

Agenda Item: Text Amendment 2019-705 Height Allowance to Communication Towers

TO: Mayor and Board of Commissioners

FROM: Mary Jo Gollnitz, Senior Planner

DATE: March 9, 2020

Background/Issue:

- On February 25, Planning Board recommended approval of the proposed text amendment with a 6-1 vote.
- Request is to increase height allowance for stealth communication towers in the I-1 (Light Industrial) zoning district adjacent to residentially used or zoned properties.
- Since the Public Hearing, there have been no changes to the text amendment.
- The text change as proposed would not only apply to a specific site which is the reason for the request, but for any other locations that could take advantage of it. This means other locations zoned I-1 in Matthews adjacent to residentially used or zoned properties could request a 120' stealth tower.

Proposal/Solution

Staff is concerned about the unintended impact the text amendment may have on other areas of Matthews.

Financial Impact

None

Related Town Goal

Quality of Life

Recommended Action

Consider implications of text change to other properties in the Town and make decision on Text Amendment 2019-705 Height Allowance to Communication Towers.

DRAFT—FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2019-705
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other documents), as follows:

It allows for the integration of a stealth communication tower on any property zoned industrial that will be a service to the community. Additionally, Matthews Unified Development Ordinance currently allows this use in R/I zoning.

The text amendment is reasonable because there are limited locations where a stealth tower can currently be located within the Town of Matthews and will require colocation of additional antennae.

OR

DRAFT—FOR DENIAL

B) The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other documents), as follows:

The text amendment encourages intrusion of cell towers adjacent to residential properties and adversely affects the neighboring residential properties.

The text amendment is not reasonable because an 80' stealth tower is already allowed within the I-1 district adjacent to residential properties.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being “consistent” or “not consistent” are not subject to judicial review.)

Date March 9, 2020