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John W. Dees, II, County Attorney

Rowan County Board of Commissioners

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CERTIFICATE OF APPROVAL

CONDITIONAL USE PERMIT

Rowan County, North Carolina

FILE NUMBER: CUP 01-18

Owner: Debbie Craddock and Patricia Moore

Applicant: Cellco Partnership

In accordance with the provisions of the Rowan County Zoning Ordinance, on March 19, 2018, the Rowan County Board of Commissioners unanimously (5-0) approved Conditional Use Permit 01-18 to accommodate a 165 foot wireless support structure located at 280 Rimer Road further referenced as Tax Parcel 422-179 subject to the following conditions based on the below findings of fact:

Conditions of Approval

1. Subject to compliance with all plans and supporting document packages received from Baker, Donelson et.al. dated January 9, 2018 and revised site plans dated February 19, 2018;
2. Subject to compliance with applicable FAA, FCC, State Historic Preservation Office (SHPO), and NCDOT standards;
3. Prior to permitting, applicant shall provide certification by a North Carolina Professional Engineer the proposed tower would fall within the lease area, comply with ANSI / TIA-222G, and be designed to accommodate a total of five (5) carriers;
4. All current and future feed cables lines shall be installed within the support structure all access ports sealed to prevent wildlife intrusion; and
5. If an emergency power backup generator is to be used, the noise level shall not exceed 65 decibels at the nearest property edge. Testing shall be limited to the hours between 9:00 AM and 4:00 PM (Monday through Friday).

Equal Opportunity Employer



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Findings of Fact

- 1. The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety.**

FACT: Based on plans submitted and established conditions of approval, the proposed tower will comply with all applicable Federal, State, and Local regulations.

FACT: In the unlikely event of tower failure, the structure will be certified by a North Carolina Professional Engineer to fall within the lease area prior to the issuance of a zoning permit.

FACT: The proposed tower will provide the means for Verizon Wireless to address documented coverage and capacity deficiencies and co-location opportunities for future telecommunication providers, an industry recognized as a public necessity.

- 2. That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity.**

FACT: State certified general appraiser Michael Berkowitz provided testimony summarizing statements from his impact study which concluded the proposed tower “will not substantially injure the values of adjacent properties and that it is located in an area where it does not substantially detract from the aesthetics and neighborhood character”.

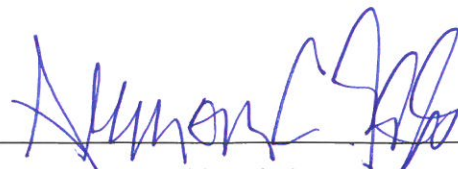
- 3. That the location and character of the development in accordance with the proposed conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans.**

FACT: As evidenced from the balloon test and photo simulations, the proposed tower would only be visible along portions of Rimer Road and two small sections along Mount Hope Church Road.

FACT: According to the staff report, monopole towers less than 199 feet in height are permitted in 98% of the county zoning jurisdiction subject to a conditional use permit, a process that assumes the use is generally compatible with surrounding properties.

FACT: Wireless towers do not generate significant levels of noise, odor, glare, or dust.

FACT: This request complies with all specific conditional use requirements in section 21-60 (3) of the Zoning Ordinance.

Approved by: 
Greg Edds, Chairman


Date

Accepted by: 
Applicant

4-2-18
Date

I, Eva J. Binkley, a Notary Public for Davidson County and the State of Tennessee, do hereby certify that Joel K. Hargis personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Date: 4-2-18

My commission expires 5-3-21, 2021.


Notary Public

