

Mount Pleasant

North Carolina

Founded in 1848

Planning & Zoning Board Meeting

Town Hall - 8590 Park Drive Mount Pleasant, NC

Monday, October 22, 2018

6:00 PM

1. Call to Order
2. Recognition of Quorum
3. Approval of Agenda
4. Approval of Minutes of Previous Meetings (September 24, 2018)
5. Public Comment Period
6. Planning and Zoning Board Cases

TA 2018-04 Wireless Telecommunications Facilities

Administrative text amendments proposed to revise collocation requirements and comply with recent state and federal regulatory changes regarding wireless telecommunications facilities. Affected Section of UDO: Table 4.6-1 and Section 5.21

7. Board of Adjustment Cases
None
8. Other
9. Reports
 - Planning Report for September 2018 and October 2018 (to date)
10. Planning and Zoning Board Comment Period
11. Adjourn

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TOWN OF MOUNT PLEASANT, NORTH CAROLINA Planning and Zoning Board Meeting Minutes October 22, 2018

Members Present: Whit Moose, Vice Chairman; Mike Steiner; Jeff Helmtoller; Rick Burleyson.

Members Absent: John Murdock, Chairman; Shirley Freeman; John Scarbrough, Town Attorney.

Staff Present: Erin Burris, Town Planner; Jennifer Blake, Clerk to Planning Board.

Call to Order: Vice Chairman Whit Moose called the Town of Mount Pleasant Planning and Zoning Board meeting to order at 6:00 pm.

Recognition of Quorum: Vice Chairman Whit Moose stated a quorum was present with Rick Burleyson as a voting member.

Approval of Minutes: Vice Chairman Whit Moose entertained a motion to approve the September 24, 2018 minutes. (Changed the 'adjournment of all members' from all in favor 5-0 to 4-0). Jeff Helmtoller made a motion to approve the minutes with the correction. Rick Burleyson seconded the motion. All members were in favor (4-0).

Approval of Agenda: Vice Chairman Moose entertained a motion to approve the Agenda. Motion was made by Mike Steiner and second was made by Jeff Helmtoller. All members were in favor (4-0).

Public Comment: No public comment.

Planning and Zoning Board Cases:

TA 2018-04 Wireless Telecommunications Facilities

Erin Burris reviewed the wireless telecommunications facilities and amendments to Table 4.6-1 and Section 5.21 of the UDO. (Copies of the amendments and changes to are enclosed in the packet).

Affected Sections of UDO: Table 4.6-1 and Section 5.21 of the UDO

The attached text amendments are proposed in order to comply with North Carolina General Assembly Session Laws 2013-185 and 2017-159, reflecting Federal Communications Commission regulatory changes regarding wireless telecommunications facilities. These amendments include provisions for new structures, substantial modifications, and collocation for wireless communications infrastructure.

Erin Burris began by talking about the changes from Table 4.6-1. The Wireless Telecommunications (WTS) Tower has now been changed to Wireless Support Structures with new or substantial modification. Also, wireless support structures using

approved concealed (stealth) design has changed to 60 feet from 65 feet in height by right.

Erin Burris continued to talk about the discretion of height in Section 5.21.3.3 of the UDO.

5.21.3.3.1 All new wireless support structures shall be a monopole or concealed (stealth) design. Maximum height is 150 feet in all districts except I-1 and I-2. Maximum height in the I-1 and I-2 districts is 200 feet

Mrs. Burris discussed about structures being monopole or concealed (stealth) design and no more lattice towers. Also, there is no incentive to have a concealed (stealth) design so there is a need to reduce setbacks. Mrs. Burris continued to talk about the maximum height being increased to 200 feet for all districts and to increase the I-1 and I-2 districts to 250 feet. Mrs. Burris stated it was easier to go higher with the height since it is easier to back off the height than to increase the height once it is set. Also, she wanted us to take into consideration that many other districts are set at this height.

Rick Burleyson asked if this affected the setbacks. Erin Burris said that it would change the setback in 3 ways. The 3 setback changes would be:

1. 200 feet - Residential next to residential
2. 250 feet - I-1 and I-2 next to residential
3. Engineer Fall Zone – Commercial to commercial

SUBSTANTIAL MODIFICATION. A Substantial Modification occurs when: The mounting of the proposed antenna on an Existing Structure would increase the existing height of the Existing Structure by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to avoid interference with existing antennas

Mrs. Burris wanted to make changes to the Substantial Modification definition by adding the water tower's height to 20% and leaving the existing structure, if not a water tower, to 10%.

5.21.5. CELL ON WHEELS

The use of Cell on Wheels (COW) in response to a declaration of emergency is permitted following administrative review and approval for up to 120 days.

Mrs. Burris stated that (COW) was added to the UDO to help if a hurricane or other disaster knocks out the power for an extended period of time.

5.21.9.1.1 Collocation of small wireless facilities, as defined by this Section, are permitted pursuant to NCGS 160A-400.54-57.

Erin Burriss said there is no way to deny collocation of small wireless facilities anywhere in a Town right-of-way. They can go up to 45 feet tall in the right-of-way. The Town does not have any control and has to comply since it is law.

Jeff Helmtoller asked about larger towns having antennas on chimneys. Erin Burriss said that you can have small cells or antennas on any building but it cannot be regulated unless it is in a locally controlled historic district which Mt. Pleasant does not have in the Town.

Jeff Helmtoller made a motion to recommend approval with changes discussed that the proposed amendments are not addressed by the Comprehensive Plan, but are not inconsistent with it and are necessary to comply with North Carolina General Assembly Session Laws 2013-185 and 2017-159, reflecting Federal Communications Commission regulatory changes regarding wireless telecommunications facilities. Rick Burleyson made a second. All were in favor (4-0).

Monthly Cases and Permits:

Erin Burriss reviewed the Zoning Cases and Permit Report as listed on the chart in the packet.

Erin Burriss updated us that the Solar Farm is about finished and are working on the buffer. Once they have completed the fence and buffer, Mrs. Burriss will do an inspection.

Mrs. Burriss shared that the South Skyland Drive Residential Infill project doesn't look good because of DOT. DOT will not let them have access to the road and won't do shared driveways either. Mrs. Burriss said she will try one more time.

College Street/MCPI Street Residential Infill is moving forward. Mrs. Burriss received the revised construction drawings and managed to work out the kinks and will be moving forward soon.

Mrs. Burriss shared that the Cantina 73 Mexican Restaurant is making progress and has been given a new completion date as the end of November.

Whit Moose asked if there was any plans for the building behind the Children's and Ladies' Boutique to be demolished. Erin Burriss said there was not any plans to demolish but needed to call and talk to the owner, Phil Howard.

Board Comments:

Whit Moose recommended the option to use tablets at future meetings. This is an option and paper copies can still be supplied.

Adjournment:

With no further discussion, Vice Chairman Whit Moose entertained a motion to adjourn. A motion was made by Jeff Helmtoller with a second by Whit Moose. All members were in favor (4-0).

John C. Murdock III
John C. Murdock, III, Chairman

Jennifer Blake
Clerk to Board Jennifer Blake