

Required Attachments/ Submittals:



1. Typed metes and bounds description of the property (or portion of property). A recorded deed is sufficient, if the deed describes only the subject property.



2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.



3. 6 copies of a plan drawn to scale (conditional district plan) for the initial submittal to be reviewed by internal City Staff. 16 folded copies, with all plan review comments address, are required to be submitted for Planning and Zoning Commission meetings. (Check with staff for final submittal dates)



4. Money Received by _____ Date: _____

Check # _____ Amount: \$ 600.00 Cash: _____

The application fee is nonrefundable.



Date 2/11/19

APPLICANT NAME: Lee Chapman COMPANY NAME: SCI Towers, LLC

APPLICANT ADDRESS: 2604 S.W. 3rd Place

CITY: Gainesville STATE: Florida ZIP: 32607

PHONE NUMBER OF APPLICANT: 888-318-2803

OWNER OF PROPERTY (if different from applicant) New Hope Worship Center

OWNER ADDRESS: 452 Brookwood Ave., N.E. CITY: Concord STATE: NC ZIP: 28025

PROJECT ADDRESS (if an address exist): 446 Brookwood Avenue N.E., Concord, NC 28025

P.I.N.: 5621 9552 090000

Area of Subject Property (in acres, or square feet): 6.19 acres

Lot Width: 400 ft Lot Depth: 629 ft

Current Zoning Classification: O-I


Existing Land Use: Vacant Raw Land

Description of Use Requested:

SCI Towers, LLC is submitting application for a 192' multi-tenant concealed monopole with Verizon Wireless as the anchor tenant. The facility will include a 65' x 65' fenced in compound to accommodate the ground equipment for all future tenants. The facility will use the proposed access route as indicated on the drawings for non-exclusive ingress/egress. The drawings show the site plan in detail. Additional documentation reflecting compliance with all applicable regulations is being included.

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Development Services Department.

Date: 2/11/19 Applicant Signature: 

General Requirements

The Concord Development Ordinance (CDO) imposes the following general requirements. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

- (a) The Planning and Zoning Commission must find that “the establishment, maintenance, or operation of the proposed use shall not be detrimental to, or endanger, the public health, safety or general welfare.”
The tower meets all federal, state and local requirement and will not present any hazard to the public. The site will contribute to the health, safety and welfare of the surrounding community by facilitating 911 calls and providing essential communication to first responders in the event of accidents, crime, natural disasters or other emergencies.
- (b) The Planning and Zoning Commission must find that the proposed use “conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures, and the type and extent of landscaping and screening on the site.”
The concealed monopole structure is designed to minimize the visual impact of the tower and does not require lighting per FAA standards.
- (c) The Planning and Zoning Commission must find that the proposed use “provides ingress and egress so designed as to minimize traffic hazards and to minimize congestion on the public roads.”
The proposed unstaffed facility is a passive use which does not create any significant increase in traffic or adverse impacts that would hinder the use of surrounding properties. The facility will use the proposed access route as indicated on the drawings provided for non-exclusive ingress/egress.
- (d) The Planning and Zoning Commission must find that the proposed use “shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.”
The proposed unstaffed facility does not create any significant glare, noise, traffic or other adverse impacts.
- (e) The Planning and Zoning Commission must find that “the establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.”
The proposed facility will not create any adverse impacts that would hinder the use of the surrounding properties. Also, the proposed Wireless Communication Facility (WCF) will be constructed as a concealed structure that minimizes any potential adverse impact it may create.

Specific Requirements

The Concord Development Ordinance also imposes SPECIFIC REQUIREMENTS on the proposed use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Planning and Zoning Commission, the proposed use(s) will comply with specific requirements concerning the following:

- (1) Nature of use(s) (type, number of units, and/or area):
The 192' multi-tenant concealed monopole tower is intended for a minimum of four (4) carriers.
- (2) Accessory uses (if any):
Ground equipment will be installed in the compound as required by the carriers for their signal distribution.
- (3) Setback provisions: Setbacks as stipulated in 8.7.3.2, are determined by the underlying setbacks, which are 10' from front property line for O-I zoned properties, plus 18 inches for every foot of tower. The approving authority may grant reductions and we are requested relief from the setback provision.
- (4) Height provisions:

- 192'
- The proposed WCF is on a parcel zoned O-I and has a maximum height allowance of 199'. Our proposed height of 192' is under the maximum allowed height.
- (5) Off-street parking and loading provisions:
 There are no off-street parking provisions required for Wireless Communication Facilities.
- (6) Sign provisions:
 There are no sign provisions other than required placarding of compound by federal, state and local ordinances.
- (7) Provisions for screening, landscaping and buffering:
 The parcel being developed is heavily wooded and we are proposing that the landscape buffer consist of existing trees and shrubs as we will limit removal during site development..
- (8) Provisions for vehicular circulation and access to streets:
 The site plans address vehicular access and turnaround provisions.
- (9) Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm water, prevent erosion, and subdue dust:
 This will be addressed with our building plans. We ask that these items be a condition of our building permit. Once the tower and its location is approved, these requirements will be met.
- (10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination:
 Not applicable for this development.
- (11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:
 Not applicable for this development.
- (12) Fences, walls, or year-round screen planting abutting residential districts, to protect residences from parking lot illumination, headlights, fumes, heat, blowing papers, and dust (to reduce the visual encroachment on privacy and residents):
 Please refer to our zoning plans submitted as part of this application.
- (13) Open space (including flood hazard area): **NOT applicable**
- (14) Improvements within the common open space:
 I don't believe this is applicable to our application but the only potential improvements within the common open space would be our access drive.
- (15) Parking Areas:
 Parking is not needed as this an unmanned facility. When service to the site is required, parking is facilitated by the existing access road and turn around area.
- (16) Sidewalks, trails and bikeways: **Not applicable**
- (17) Lighting and utilities:
 No additional lighting will be added and utilities will include electrical and fiber optic connections.
- (18) Site furnishings:
 No additional site furnishings will be added other than ground equipment for each carrier.
- (19) Adequate fire, police, water and sewer services:



_____ No water and sewer services will be required for this project. Fire and police will have access through
_____ non-exclusive ingress/egress.
_____ (20) Other requirements as may be requested by the applicant or specified by the City Council for protection of the
_____ public health, safety, welfare and convenience:
_____ TBD

Staff Use Only:

1. Scheduled for Planning and Zoning Commission consideration:
 Date: _____ Time: _____ Location: _____
2. Date advertised, written notice(s) sent, and property posted: _____
3. Record of decision: Motion to: Approve Deny
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
 _____ Yea Nay
4. Planning and Zoning Commission recommendation: Approved Denied
 If denied, was an appeal filed? _____
5. Date applicant notified of Planning and Zoning Commission action: _____
6. Scheduled for City Council consideration:
 Date: _____ Time: _____ Location: _____
7. Dates advertised: (a) First notice: _____ (b) Second notice: _____
8. City Council recommendation: Approved Denied
9. Date applicant notified of City Council action: _____
10. Comments: *(see minutes for details)*

