

PLANNING & ZONING REVIEW NOTES

VIII. H.

SUBJECT: Proposed amendment to the Chatham County Communications Tower Ordinance Article 3-2 to allow towers up to 300 feet in areas #2 and #3 when a public benefit is substantiated.

ATTACHMENT:

1. Public Hearing input on proposed change taken on July 18, 2005 from David LeGrys
2. Article entitled, "Tower and Wireless Ordinances, The Need for New or Revised Ordinance," by Lawrence Monroe.
3. Article entitled, "What Local Governments Really Want... and Why," by Lawrence Monroe.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS: The proposed text revision was drafted by staff to accommodate Emergency Operations' request to provide a 300 foot tall tower in the Harpers Crossroads area for emergency radio and phone transmissions. The two articles address the changing technology in the communications field and the change to numerous additional towers spaced closer together. Such towers may not require the heights presently requested.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The proposed revision is to add the following sentence to Article 3-2: "Towers may be allowed in area #2 and #3 up to 300 feet when a public benefit is substantiated." If the Board wants to make the revision more conservative then the language could be change to read, " when proposed by a governmental agency and a public benefit is substantiated."

RECOMMENDATION: It is the staff recommendation that a text change be approved that would allow the request by Emergency Operations yet limit abuse of the policy of increased height.