STAFF REPORT

Caldwell County Board of Commissioners
July 8th, 2024 Meeting

Applicant:	Jonathan L. Yates (Attorney) for TowerCom which is building a tower for Verizon Wireless
Property Owners:	John Daniel Cassavaugh
NCPIN:	2737923245
Location:	3341 Clarks Chapel Rd, Lenoir, NC 28645
Site Conditions:	Wooded & field with a shed; in Watershed Protected area, outside Special Flood Hazard Area
Acreage:	35 acres; 100' x 100' - 10,000 sq. ft. leased area (.23 acres)
Zoning:	RA-20
Elevation:	1,258'
Surrounding Land Use:	Residential homes (RA-20 zoning); vacant wooded land and fields
Request:	Special use permit

Request

Jonathan Yates representing TowerCom and Verizon Wireless is requesting a special use permit (SUP) for a 195' monopole tower with a 4' lightening rod and room for 3 colocators (wireless carriers) in addition to Verizon.

Staff Comments

The applicant has illustrated that they have met the Zoning Ordinance and special use permit requirements for issuance of a special use permit for a cell tower.

Please review the application materials against the ordinance requirements to see if the requirements are met.
The applicant may provide testimony (BOC hearing) or other evidence to go along with that which is in their application to prove that they meet all application requirements.

The site is located in an area identified in the Comprehensive Plan's Future Land Use Map for low-density future uses. The proposed site is not in a Special Flood

Hazard Area. The parcel is in the Watershed Protected Area of the county, but the development will not cover more than 24% of the site with impervious surface.

Zoning Ordinance Requirements still needed at the time of the Planning Board meeting that are now received and reviewed:

- Copy of language for maintenance/removal required in lease and proper language in "removal" statement
- Bond renewal promise from applicant and review by attorney
- Remove applicant's remarks from "staff comment" section and add to applicant section.
- Lease address discrepancies corrected

These items have now been added/corrected. After Verizon's surveyor and the neighbor's surveyor worked together to resurvey the lot, the proposed tower site moved 21' to the south of the original site. However, the County Attorney and Planning Director both think that the Planning Board's recommendation still remains valid for consideration by the County Commissioners.

Planning Board Recommendation: Approval contingent upon receipt of listed items (now received).