

Motion and
Statement of Consistency with Comprehensive Plan
F-1553

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Map Amendment F-1553:

The proposed special use zoning map amendment for property owned by Buel and Vickie Barber and BBJ Building, Inc., to rezone property from GB-S (General Business-special use) and RM8-S (Residential Building, Single Family Development) to GB-S and RM8-S to add the use Transmission Tower, is not inconsistent with the recommendations of the Legacy Comprehensive Plan, since Legacy does not have any relevant recommendations relating to Transmission Towers, and is reasonable and in the public interest because:

1. the proposed rezoning is consistent with the purpose statement of the requested zoning districts since the site is already zoned GB-S and RM8-S; and the proposed uses are identical to the currently approved uses on the site with the addition of the Transmission Tower use;
2. the proposed monopine transmission tower is lower in height than many other towers and will allow improved cell phone service in the general area and have negligible impact on traffic;
3. a Type IV bufferyard is required directly around the base of the tower, existing trees beyond the tower base out to a radius equal to the height of the tower (150 feet) must be preserved as an additional buffer, and the tower must be set back the tower height plus an additional 20 feet from any occupied single family residential structure; and
4. a site plan amendment must be approved by the Board of County Commissioners for future development to occur on the site.

Based on the foregoing Statement, I move adoption of F-1553.

Second:

Vote:

Motion and
Statement of Consistency with Comprehensive Plan
F-1553

I move that the following statement be adopted in support of a *Motion to Deny* Zoning Map Amendment F-1553:

The proposed special use zoning map amendment for property owned by Buel and Vickie Barber and BBJ Building, Inc., to rezone property from GB-S (General Business-special use) and RM8-S (Residential Building, Single Family Development) to GB-S and RM8-S to add the use Transmission Tower, is not inconsistent with the recommendations of the Legacy Comprehensive Plan, since Legacy does not have any relevant recommendations relating to Transmission Towers, and is therefore not reasonable or in the public interest because the proposed transmission tower will have some visual impact on the surrounding properties.

Based on the foregoing Statement, I move denial of F-1553.

Second:

Vote:

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: August 31, 2015 **AGENDA ITEM NUMBER:** _____

SUBJECT:-

A. Public Hearing on Zoning Petition of Buel and Vickie Barker and BBJ Building, Inc. from GB-S (Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Outdoor Display Retail; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Wholesale Trade A; Banking and
(CONTINUED ON NEXT PAGE)

B. Ordinance Amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina

C. Approval of Special Use District Permit

D. Approval of Site Plan

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- X YES ___ NO

SIGNATURE: _____ **DATE:** _____
County Manager

Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Kennel, Indoor; Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Services A; Services, Business B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices, Neighborhood Organization or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Terminal, Freight) and RM8-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development) to GB-S (Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Outdoor Display Retail; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Kennel, Indoor; Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Services A; Services, Business B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices, Neighborhood Organization or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight; and Transmission Tower) and RM8-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Multifamily; Planned Residential Development; and Transmission Tower): property is located on the east side of Peters Creek Parkway, across from Haversham Park Drive (Zoning Docket F-1553)

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Buel and Vickie Barker and BBJ Building, Inc., Docket F-1553

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from GB-S (Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Outdoor Display Retail; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Kennel, Indoor; Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Services A; Services, Business B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices, Neighborhood Organization or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art

Gallery; Neighborhood Organization; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Terminal, Freight) and RM8-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development) to GB-S (Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Outdoor Display Retail; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Kennel, Indoor; Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Services A; Services, Business B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices, Neighborhood Organization or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight; and Transmission Tower) and RM8-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Multifamily; Planned Residential Development; and Transmission Tower) the zoning classification of the following described property:

PIN #s 6822-73-2987 and 6822-63-9379

Section 2. This Ordinance is adopted after approval of the site plan entitled Brannigan Village TMO Site, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Buel and Vickie Barker and BBJ Building, Inc.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Brannigan Village TMO Site. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Buel and Vickie Barker and BBJ Building, Inc. (Zoning Docket F-1553). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GB-S (Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Outdoor Display Retail; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Kennel, Indoor; Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Services A; Services, Business B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices, Neighborhood Organization or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement,

Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight; and Transmission Tower) and RM8-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Multifamily; Planned Residential Development; and Transmission Tower), approved by the Forsyth County Board of Commissioners the ____ day of _____, 20 ____" and signed, provided the property is developed in accordance with requirements of the GB-S and RM8-S zoning districts of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

- a. Developer shall obtain a driveway permit from NCDOT.
- b. Copies of lease agreements and access easements shall be submitted to the Inspections Division. Copies of lease agreements and access easements shall be submitted to the Inspections Division, with language ensuring compliance with the use conditions for Transmission Towers, specifically with regard to control of land and the preservation of existing trees.
- c. The existing wooded area within a distance of 150' from the proposed tower shall remain as long as the tower exists on site and shall not be removed.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Developer shall install all requirements of the NCDOT driveway permit.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1553
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Buel and Vickie Barker and BBJ Building, Inc.
Owner(s)	Same
Subject Property	PIN #s 6822-73-2987 and 6822-63-9379
Address	The address assignment for the proposed Transmission Tower will be 3989 Peters Creek Parkway.
Type of Request	Special use rezoning to add the use of Transmission Tower
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from GB-S (General Business – special use zoning - Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Outdoor Display Retail; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Kennel, Indoor; Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Services A; Services, Business B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices, Neighborhood Organization or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Terminal, Freight) and RM8-S (Residential, Multifamily – special use zoning - Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development) to GB-S (General Business – special use zoning) and RM8-S (Residential, Multifamily – special use zoning).

	<p>The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • GB-S - Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Outdoor Display Retail; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Kennel, Indoor; Offices; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Motor Vehicle, Repair and Maintenance; Services A; Services, Business B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Medical Center; Academic Biomedical Research Facility; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Dirt Storage; Government Offices, Neighborhood Organization or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Limited Campus Uses; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Borrow Site; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight; and <u>Transmission Tower</u> • RM8-S - Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Multifamily; Planned Residential Development; and <u>Transmission Tower</u>
Continuance History	<p>At the June 11, 2015 Planning Board meeting the subject request was recommended for approval. However, it was later determined that some inaccurate information was presented at said hearing regarding what type of tower is required at this location and the number of providers that certain types of cell towers can accommodate. Therefore, at the June 25 Work Session, the Planning Board voted to rehear the zoning request at the August 13, 2015 public meeting. The proposed request is now for a monopine transmission tower compared with a monopole type tower which was initially proposed.</p>
Neighborhood Contact/Meeting	<p>Although no neighborhood meeting is required, a community meeting was held on May 27, 2015 at 6:00 pm at the Griffith Fire Department located at 5190 Peters Creek Parkway (See Attachment A for a summary of said meeting).</p>

Zoning District Purpose Statement	<p>The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2, and 3 and Metro Activity Centers.</p> <p>The RM8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for GMAs 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, as the site is already zoned GB-S and RM8-S.</p>		
GENERAL SITE INFORMATION			
Location	East side of Peters Creek Parkway, across from Haversham Park Drive		
Jurisdiction	Forsyth County		
Site Acreage	\pm 11.87 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM8-S	Single family homes across Leak Creek
	East	RS9	Undeveloped property
	South	GB-S	Bojangles restaurant
	West	RM8-S & RS9	Undeveloped property and single family homes across Peters Creek Parkway
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</p>		
	<p>The proposed uses are identical to the approved uses with the exception of Transmission Tower.</p>		

Physical Characteristics	The undeveloped site is heavily wooded and the northern portion of the site is within the regulatory floodplain of Leak Creek. The site has a moderate to steep slope downward in all directions from the central portion of the site.			
Proximity to Water and Sewer	Public sewer is available to the site and public water is located nearby across Peters Creek Parkway.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Historic, Natural Heritage and/or Farmland Inventories	Historic Resources Staff has reviewed the area of potential effect and has found that the construction of the proposed tower will have no adverse effect. This comment will be sent to the NC State Historic Preservation Office (SHPO), who will render the final determination of effect. The applicant is currently in the process of notifying the NC SHPO.			
Analysis of General Site Information	The site includes some areas with steep slopes and some designated floodplain area along Leak Creek on the northern portion of the site. The central portion of the site, which is the highest portion, is where the proposed Transmission Tower is shown to be located.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Peters Creek Parkway	Expressway	1,542'	19,000	49,000
Proposed Access Point(s)	The site plan proposes to access the site with a new driveway onto Peters Creek Parkway across from Haversham Park Drive. Peters Creek Parkway is a median divided facility at this location.			
Trip Generation - Existing/Proposed	The proposed Transmission Tower will not generate a noticeable increase in traffic because only occasional service vehicles will access the site.			
Sidewalks	There are no sidewalks located in the general area.			
Analysis of Site Access and Transportation Information	The site has access onto a major road and the proposed new use of Transmission Tower will have a negligible impact on the number of trips to and from the site. It should be noted that in order to minimize access drives onto Peters Creek Parkway, any future development which may occur on the subject property, will be required to use the same access drive as the proposed tower.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 3 - Suburban Neighborhoods			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Legacy has no relevant recommendations pertaining to Transmission Towers. 			
Relevant Area Plan(s)	<i>South Suburban Area Plan (2011)</i>			

Area Plan Recommendations	<ul style="list-style-type: none"> The proposed Land Use Map shows intermediate density residential (8-12 dwelling units per acre) as the recommended land use for the northern (RM8-S) portion of the subject property and commercial as the recommended land use for the southern (GB-S) portion of the subject property.
Site Located Along Growth Corridor?	The site is located along the Peters Creek Parkway Growth Corridor.
Site Located within Activity Center?	The site is located within the Oliver's Crossing Activity Center.
Greenway Plan Information	A long-range greenway project is proposed on Leak Creek. A 40 foot wide greenway easement, centered on the sewer easement, was recorded as part of the Parkside East development
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with <i>Legacy</i>?
Analysis of Conformity to Plans and Planning Issues	<p>In 2014, the Forsyth County Board of Commissioners amended the <i>Unified Development Ordinances</i> regulations for Transmission Towers. One of the effects of this ordinance revision was to allow shorter (less than 200') and less visually impactful towers to be potentially located within residential districts such as within the portion of the subject property which is zoned RM8-S. For <i>general use</i> residentially zoned properties, such tower requests must be processed as a special use permit reviewed by the Zoning Board of Adjustment. Because this site has a <i>special use district</i> designation on both the multifamily residential and the commercially zoned portions, the request is treated as a special use rezoning to add the use of Transmission Tower.</p> <p>This request is for a 150' tall monopine transmission tower. Monopine structures are a type of Concealed Towers (Stealth Towers) which are self-supporting without guy wires or other supporting devices and are designed to look like trees. The tree save area which is equal to the height of the proposed tower around the base of the tower, will lessen the visual impact of the proposed tower. While there appears to be some evergreen trees surrounding the base of the proposed tower, the requirement of a monopine type tower in Forsyth County is not contingent upon a predominance of evergreen trees as is the case with the cell tower requirements applicable in Winston-Salem's jurisdiction.</p>

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1505	NSB-S to GB-S	Approved 11-24-08	Included portion of	7.24	Approval	Approval
F-1396	RS9 to RM8-S	Approved 10-13-03	current site	119.65	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Parking	Required			Proposed		
	1 space			2 spaces		
Impervious Coverage	Maximum			Proposed		
	The maximum impervious coverage in the RM8 district is 70%. There is no maximum impervious coverage in the GB district.			5.8%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-5.79 Transmission Tower Use Conditions 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		N/A			
	(B) Environmental Ord.		N/A			
	(C) Subdivision Regulations		N/A			
Analysis of Site Plan Compliance with UDO Requirements	<p>The site plan indicates the proposed transmission tower would be located in the central portion of the site, with driveway access to Peters Creek Parkway across from Haversham Park Drive.</p> <p>The minimum setback of the proposed tower from any adjacent residential zoning line is the tower height (150' in this case) plus an additional 20' from any occupied single family residential structure. The UDO requires there be a tree save area around the tower equal to the proposed height of the tower (150'). Also, a Type IV bufferyard is required directly around the base of the tower. Since no development (other than the Transmission Tower) is shown on the site plan, a site plan amendment (approved by the Board of County Commissioners) will be required for future development that may occur on the balance of the GB-S zoned property.</p>					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal				Negative Aspects of Proposal		
The traffic related impacts of this request are negligible.				The proposed transmission tower will have some visual impact on the surrounding properties.		
The proposed monopine transmission tower is lower in height than many other towers.						

The proposed transmission tower will allow improved cell phone service in the general area.

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT.
 - b. Copies of lease agreements and access easements shall be submitted to the Inspections Division. Copies of lease agreements and access easements shall be submitted to the Inspections Division, with language ensuring compliance with the use conditions for Transmission Towers, specifically with regard to control of land and the preservation of existing trees.
 - c. The existing wooded area within a distance of 150' from the proposed tower shall remain as long as the tower exists on site and shall not be removed.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install all requirements of the NCDOT driveway permit.

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1553
JUNE 11, 2015**

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Brian Pearce, 701 Green Valley Road, Suite 100, Greensboro, NC 27410

- The tower is going to straddle two property lots which results in two different zonings.
- Instead of requesting that both lots be rezoned to GB-S, we have requested the change under the current zoning districts. The result is the preservation of trees in the tree save area.
- I would echo Mr. Norby's comments about monopoles sometimes being a preference as far as visual impact goes.
- We looked within a half-mile and one-mile to see if there were any other towers on which this provider could co-locate to provide the necessary coverage and there are none in the registry.
- It is my understanding that slick sticks can only provide for one carrier. If slick sticks are used but can only provide for one carrier, more towers will be needed.

AGAINST:

Elaine Hill, 4093 Eastside Court, Winston-Salem, NC 27127

- The Parkside East residents have expressed their concern about the cell tower.
- There are a lot of trees back there and what happens if the tower is ever struck by lightning?
- Our primary concern is that the tower is a little too close.
- We are also concerned about the rezoning. If they were to put more commercial development there, it's just a little too close to a residential area.
- Everyone in our neighborhood appears to be happy with the reception they are getting on their phones so we don't know how much the tower is needed.

WORK SESSION

During discussion by the Planning Board, the following points were made:

Concealed towers are not required for vacant residential lots in the County jurisdiction. *(NOTE: After this public hearing and meeting, it was determined that the County version of the ordinance*

does require concealed towers on vacant residential land. Concealed towers are either monopine or slick sticks. The petitioner has subsequently revised their proposal to a monopine.)

Paul Norby explained that having a fake tree towering above other trees in the area sometimes attracts more attention than a monopole does. This is a situation in which it's important to have public input. If a neighborhood would rather have monopole or monopine and the petitioner and decision making body are willing to do that, that's good.

The tower is approximately 500' from the property line on the north.

The petitioner's understanding is that slick sticks are not used because they can only carry one provider which means more towers are needed.

The petitioner stated that there is a lightning rod on the top of every tower.

George Bryan asked the Hills for brief summary of what happened at the meeting at the fire station. Mr. Hill indicated that it was basically telling us where it would be located and how far it would be from nearest house. This may be the lesser of the evils.

Any discussion about which type of tower? Mr. Hill stated that they let us know the two options. They did not indicate which they would use. The neighborhood doesn't have any strong preference about the type.

Although this would be located on land in the County jurisdiction, the impact will be to City residents.

This should be a slick stick, not a monopole. This is a unique case because they are going through rezoning not a quasi-judicial process. Sometimes when you are rezoning to add a use it is reasonable to expect the petitioner to go above and beyond. In this case giving the residents something that is more attractive seems right.

We should experiment with the slick sticks and see how they work because otherwise we are not going to get them. When this concept was sold to the neighborhoods it was because we could conceal towers in neighborhoods with the use of slick sticks. That's not what the reality is. In this case we should require a slick stick to see how it works.

Yes, slick sticks look better than monopoles, but it seems like there would need to be many more slick sticks if we use them instead of monopoles. We went through a long, drawn-out process preparing the transmission tower ordinance.

MOTION: Clarence Lambe moved approval of the zoning petition and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

SECOND: Paul Mullican

VOTE:

FOR: Tommy Hicks, Arnold King, Clarence Lambe, Darryl Little, Paul Mullican

AGAINST: George Bryan, Melynda Dunigan, Allan Younger

EXCUSED: None

**CITY-COUNTY PLANNING BOARD
WORK SESSION
MINUTES FOR F-1553
JUNE 25, 2015**

There appeared to be significant confusion that arose from this case about the types of cell towers which can be utilized to service multiple providers. As a result the Planning Board voted to rehear the zoning request. It will go to the August 13, 2015 public meeting.

Motion: Melynda Dunigan moved to rehear the request based on this new information.

Second: Allan Younger

Vote:

For: Melynda Dunigan, Tommy Hicks, Arnold King, Paul Mullican, Allan Younger

Against: None

CITY-COUNTY PLANNING BOARD PUBLIC HEARING MINUTES FOR F-1553 AUGUST 13, 2015

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Tom Johnson, 4141 Parklake Avenue, Suite 200, Raleigh, NC 27612

- We are requesting a monopine rather than a unipole for several reasons.
- This is a wooded area.
- A slick stick or unipole is more limited in its ability to accommodate carriers because you're squeezing fewer antennas in a smaller space. A carrier would need two vertical positions on a unipole to provide the same level of service it could provide at one vertical level on a monopine. The result of using a monopine is fewer towers.
- With a unipole you lose the ability to tune antennae whereas on a monopine they can be placed away from the pole and tilted to focus the service better.
- If you need two vertical positions on a unipole to accommodate one carrier, that tower has 50% of the utility that a monopine does.
- Although the tower will be on residential property, it is on a commercial thoroughfare.
- Because of the terrain, this fits better with the existing commercial than residential.

AGAINST:

Elaine Hill, 4093 Eastside Court, Winston-Salem, NC 27127

- There was never any education for neighbors except for the original meeting for which there has been no follow-up to homeowners. No answers to questions from that meeting have been provided.
- The attorney was supposed to email responses to questions from the community meeting to a board member. Those have not been received.
- What is the benefit to homeowners?
- The tower will be on residential property.
- Homeowners would like to know more about cell towers.

WORK SESSION

During discussion by the Planning Board, the following points were made:

In response to questions from George Bryan, Tom Johnson stated that he is an attorney who has represented individuals in tower matters for 25 years. He knows of no new research about this but is relying on his knowledge of what engineers for service providers say in terms of their ability. He believes a monopine at this location serves better than a unipole or slick stick. He stated that service providers state clearly that if they use a unipole they will use two locations to provide their intended service. Unipoles may have antennas at five different positions, but if you checked you would probably find that two of those levels are taken up by one carrier. If this tower were to be shifted it would could go to the commercial portion where a taller unipole could be placed. The property owner wanted this to be at the back of his property but if we go any further back we face topography which drops off sharply.

George Bryan: The tower location is not near pines. This sticks up like a sore thumb here. We need cell service, but this spot does not work for an oversize pine.

Melynda Dunigan: Mr. Johnson, after this case was heard the first time, were the neighbors told about what happened here and were they informed of the different options of a unipole versus a monopine? Were they shown pictures of the different types so they could determine which they preferred? Mr. Johnson: At community meetings we present what we are planning to do and get opinions and feedback based on our proposal. We don't present multiple options. That is why a monopine was the only style presented at the meeting. There wasn't a ground-swell against what we were trying to do.

Staff noted that after the decision to rehear this case, staff contacted both the speakers from the previous hearing.

Melynda Dunigan: Even at the last hearing the petitioner's representative stated that a monopine was a less attractive option. Communities have found that to be true. There are appropriate places for monopines but this is not one of those. This won't be unobtrusive. Neighbors in areas where monopines have been located have been dissatisfied. I'm concerned that neighbors weren't able to see what the two options were. I would support this if it were a slick stick.

Brenda Smith: Monopines are much taller than pine forests. They'll be more visible than a slick stick is. I can't think of a place where a monopine would blend in. However, it is allowed in our ordinance so I have trouble denying it.

Allan Younger asked Mr. Johnson what concerns were expressed at the community meeting? Mr. Johnson stated there were basically no specific concerns expressed and there was no ground-swell of opposition. This is on a commercial corridor. It is not immediately adjoining residential.

The closest house to the north is 750 feet. However, the closest house is 550 feet to the west of this site and is located across Peters Creek Parkway.

There were 17 neighbors at the community meeting.

Clarence Lambe: A lot of time was spent developing this ordinance and this policy for transmission towers. The petitioner has exceeded the requirements. He has used stealth. I can support the petitioners request because they've gone above and beyond and met the policy. Monopine, monopole, or slick stick is really a taste issue.

Paul Mullican: After a while a tower blends in and is less noticeable. We all use this service.

George Bryan: Two examples of locations where towers were placed despite concerns from neighbors are West Salem and Polo Road. In both of those areas, the towers are still hard things. The West Salem site is not even kept up as it should be in terms of greenery and buffers. We need the service but don't want to stick a sore thumb in a place which is growing and which we want to continue growing. We don't want to diminish future growth.

Melynda Dunigan: They have met the requirements but have not gone above and beyond. Before this ordinance was passed, Mr. Johnson was the one who came to the community touting the slick stick as the argument for why we should allow towers in neighborhoods.

Clarence Lambe: Fewer towers will be needed if we use monopines.

If we think monopines are objectionable to the community we should take them out of the ordinance.

MOTION: Clarence Lambe moved approval of the zoning petition and certified that the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

SECOND: Paul Mullican

VOTE:

FOR: Tommy Hicks, Arnold King, Clarence Lambe, Paul Mullican, Brenda Smith,
Allan Younger

AGAINST: George Bryan, Melynda Dunigan

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services


DOCKET #: F1553

PROPOSED ZONING:
RM8-S and GB-S

EXISTING ZONING:
RM8-S and GB-S

PETITIONER:
Buel and Vickie Barker and
BBJ Building Inc.

 Property included
in zoning request.

 500' mail notification
radius. Property not
in zoning request.

SCALE: 1" represents 600'

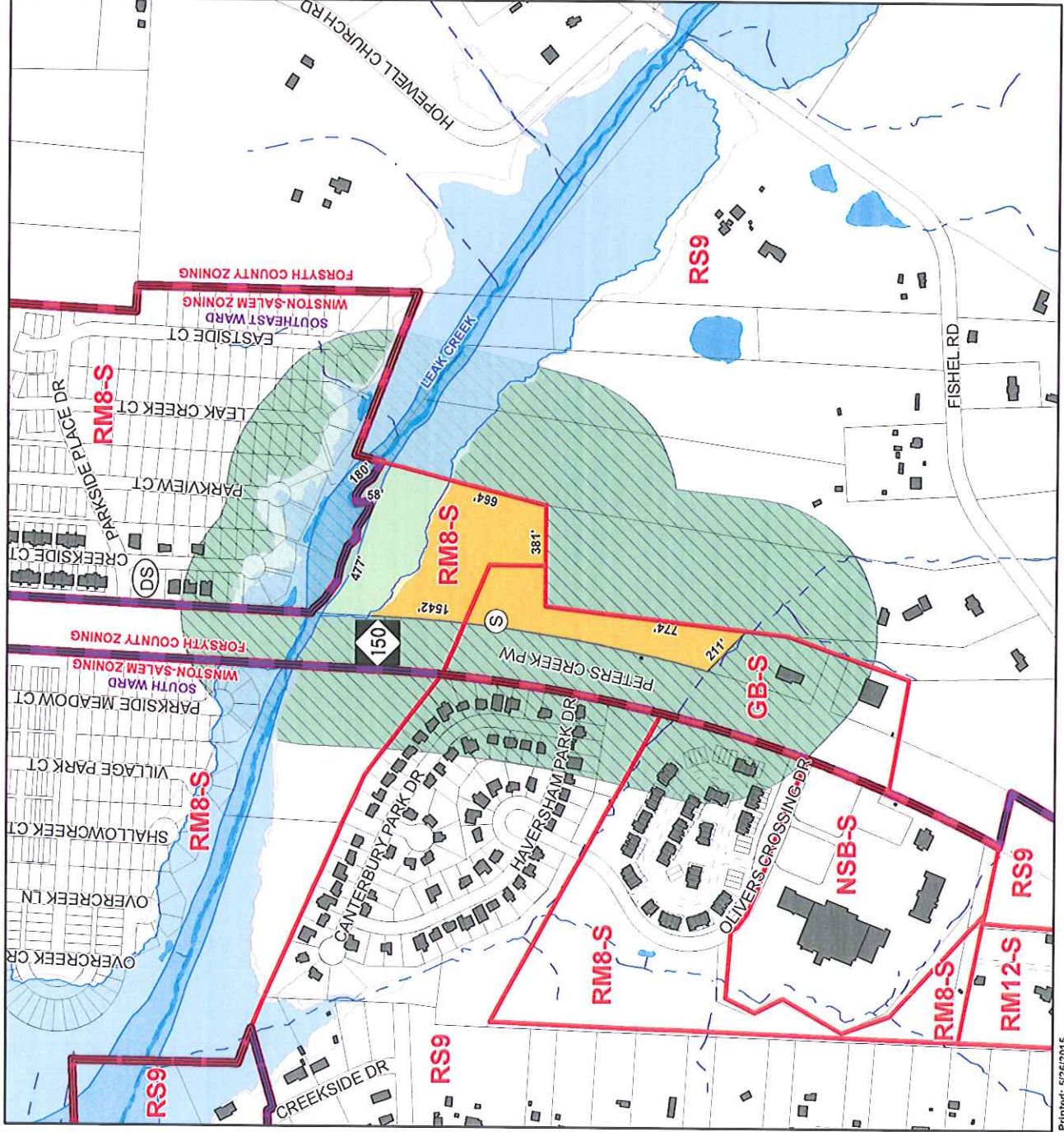
STAFF: Roberts

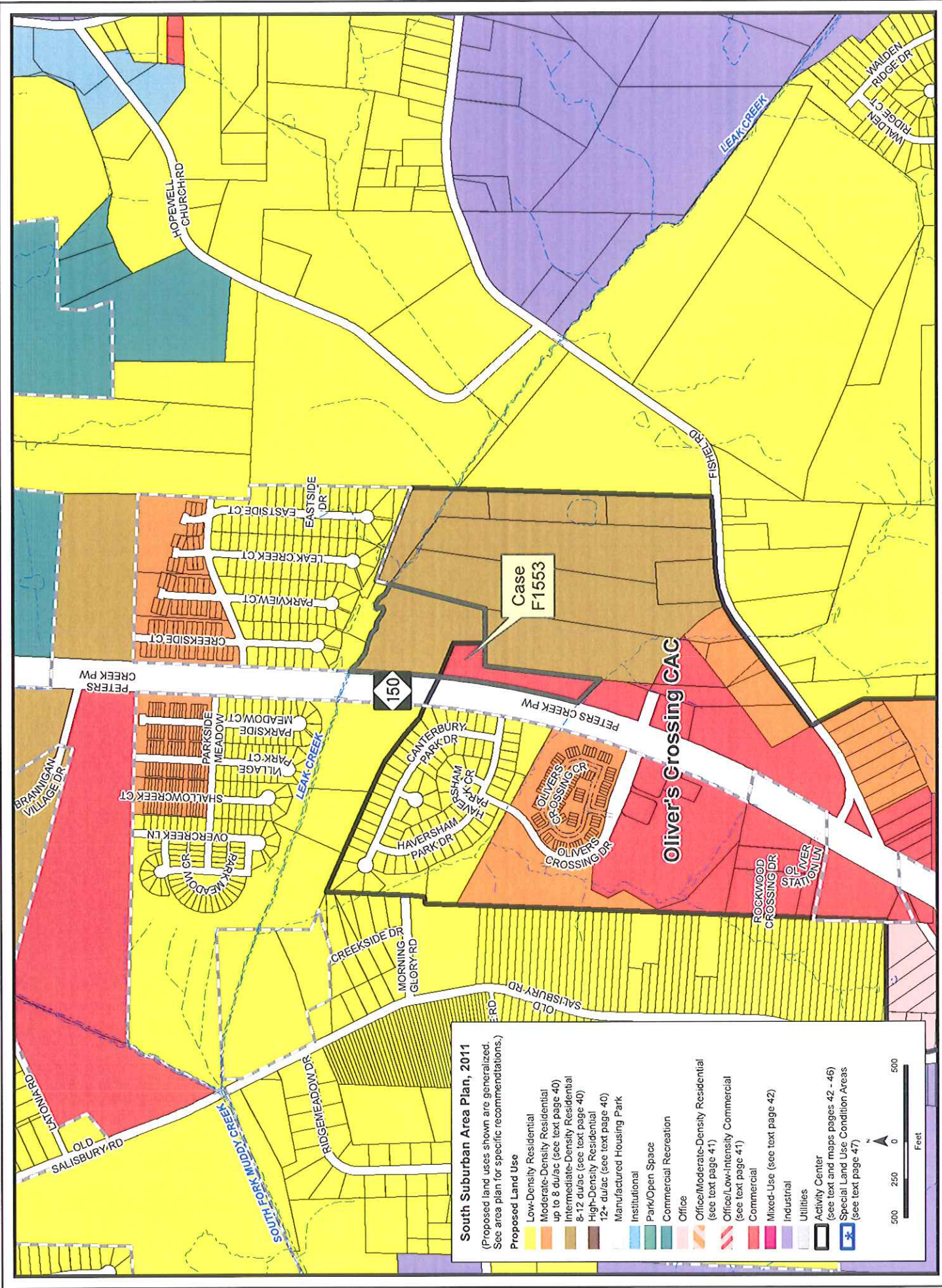
GMA: 3

ACRES: 11.87

NEAREST
BLDG: 10' west

MAP(S): 6822.04





South Suburban Area Plan, 2011
 (Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use

- Low-Density Residential
- Moderate-Density Residential up to 8 du/ac (see text page 40)
- Intermediate-Density Residential 8-12 du/ac (see text page 40)
- High-Density Residential 12+ du/ac (see text page 40)
- Manufactured Housing Park
- Institutional
- Park/Open Space
- Commercial Recreation
- Office
- Office/Moderate-Density Residential (see text page 41)
- Office/Low-Intensity Commercial (see text page 41)
- Commercial
- Mixed-Use (see text page 42)
- Industrial
- Utilities
- Activity Center (see text and maps pages 42 - 46)
- Special Land Use Condition Areas (see text page 47)

Scale: 500 250 0 500 Feet



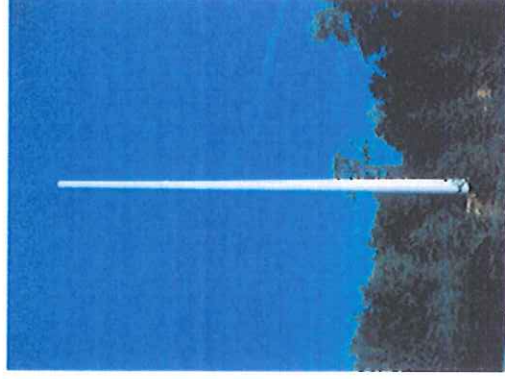
Unipole Antennas

Unipoles, also referred to as "slick sticks", are constructed similar to flagpoles, but without the flag. Flagpoles and unipoles have quickly become some of the most popular concealment options for wireless carriers. With capacity to accommodate 5 carriers and aesthetically pleasing designs, unipoles are great alternatives to traditional lattice towers and monopoles. Available in heights up to 150 feet and more cost effective than concealment trees, unipoles are one of the most affordable and versatile structures for customers who need a product to blend into the surrounding landscape. Nello unipoles have undergone rigorous testing to ensure there is no signal interference from the protective fiberglass shrouds. In addition, Nello has a unique attachment design for the protective shrouds where they are inset on the structure, making them much less likely to dislodge in high winds.

Other unipole advantages:

- Up to 5 carrier capacity
- Wide variety of paint color options
- Designed to latest EIA/TIA-222 standards (currently Revision F or G)
- Galvanized per ASTM 123 standards
- Typical heights range from 50' to 150', although taller heights are available

Each Nello unipole is custom designed by our in-house professional engineering team to ensure code compliance and structural integrity. For more information on Nello unipoles, or any of our other concealment products, [contact us](#).



INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1553

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE NUMBER: F-1553 **PROJECT TITLE:** Brannigan Village TMO Site
DATE: May 27, 2015

PROJECT DESCRIPTION: East side of Peters Creek Parkway, across from Haversham Park Drive

NCDOT- Phone # - 336.747.7900 Email: skjones@ncdot.gov

- Obtain NCDOT driveway permit
- Pave access drive 20' back from edge of pavement

WSDOT- Phone # - 336.747.6872 Email: conniej@cityofws.org

Provide a detail blow-up of the tower location.

City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org

1. Conc apron req'd to R/W
2. State driveway permit req'd.
3. City driveway permit may be req'd

Inspections (Zoning)- Phone # - 336.727.2626 or 336.747.7427

Email: donnagb@cityofws.org or desmondc@cityofws.org

- Update list of uses according to current UDO terminology (add "Transmission Tower")
- Label existing/proposed zoning line
- Label widths of public rights-of-way
- Make a note of the number of possible co-locations on the proposed tower
- Label fencing type and height for the tower compound
- Meet use conditions for Transmission Tower
- All land necessary for improvements, including the transmission tower, buildings, fencing, landscaping, and required stands of trees shall be in ownership of, under lease by, or on an easement under the control of the tower operator

Erosion Control - Phone # - 336.747.7453 Email: matthewo@cityofws.org

An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during any potential construction. An Erosion and Sedimentation Control plan must be submitted and approved before the permit can be issued. Please submit this plan at least 30 days prior to the intended start date of construction.

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: F-1553

Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org

No comments

Fire (County)- Phone # - 336.703-2550 Email: smithbj@forsyth.cc

Make sure that the access road has a minimum of a 20' wide driving surface and a height clearance of 13'6" down the entire roadway. Need to ensure that the turnaround is adequate to allow for the fire apparatus a place to turn around.

Utilities- Phone # - 336.747.7309 Email: jackf@cityofws.org

Water connection will require a backflow preventer. Water meters purchased through The City of Winston-Salem. Public sewer is located in the eastern right-of-way of Peters Creek Parkway. Do not cover any manholes or have any heavy cut/fill when installing driveway.

Sanitation- Phone # - 336.748.3080 Email: randallb@cityofws.org

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org

Staff recommends a monopole because it may be less intrusive than a monopine; site plan will need to verify the required stand of evergreen trees required for a monopine- said trees will need to remain; the site plan will need to demonstrate how the remainder of the GB-S portion of the site will function with the proposed transmission tower.

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org

The address for this new cell tower is 3989 Peters Creek Pkwy.

NEXSEN PRUET

MEMORANDUM

TO: File CLIENT-MATTER NO.: 048385-00033
FROM: David S. Pokela
DATE: June 1, 2015
RE: Brannigan Village Neighborhood Meeting May 27, 2015

At 6:00 p.m. on May 27, 2015, in the Griffith Fire Department (located at 5190 Peters Creek Parkway, Winston-Salem, North Carolina), Skyway Towers conducted a neighborhood meeting. Approximately 17 individuals attended the meeting (see attached sign-in sheets). On behalf of Skyway Towers, attorney Dave Pokela attended the meeting.

Dave Pokela provided an overview of the proposed tower by way of a PowerPoint presentation.

During and following the PowerPoint presentation, there was questioning and discussion that focused generally on the following: (1) reasons for the site selection; (2) potential alternatives to a monopole or monopine; (3) extent of proposed coverage; (4) health considerations; (5) co-location opportunities and considerations; and (6) the need for enhanced wireless coverage within the general area.

The official meeting concluded a bit after 7:20 p.m.

DSP

F-1553 Attachment A

NPRAL1:514797.1

BRANNIGAN VILLAGE COMMUNITY MEETING
 Griffith Fire Department
 5190 Peters Creek Parkway, Winston-Salem, NC
 May 27, 2015 @ 6 p.m.

SIGN IN SHEET

Name	Address	Phone Number
John Joyce ANDREWS Jean Catlick	4092 Eastside Ct. Parkside East Winston-Salem, N.C. 27127 4647 Leek Creek Ct. Parkside East Winston	NARENNO jean catlick @ att net
Coig Snow LL Hear	4823 Eastside Ct W-S	hearnobille@yahoo.com
Bob Bain	476 FISHEL RA. W.S.	bbain@flowauto.com
James + Charlene Young	4052 Eastside Ct. Parkside East	518-243-8955
William Li	3958 Parkview Ct Parkside East W-S	
AKES PARRO	4068 LEAN CREEK CT. W-S 27127	918-605-3222
Jeff Fuzbee	3052 Canterbury Park Dr W-S 27127	JAfuzbee@aol.com
Alan Hodges	3918 Parkview Ct. W-S, N.C. 27127	336-409-8776

requesting
(coverage map) / Power Point

Name	Address	Phone Number
Dwayne & Regina Hall	4022 Leak Creek Court Winston Salem, NC 27127	571-201-3793
Samantha R. Fields	1639 Haversham Park Dr. Winston - Salem, NC 27127	336-575-1468
O.B. Hill	4093 East Side Ct Winston-Salem, N.C. 27127	336-784-1874
LARRY BLUSTEWICZ	4086 EASTSIDE CT WINSTON-SALEM	784-8441

Shelly Stewart

From: Gary Roberts
Sent: Thursday, June 11, 2015 1:57 PM
To: Shelly Stewart
Subject: F-1553 Opposition letter

-----Original Message-----

From: Charlene Young [mailto:youn1329@bellsouth.net]
Sent: Thursday, June 11, 2015 1:34 PM
To: Gary Roberts
Subject: Re-zoning Proposal

Mr. Roberts,

We are residents of Parkside East subdivision in Winston Salem. We attended the information meeting on the proposed cellular tower just south of our subdivision.

After hearing the facts on the proposed re-zoning, my wife and I, (who just moved here last year) are opposed to any re-zoning of that area. We have not been given enough information about the proposal, and the attorney who conducted the meeting didn't even have a proper picture of how the tower would look. He has not provided our HOA President with the additional information she asked for.

The subdivision is already close to electrical transformer towers that skirt the area near our town homes. We also do not know the long term health effects of having a cellular tower so close to our home, as well as how a cellular tower will affect our property values.

As the most closely affected residents, we want to register our strong opposition to the proposed tower. Thank you,

James and Charlene Young
4052 Eastside Ct.
Winston Salem

Sent from my iPad

To the Planning Board and Planning staff:

The Winston-Salem Neighborhood Alliance writes to express concerns about zoning case F-1553, which could allow a cell phone transmission tower near Leak Creek.

Although this parcel is designated for county zoning, we note that it is adjacent to Winston-Salem neighborhoods on two sides. Changes to that property, such as a cell tower, would affect residents of nearby city neighborhoods.

WSNA's position on cell towers, in general, is that surrounding neighborhood residents should be able to decide whether they will accept a tower within sight of their homes, and if they do agree to a tower near them, that they should be offered the option of a fully concealed ("stealth" or "slick stick") tower design.

It is our understanding that residents of nearby neighborhoods have expressed concerns about a tower at this location. WSNA urges Planning Board members to carefully consider those concerns when determining whether to recommend or deny rezoning. If the Planning Board endorses a tower of some kind at this location, WSNA members urge the Board to require a fully concealed, "stealth" or "slick stick" tower as the least visually intrusive design option.

Thank you for your attention and for your consideration of neighboring residents' concerns in this matter.

Eric Bushnell
on behalf of the Winston-Salem Neighborhood Alliance

Chris Frye

From: Gary Roberts
Sent: Tuesday, June 09, 2015 10:51 AM
To: Chris Frye; Shelly Stewart
Subject: Opposition letter for F-1553

-----Original Message-----

From: Cynthia [mailto:cjaster@triad.rr.com]
Sent: Tuesday, June 09, 2015 10:29 AM
To: Gary Roberts; Regina Hall
Subject: Cell tower rezoning

Mr. Roberts,

Because I will not be able to attend the hearing, I am writing to verbalize my concerns about the upcoming rezoning in an area near my home to accommodate a cell tower. I believe it is Zoning Docket F-1553 and a petition initiated by Buel and Vickie Barker and BBJ Building, Inc.. I own a home in Parkside East neighborhood on Peters Creek Parkway. I am opposed to the rezoning the area so that a cell tower can be built. I ultimately think it is a health hazard. I don't think anyone can truthfully say that long term exposure to any radiation vs ions etc emitted by a cell tower isn't a potential health hazard.

Please feel free to share my concerns with the Planning Board and other attendees.

Thank you.

Cynthia Jaster
4012 Eastside Court
Winston Salem NC 27127

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Chris Frye

From: Gary Roberts
Sent: Monday, June 08, 2015 8:13 AM
To: Chris Frye; Shelly Stewart
Subject: Opposition email for F-1553

From: Bud Owen [mailto:cowen001@triad.rr.com]
Sent: Sunday, June 07, 2015 6:13 PM
To: Gary Roberts
Subject: regarding rezoning

Dear Mr. Roberts,

I live in the Parkside East development on Hwy. #150. I am opposed to the rezoning of the 11.87 acres for the T-Mobile cell tower.

Thank-you for your time and consideration in this matter.

Carl Owen