

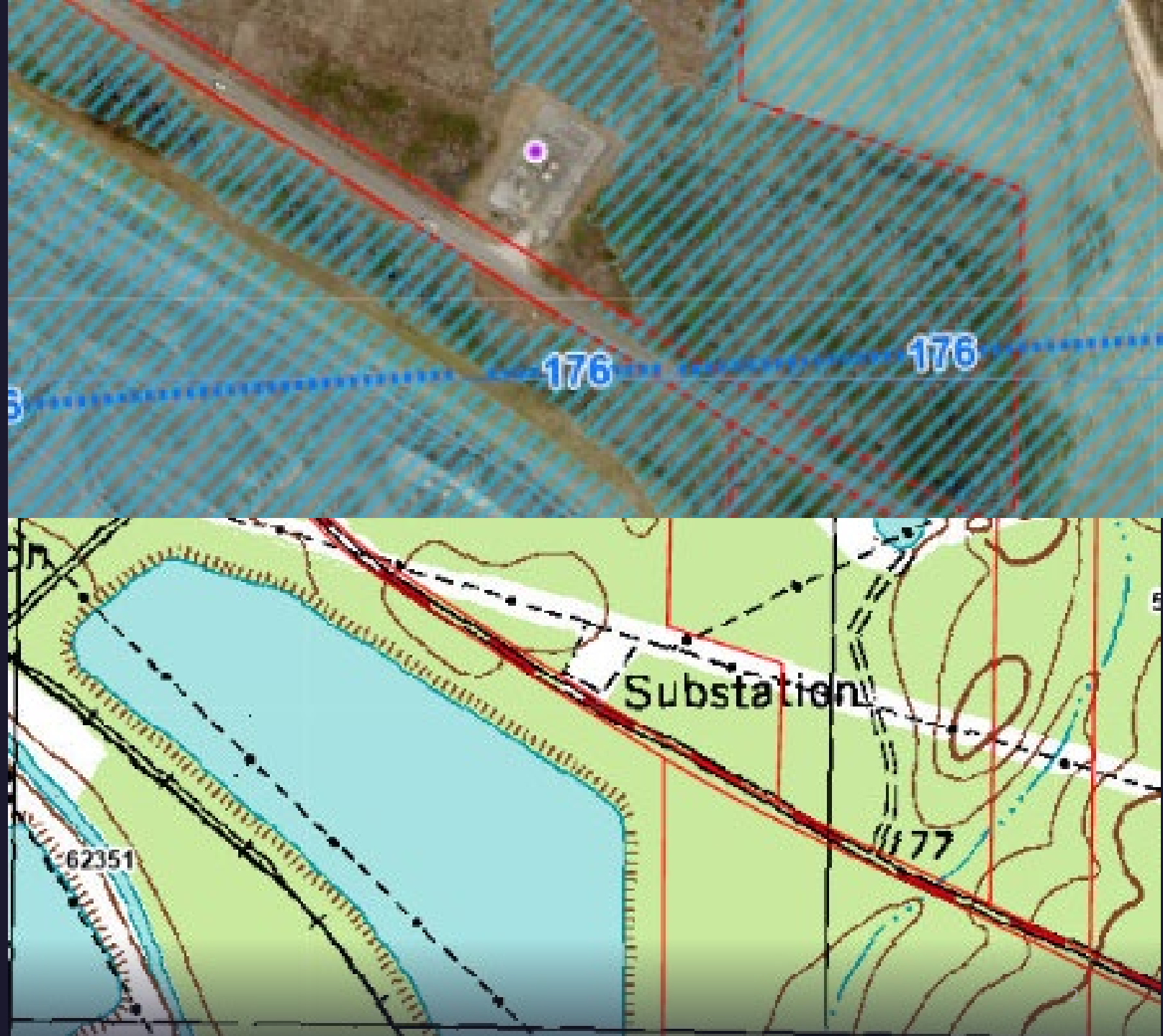
Topic one

(This must follow the Quasi-Judicial process, all parties wanting to speak must be sworn in by the BOC chair)

A special use permit for a 120 ft telecommunications tower at the Duke Energy substation located at 1785 Corinth Rd.

What we know

- Parcels currently zoned Heavy Industrial and is approximately 483 acres. It has been actively used for at least three decades.
- FEMA map 3710968600K dated 2/2/2007. Floodable areas on the parcels however, the substation area is outside of any noted floodable area.
- Watershed – WSIV-Protected Area; not in the Jordan Lake Buffer area
- BUA limited to 36% without curb and gutter
- NRCS and USGS show on blueline streams, however, as can be seen, the substation is on the higher elevation of the property well away from any required buffer areas



Application Requirements: Findings of fact

FINDING NO 1- Errors in the Zoning Ordinance: No errors in the Ordinance are being claimed. Wireless Telecommunication towers are permitted with the approval of a Special Use Permit.

FINDING NO 2- Need and desirability for the public convenience or welfare:

- a) In order to provide faster, remote monitoring between substations, this tower will lend to faster service repairs in cases of power failure and to securely transmit information between stations and smart technology improvements for the area.

FINDING NO 3- The character and integrity of the surrounding areas will not be detrimental to the health, safety, and welfare.

- a) The tower will be set back at least 150 ft from any adjoining property
- b) The tower will be located within the existing fenced in sub-station area
- c) The monopole tower will be unlit as the FAA does not require lighting at 120 ft.

FINDING NO 4 – The manner in which the proposed SUP will carry out the intent of any adopted land use plan

- a) Chapter 2, Issues and Opportunities; Land Use Suitability- this use will not hinder any future land development as it will be located on existing property utilized by Duke Energy
- b) Chapter 4, Plan Elements; ED Policy 4, Strategy 4.4- encourage the continued use of existing commercial and industrial uses to expand services in correct zoning districts

Application Requirements: Findings of fact

FINDING NO 5 – Adequate facilities, infrastructure, utilities

- a) There is an existing road into the sub-station site
- b) This is an unmanned facility; no utilities needed.





Staff Comments

Staff has no additional comments or conditions to be added

