

**AGENDA FOR THE REGULAR MEETING OF THE  
MADISON COUNTY PLANNING AND ZONING BOARD  
TO BE HELD IN THE BOARD ROOM OF THE COUNTY  
COURTHOUSE ANNEX AT 5:30 P.M. THURSDAY, DECEMBER 3, 2015**

**ROLL CALL**

MEMBERS: Chair - Mack Primm, Vice-Chair - Julia Shewchuk , Mike Holton, Brent Whitman, Christy Grass, Chad Thurner and Calvin Malone

ALTERNATE MEMBERS: Dorothy Alexander

SCHOOL BOARD REPRESENTATIVES: Tim Ginn

APPROVAL OF MINUTES FROM THE REGULAR MEETING: Held August 6, 2015

**OLD BUSINESS**

1.

**NEW BUSINESS**

1. Public Hearing – Special Exception Application by C4 Towers, LLC for a Cell Tower.
2. Public Hearing – Special Exception Application by Tri-County Electric Cooperative for an Electrical Substation

**ADJOURNMENT:** Chairman

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, HE OR SHE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

**MINUTES FROM THE PLANNING & ZONING BOARD MEETING HELD  
Thursday December 3, 2015 at 5:30 p.m.**

**PRESENT:** Chairman Mack Primm, Vice-Chair Julia Shewchuk, Mike Holton, Brent Whitman, and Chad Thurner

**ABSENT:** Christy Grass and Calvin Malone

**ALSO PRESENT:** Jeanne Bass, Renee Demps, and Allen Cherry

The meeting was called to order at 5:30 p.m. by Chairman Mack Primm. Roll was conducted and with a quorum present the meeting according to agenda.

**APPROVAL OF MINUTES:**

The minutes from the meeting held August 6, 2015 were reviewed by the Board. A motion to approve the minutes was made by Mike Holden, second by Brent Whitman. The motion was carried unanimously. Chairman Mack Prim closed the regular meeting to open up the public hearing.

**OLD BUSINESS:**

1.

**NEW BUSINESS:**

**1. Public Hearing - Special Exception Application by C4 Towers LLC for a Cell Tower** – Jeanne presented to the Board and those in attendance the proposal made by C4 Towers LLC LLC to install a cell tower on a parcel of land in Cherry Lake indicating the location of the proposed tower. The application for special exception meets the criteria set by the county and Jeanne displayed that it would stay within the boundary lines with a buffer of 300 feet. Currently, there are a total of four houses within 300 feet requiring waivers from the homeowners.

Cynthia Dennis, representative for C4 Towers LLC addressed the Board concerning the submission for tower placement. She informed the Board that the tower will be built to support a total of five carriers. Currently the only customer is Verizon; however, the company has also pursued Sprint. Chairman Mack Primm questioned the use of current utilities. Cynthia was unable to provide information concerning the use of existing utilities. Chairman Mack Primm suggested that until further information concerning the use of existing utilities was feasible that the item should be tabled until the next regularly scheduled meeting. Cynthia agreed and assured the Board that she would obtain additional information and conduct further research to be better prepared at the next meeting.

Chairman Mack Primm opened the floor for those in attendance that signed in to address the Board. Mike Bland was given the opportunity to address the Board with his concerns of the proposed tower. Mr. Bland explained that his primary concern was the potential health issues that come with the tower. He also explained that the

placement of the tower at his mother's home which is in the process of being sold would be an eye sore and would result in the value of the property being decreased.

Angelina Curtis addressed the Board and expressed her concern of the adverse health effects that are likely because of the tower. She also explained that the property value would decrease because of the tower and complained that the tower would be an eye sore that can be seen outside her front window. Mrs. Curtis urged the Board to consider delaying the process until her family could decide what they would do about relocating.

After hearing from the public, a motion was made by Vice- Chair Julia Shewchuk to table the item until C4 Towers LLC could provide the feasibility of co-location as described in section 4.6-14.7.1 of the Land Development Code which states in subsection b. that a tower permit for the location and use of a communication tower shall not be granted unless and until the applicant demonstrates that a feasible collocation pursuant to subsection d(1) is not available for the coverage area and capacity needs. Subsection c. states all new communication towers shall be designed and constructed so as to accommodate collocation of at least six providers....now new communication tower shall be permitted unless the applicant demonstrates in writing that no existing communication tower or structure can accommodate the applicant's proposed antenna, consistent with the requirements of this Ordinance.

The motion was second by Mike Holton and carried unanimously. Chairman Mack Primm closed the first public hearing at 6:05 p.m.

**2. Public Hearing – Special Exception Application by Tri-County Electric Cooperative for an Electrical Substation** – Jeanne identified the proposed location of the substation on an aerial for the Board and those in attendance. Jeff Brewer, Manager of Engineering for TCEC, addressed the Board presenting further information on the proposed substation in a PowerPoint presentation prepared for the Board. Brewer explained that the significance of the project is to ensure an adequate amount of voltage in the areas as TCEC is projecting low voltage in the proposed area based on growth. The substation would 1) deal with voltage issues, 2) improve reliability for customers, and 3) plan for future growth at the Interstate. He further explained that the proposed location would be a dry corner on irrigation land that is really not being utilized and close to an existing transmission which is a requirement for placing a new substation. Brewer presented to the Board the initial design of the substation and examples of what substations typically look like. The substation would support existing substations and would allow three feeders on one transmission which is equivalent to 115,000 volts.

Chairman Mack Primm called upon Mrs. Sharon DeJonge to address the Board with her concerns regarding the placement of the substation. The proposed substation would be placed within the vicinity of Mrs. DeJonge's property. She expressed to the Board her opposition to the substation being placed so close to her property explained that it would be placed in an area that can be viewed from her back deck where she enjoys taking photographs. Additionally, she was concerned about lighting, noise, and the value of the property decreasing once the substation was installed. Brewer explained that alternatives would be costly.

Chairman Mack Primm suggested to Julius Hackett and Jeff Brewer to negotiate with Mrs. DeJonge in an effort to come an agreement in order to maintain the current location and ensure that it is not an obstruction to the property owner. After coming to an agreement of some sort, both parties would come back before the Board with landscaping plans. A motion to table the item until the next regularly scheduled meeting was made by Vice-Chairman Julia Shewchuk, second by Brent Whitman and carried unanimously.

With no further business to discuss, a motion to adjourn was made by Brent Whitman, second by Chad Thurner. The meeting was adjourned at 6:45 p.m.

Respectfully Submitted By:  
Renee Demps