



Chatham County Planning Board Agenda Notes

Date: December 3, 2013

Agenda Item: VIII. 4

Attachment #: 1

Subdivision

Conditional Use Permit

Rezoning Request

Other: Text Amendment

Subject:	Request by the Chatham County Board of Commissioners to amend sections 10.13, Table of Permitted Uses; 12.6, Applicability; and 7.2 Definitions of the Zoning Ordinance to further clarify telecommunication tower regulations and definitions, broaden the use table requirements based on telecommunication tower height, and clarify landscaping requirements for telecommunication support equipment.
Action Requested:	See Recommendation
Attachments:	1. Summary table of Proposed Zoning Ordinance Amendments

Introduction & Background:
 The Board of Commissioners held a preliminary discussion of the draft ordinance at the September 16th meeting and held an initial public hearing for October 21st to receive public comment. Another public hearing was held November 18th specifically for the zoning amendments proposed in concert with the draft ordinance and no public comment was received.

Discussion & Analysis:
 The following list encompasses the proposed amendments to the zoning ordinance required to align with the draft telecommunications ordinance:

- Amendment of Section 10.3 Zoning Table to Permitted Uses, which breaks out the various types of wireless facilities permitted within the zoned portions of the county under one major category, Wireless Telecommunications Facilities. Every type of facility indicates the zoning category in which it is permissible and the type of approval needed, but makes reference to the provisions of the Wireless Facilities Ordinance.
- Amendment to Section 12.6 Applicability, which excludes wireless facilities from the

zoning ordinance landscaping requirements and references the draft wireless facilities ordinance landscaping requirements which are outlined in Section 2-4 (11). These landscaping provisions are retained from the original Communication Tower Ordinance and are discussed in detail in the draft ordinance Planning Board notes.

- Amendment to 7.2 Definitions, which adds definitions for Wireless Facilities, Concealed Wireless Facilities and wireless support structures.

Recommendation:

Planning staff recommends approval of the proposed Wireless Telecommunication Facilities Ordinance as presented to the Planning Board.

If the Board finds the amendment to be consistent with the Land Conservation and Development Plan, the Board may adopt a consistency statement and recommend approval to the Board of Commissioners.

If the Board finds the amendment to not be a reasonable request and inconsistent with the Land Conservation and Development Plan, the Board must transmit a statement of inconsistency with the adopted plan and a recommendation of disapproval to the Board of Commissioners.