



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinncc.org

SUBJECT: Rea Road Telecommunication Tower Proposal (Union County Conditional Zoning Application CZ-2021-006)

DATE: October 7, 2021

Overview

As an outpour of concerns have been heard on the proposed Union County Conditional Zoning application to allow a 160 ft cell phone tower that abuts several Marvin residents along Rea Road, we wanted to assure you all that we are continuing to monitor and research this issue closely. The Village hopes to answer questions and address concerns you may have. Please note that the Village Council has been very diligent over the last several years to hear community concerns and to assure your voices are heard and acted upon in a timely manner. We will provide more information as soon as we can to inform you all of the status of this Union County Conditional Zoning Application for the proposed development and opportunities for public input to assure your voices and concerns are heard appropriately. Ultimately, we can assure the Council will support community desires and do what we can to address these concerns.

Background

In April of 2021, Union County Planning Department received an inquiry from representatives CitySwitch, LLC to work with Union County to file the appropriate applications to request and seek approval for the construction of a 160-foot monopole telecommunications tower, with a 10-foot lightning rod for an overall height of 170 feet, proposed to be located at 9927 Rea Road (Parcel ID: 06201007A). At that time no formal application was submitted with the County and County Planning Staff only had preliminary conversations with the applicant on their proposal.

The Village had no specifics on the proposal other than a potential conditional zoning application was expected by Union County Planning Department for a Telecommunication Tower along Rea Road.

The County received the formal application and supplemental materials regarding the proposed development in July of 2021. The applicant had to revise the submittal and resubmitted the current application for the development in August 2021. ***The Village was not notified on the specifics of the project until September 27th, 2021, when the Village along with the surrounding property owners and developments, including the Amber Meadows Subdivision, received a letter from representatives of CitySwitch.*** This letter was to notify the recipients that an application for a 160-foot monopole telecommunications tower, with a 10-foot lightning rod for an overall height of 170 feet, proposed to be located at 9927 Rea Road (Parcel ID: 06201007A). Even though some of the other surrounding residential developments located in Marvin including Tullamore and Canterfield Creek, are potentially



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going to be impacted by this, the letter was only required to go to the adjacent properties that were within so many feet of this potential project.

Village Planning Staff did not have the full specifics of the project at this time but reached out to the County to gather information. Village staff also informed the Amber Meadows and Tullamore communities of the meeting and encouraged them to attend. Staff informed the Village of Marvin Council during their Work Session Meeting held on September 30, 2021 that a Virtual Community Meeting was scheduled for October 5th at 7PM. Staff also informed them of the little information they had on the proposed development at that time.

The community meeting held on October 5th, 2021 is a requirement of the Union County Conditional Zoning process. The meeting was held virtual and was hosted by the applicant. The purpose of this meeting is for the applicant to present on their proposed application and allowed for the attendees to ask questions about the proposal and give their comments and concerns. The Union County Planning Board was at the virtual meeting but only as a witness to hear the comments and concerns from the residents that attended. The Planning Board was only allowed to chime in if there is a question regarding the process. All of this is documented and becomes a part of their application to be heard by the Union County Planning Board and Board of County Commissioners. Nothing about this proposal has been approved at this time and this is the first step in the process.

Once the applicants hear the concerns/solutions from the residents, they can make any adjustments or no adjustments and send their application to the Union County Planning Board. The Planning Board can make recommendations but, they do not have the authority to deny the request. After this meeting the Union County Planning Board will review the application, and this is potentially going to be during the November Union County Planning Board meeting.

Currently, the Village has received the application and supplemental material and are reviewing the full proposal and will have more information forthcoming.

What can the Village do?

This request is on a property located within Union County and not within the Village of Marvin Limits. The Village does not have any direct authority to regulate but this proposed application does impact the Village. Village Council and Staff will review the application materials and gather the input from our residents. Based off the information gathered and the comments from our residents, the Village Council plans to adopt a resolution to support or oppose the application before the Board of County Commissioners vote on the application. The Village will support community desires and do what we can to protect our residents' interest.



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Tentative Union County Timeline and What Marvin Residents Can Do

Outlined below the steps that all residents can go through to voice their concerns about this zoning request. The direct contact for this request will be County Planner Bjorn Hanson. The below meetings are tentative and are contingent upon if the applicant makes any revisions to the proposal from the comments received during the October 5th Community Meeting. Once the Union County Planning Board receives either the current application or an updated application it will still be a 2-to-4-month process before the Union County Board of Commissioners vote on the application. The Village of Marvin will continue to notify its residents on upcoming meetings (if different from below) and continue to gather information and update the public on the application status.

The Village encourages its residents to attend the meetings and provide comments and ask questions on the project and how this will potentially impact you. The Village will do what we can as well to support our residents and protect their interest.

1. November Union County Planning Board Meeting

Residents can come speak but must register online (see link below) The Planning Board does not have the power to deny the request. Once the planning board has received the updated application, it will go in front of County Board of Commissioners.

2. December County Board of Commissioners meeting & Public Hearing (Only 1 Public Hearing)

All adjoining property owners will be notified of the Public Hearing. The Village of Marvin will also notify its residents on the Public Hearing and the date and time. It is here that residents will be able to come to the county meeting and speak about the zoning request. It is also a recommended to have every resident email each commissioner their concern about the request. They should also copy the Planning Commission as well.

If Marvin Residents would like to email the County Commissioners, the link is provided below. The email subject should be the “Conditional Zoning Application CZ-2021-006” It is recommended that the email start with Your name, address, and Zoning Application # and then your comments and concerns.

3. January County Board of Commissioners meeting

At this meeting that the County Commissioners will vote on this zoning modification. No public comments may be made regarding this subject at this meeting. Once the Board votes, it is final.



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Links

Village of Marvin Parks and Greenway Master Plan:

https://www.marvinnc.gov/Portals/0/Marvin/Planning/Documents/_marvingreenwayfinalwappendix.pdf?ver=6aAQi27avwcw4ZZZxSKK2Q%3d%3d

Meet your County Commissioners:

<https://www.unioncountync.gov/government/boards-and-committees/board-commissioners>

Union County Commissioners Meetings and Agendas:

<https://www.unioncountync.gov/government/boards-and-committees/board-commissioners/bocc-agendas-and-minutes>

Register to Speak:

<https://www.unioncountync.gov/government/boards-and-committees/board-commissioners/special-notice-due-north-carolina-stay-home-order>

Additional Information

Union County Board of Commissioners Upcoming 2021 Meetings:

Monday, October 18, 2021	3:00 p.m.
Monday, November 1, 2021	6:00 p.m.
Monday, November 15, 2021	3:00 p.m.
Monday, December 6, 2021	6:00 p.m.
Monday, December 20, 2021	3:00 p.m.

Union County Planning Board Upcoming 2021 Meetings:

Tuesday, November 02, 2021	7:00 p.m.
Tuesday, December 7, 2021	7:00 p.m.

Location of all meetings: Board of Commissioners Board Room, 1st Floor, Union County Government Center, 500 N Main Street, Monroe, NC