

MANDATORY REFERRAL REPORT NO. 98-16
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
LEASE OF CITY-OWNED LAND
MAY 1998

PROJECT LOCATION

This proposed 40'x60' site is located in a wooded area within Evergreen Cemetery (tax parcel 131-071-01) which is located on Central Avenue. This R-4 zoned site is located near the maintenance building and away from any grave sites.

PROJECT PROPOSAL

The City of Charlotte is considering leasing a 40'x60' site to SprintCom for the purpose of installing a cell phone antenna tower on this site. The tower would be 120 feet tall and over 1,000 feet from the nearest residential homes. SprintCom has agreed to donate \$20,000 toward the Cemetery Trust Fund or apply the money to opening up a new section of the cemetery that is due to begin sometime this year.

PROJECT JUSTIFICATION

Consistent with City Council policy to encourage co-location of facilities an antenna tower within an unused wooded area of the cemetery would eliminate the need to construct another antenna tower in this neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

This antenna tower would not negatively impact the development of the cemetery.

PROJECT IMPACT

This project would not have major negative impacts on this area, since an antenna tower at this location would encourage co-location of public and private facilities, would eliminate the need to construct another antenna tower in this neighborhood, would be located near the maintenance building and away from any grave sites, would be located over 1,000 feet from the nearest residential homes and would be buffered by thick underbrush and many trees. The lease would have a positive impact by creating an additional income stream for the City of Charlotte.

PROJECT COST

SprintCom has agreed to donate \$20,000 toward the Cemetery Trust Fund or apply the money to opening up a new section of the cemetery that is due to begin this year.

STAFF RECOMMENDATION

Planning staff supports the lease of this property for the construction of a cell phone antenna tower. However, the staff recommends that the developer use stealth technology, which could include modifying the tower to look more like a flag pole or tree in addition to using small antennae embedded in the tower. In addition, the staff recommends that the developer screen the utility building at the base with a solid fence. This fence should be decorative, so it would be compatible with future adjacent land uses.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee recommended that this project proposal be approved with the assumption that the City will negotiate a multi-carrier lease.

CENTRAL AVENUE (100' PUBLIC R/W)

GPS CONTROL
5/8" REBAR CAP
N 53°33'00"E
E 147°13'44.24"

BUILDING

TAX MAP # 131-02-25

110' SETBACK

86' SETBACK

5/8" REBAR

5/8" REBAR

5/8" REBAR

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COMMUNITY HOUSING DEVELOPMENT CORPORATION
DB 7038 P 615
TAX MAP # 131-032-16

M.O. DULIN, JR. AND WIFE, ANN C. DULIN
DB 1548 P 62
TAX MAP # 131-032-15

J & A INVESTMENT PARTNERS, INC.
DB 8429 P 573
TAX MAP # 131-032-14

GEORGE W. BROWN
DB 4843 P 380
TAX MAP # 131-032-17

MICHAEL R. RAY
DB 6693 P 719
TAX MAP # 131-032-18

FRANCES S. BIVENS
DB 2133 P 626
TAX MAP # 131-032-09

CENTRAL AVENUE METHODIST CHURCH
DB 2280 P 352
TAX MAP # 131-032-08

MARVIN E. CALDWELL
DB 3723 P 257
TAX MAP # 131-032-07

VIRGINIA S. QUINN
DB 467 P 488
TAX MAP # 131-032-06

WILLIAM M. OWEN
DB 5647 P 760
TAX MAP # 131-032-05

JAMES R. CROOK
DB 1811 P 219
TAX MAP # 131-032-04

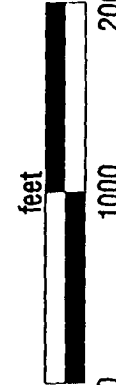
CITY OF CHARLOTTE
DB 1492 P 269
TAX MAP # 131-071-01

CITY OF CHARLOTTE
DB 1133 P 197
TAX MAP # 131-071-01

BELLSOUTH LEASE SITE

L2

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