **Danny Shaw**, Alternate, present (substituting for regular member Brown). **County Attorney Darren Allen** was present for the meeting.
3. **Rains** made the motion, seconded by **Pell**, to approve the Minutes of the February 3, 2009 Randolph County Planning Board meeting. The motion passed unanimously
4. **SPECIAL USE PERMIT REQUEST:**

BERKLEY GROUP, LLC, Charlotte, North Carolina, is requesting a Special Use Permit for a telecommunications tower on 2.61 acres located at the end of Bevan Drive, Tabernacle Township, Lake Reese Watershed, Secondary Growth Area, Zoning District RR, Tax ID# 6795228182. Property Owners - W.G & Loise Sink.

Bonnie Newell, Berkley Group, said this area has been identified as a need for North State phone coverage. Newell said they reviewed several sites and designed this site to meet their needs. Newell explained the requirement to meet the license agreements with the FCC. Newell presented the Board with a packet that included maps of the area coverage. Newell explained their target areas for the proposed 190' monopole tower. Newell explained the setbacks would be 107' with minimal site disturbance for the access road. Newell said she has talked to several property owners and spent a lot of time and energy to meet the Ordinance requirements. Newell said the trend is that land lines are being minimally used now and more phone customers are changing to mobile phones. Newell said the tower site is 852' above sea level. Newell said that construction of the tower would take approximately 5 weeks. Newell said after the tower is constructed, Berkley Group will fix the road and maintain it. Newell said the road will only be used once a month by a small mini-van.

Johnson asked Newell if the monopole would have other carriers. **Newell** answered the tower will be able to accommodate 5 carriers. **Johnson** said that Berkley Group is asking for a setback variance. Johnson said due to the number of carriers they will have, the County's ordinance allows a reduction of 10% in setback. Johnson said they are also siting the tower in a wooded area which also affords a reduction in setback. **Newell** added that they have designed the tower to allow multiple carriers for a possible 10% setback variance; they would construct a monopole tower for a possible 20% setback variance; and they would site the pole in an existing forested area for an additional 20% setback variance.

Johnson asked how long it would take to erect the tower structure. **Newell** answered one day. **Johnson** asked who would maintain the road; and **Newell** answered Berkley Group. **Johnson** asked if the road is damaged would Berkley Group fix it immediately. **Newell** answered yes. **Johnson** said its amazing how people's attitudes have changed about towers over the years. Johnson asked if there would be any interference with television transmission, radios, etc. Johnson asked if there are any adverse impact to health. **Newell** answered no to both questions. **Johnson** said there are two airports, owned by Monte Mendenhall, within 5 miles of this site. Johnson said the Planning Department has received a letter from Mendenhall saying the tower would have no impact on his airports.

W.G. Sink, property owner, said he felt Bonnie has covered this request very well. Sink said he is living here in the community and he feels very comfortable with the project. **Johnson** asked Sink who maintains the road now; and Sink said it has not been maintained very well. Sink said the road will be in better condition than it is now.

Several questions came from the audience, and were answered by Newell. The question was asked if the tower would draw lightening, and Newell answered no, in fact the neighborhood would be safer during thunderstorms. The question was asked if the property values would go down in the area, and Newell answered studies have shown that property values are not impacted by tower development. The question was asked if the road would be fixed beyond the tower site, and Newell answered they will put gravel on the road beyond the site. Newell said they will probably gravel the road approximately every 4 to 5 years. Newell said if they cause any problems on the road they will fix it. The question was asked if there would be any wiring for the tower, and Newell answered all electrical wiring will be underground. The question was asked if there would be any noise from the tower, and Newell answered no. The question was asked if there were any problems with homeowners insurance of those residences near towers, and Newell answered no. The question was asked if there would be a dwelling on the property, and Sink answered no. Johnson said the lot is not large enough for a building lot. The question was asked if there as any radiation generated from the tower, and Newell answered the overhead project in the room sets off 3 times the amount of radiation that would be generated by this tower.

There were 7 citizens present with questions.

Rains made the motion to **approve** this request with the understanding that Berkley Group will maintain and fix anything they do to the road.

Craven asked if a light would be necessary on the tower for safety. **Johnson** said the lighting is controlled by FCC and the airports have said it will have no impact on them.

Ridge seconded the motion, the motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

RICHARD WILLIAMS, Asheboro, North Carolina, is requesting that 58.71 acres located on Pisgah Road (across from Pisgah Covered Bridge Road), Union Township, be rezoned from RLOE-CU to RA. Rural Growth Area. Tax ID#'s 7645264144, 7645151445, and 7645163141. The applicant is specifically requesting the property revert back to its original zoning.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be **approved**.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #4.
Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #9.
Consider the costs as well as the benefits of growth management policies in order to preserve affordability for citizens' real estate and housing needs.

Williams was present. **Johnson** explained to the Board that Williams is requesting to revert the zoning back to RA. **Williams** was trying to sell the property and a potential buyer had requested the property be zoned. Williams said the purchase deal fell through and he wasn't able to sell the property.

Pell made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

6. **Johnson** welcomed Craven back to the Planning Board meeting. Craven has missed a couple of meetings because of health problems. Johnson added that it is good to have Craven back.
7. The meeting adjourned at 6:58 pm. There were 12 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary