

# MINUTES

of the

## MECKLENBURG COUNTY PLANNING COMMISSION

July 27, 2023

Present: Kyle Crump, Charles Reamy, Debra Crowder, Donna Dennis, Jerome Watson, David Brankley, Mark Warren, Jarrious Lassiter, and Randy Crocker.

Members not present: Landon Hayes Jr.

Chairman Crump called the meeting to order.

A public hearing was held on the application by Cellco Partnership/ Verizon Wireless for a special exemption permit to allow for a one hundred ninety-nine-foot (199') communication tower to be located on Mecklenburg County Tax Number 022000-A-043. This property is located on the south side of Hwy 47 and is south of its intersection with Route 634 (Traffic Road) Election District 8, County of Mecklenburg. Reference Deed Book LR- 7-3828.

Mrs. Lori Schweller, attorney with William and Mullen, was present to answer questions on behalf of Verizon Wireless. Mrs. Schweller presented a power-point presentation on the project to the planning commission. During the presentation Mr. Schweller explained to the commission where the tower would be located, the distance from the closest structures, allowed spaces for four additional providers, and the application was in compliance with the tower ordinance.

There was no public comment.

Mr. Hendrick advised the commission that there were no emails, phone calls, or letters received, pertaining to the application.

The public hearing was closed.

Upon a motion from Mr. Reamy, seconded by Mr. Watson, the commission unanimously recommended to approve the application for the following reasons:

1. The applicant is in compliance with the Mecklenburg County Comprehensive Plan which has been approved.
2. It will not be detrimental to the public welfare
3. It will not affect adversely the health or safety of persons or business in the neighborhood of the purposed use.
4. The new tower location will provide better cell service and internet connection to the area.

A public hearing was held on an application by Cellco Partnership/ Verizon Wireless for a special exemption permit to allow for a one hundred ninety-nine-foot (199') communication

tower to be located on Mecklenburg County Tax Number 067000-A-005. This property is located on the east side of Hwy 49 and is approximately 1200 feet south of its intersection with Route 695 (Hanford Road) Election District 2, County of Mecklenburg. Reference Deed Book B & P -255-617.

Mrs. Lori Schweller, attorney with William and Mullen, was present to answer questions on behalf of Verizon Wireless. Mrs. Schweller presented a power- point presentation on the project to the planning commission. During the presentation Mr. Schweller explained to the commission where the tower would be located, the distance from the closest structures, allowed spaces for four additional providers, and the application was in compliance with the tower ordinance.

There was no public input.

Mr. Hendrick advised the commission that he had not received any emails, phone calls, or letters on this application.

The public hearing was closed.

Upon a motion from Mr. Brankley, seconded by Mr. Reamy, the commission unanimously recommended to approve the application for the following reasons:

1. The applicant is in compliance with the Mecklenburg County Comprehensive Plan which has been approved.
2. It will not be detrimental to the public welfare
3. It will not affect adversely the health or safety of persons or business in the neighborhood of the purposed use.
4. The new tower location will provide better cell service and internet connection to the area.

Mr. Hendrick advised the commission that the Board of Supervisors at their July 10, 2023, meeting deferred the special exception permit application by Teri and Sheri Fox back to the planning commission to review conditions number 4 and 5. The discussion was about the notification of law enforcement, EMS, and zoning office. Mr. Hendrick discussed with the planning commission that the board would prefer the notification to law enforcement, EMS, and zoning office to be thirty days prior to the event.

Upon a motion from Mr. Reamy, seconded by Mrs. Dennis, the planning commission unanimously recommended changing conditions number 4 and 5, to be thirty days prior to the event.

Upon a motion from Mr. Reamy, seconded by Mrs. Dennis, the planning commission unanimously approved the June 29, 2023, planning commission minutes.

Mr. Hendrick advised the commission that Article 5 of the planning commission by laws, Section 1 (regular meeting time) needed to be amended from 7:30 P.M. to 7:00 P.M.

Upon a motion from Mr. Brankley, seconded by Mr. Reamy, the planning commission unanimously approved amending Article 5, Section 1 (regular meeting time), from 7:30 P.M. to 7:00 P.M.

Mr. Hendrick presented the Zoning and Building permit reports for review.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Charles P. Reamy  
Secretary