

TOWN OF MCADENVILLE, NC

MCADENVILLE PLANNING BOARD REGULAR MEETING AGENDA THURSDAY MARCH 25, 2021 @ 6 PM VIA ZOOM WEBINAR

1. CALL TO ORDER

2. APPROVAL OF PREVIOUS MEETING MINUTES: February 25, 2021

3. OLD BUSINESS:

A. Final UDO Review:

- Chapter 160D Redlined UDO updates
- Section 8.4.22 Telecommunication Towers update

B. Action Item:

Board to approve UDO updates for recommendation to Town Council.

4. NEW BUSINESS:

A. UDO Public Hearing:

Schedule Joint Public Hearing with Town Council to adopt revised UDO.

B. Staff to Update Board on Term Renewals

5. BOARD GENERAL DISCUSSION: This is an opportunity for the board to ask questions for clarification, provide information to staff, or place a matter on a future agenda.

6. ADJOURN

The McAdenville Planning Board meets on the 4th Thursday of each month at 6 PM when agenda items are present. Questions or comments related to this agenda should be directed to the Board Secretary at 704-824-3190 or k.carver@townofmcadenville.org.

**McADENVILLE PLANNING BOARD
REGULAR MEETING MINUTES
FEBRUARY 25, 2021**

The McAdenville Planning Board met in Regular Session on Thursday, February 25, 2021 at 6:00 PM in a virtual format via a webinar hosted on zoom. The webinar was available live, and the link was distributed to the Sunshine List and made available on the Town's website.

PRESENT:

Chairman, Kevin Lamp; Vice Chairman, Dennis Terry, and Board Members: William Clark, Denise Palm-Beck, and David Elkins. Andy Westmoreland joined the meeting in progress. Also present: Town Administrator/Clerk, Lesley Dellinger. *ETJ Representative Ricky Floyd was absent.*

CALL TO ORDER:

Chairman Kevin Lamp called the meeting to order at 6:02 P.M.

APPROVAL OF MINUTES:

Minutes from the January 28, 2021 meeting were approved with motion by David Elkins, second by Dennis Terry and unanimous vote.

Andy Westmoreland joined the meeting at 6:06 PM.

OLD BUSINESS:

During the January meeting it was decided to divide up the UDO chapters among the Board members for review of the required 160D changes made by Matthew Gallman with CCOG. Chairman Lamp called on each Board member to present approval or adjustments to their assigned chapters. The following adjustments were cited for change or additional clarification:

- **Chapter 1-3:** Suggested 160D changes were accepted.
- **Chapter 4, Section 2.1** – The deletion of the “oath of office” for Board members was questioned. Removal of the Oath conflicts with the adopted Rules of Procedure for the Board.
- **Chapter 5-15:** Suggested 160D changes were accepted.
- **Chapter 16, Section 4-Inspections** – Questioned “appropriate consent” language. Requested that this term be defined more clearly.
- **Chapter 16** – Formatting for the additions in this Chapter need to be updated to match the existing text.

The addition of an Electronic Gaming definition was discussed next. The Board agreed that adding a definition for Electronic Gaming would provide staff with the needed clarification between similar uses such as Game Room and Amusement Arcade. Recommended wording for the Electronic Gaming definition was presented for review. The following changes were suggested by the Board:

- **Chapter 2 (page 41)** – Recommended removal of “for profit” from the Electronic Gaming Operation definition.
- **Table 7.1-1** – Electronic Gaming Operation will be added to the Table of Uses in the Recreation General category. This use will be allowed in the I-2 with Special Zoning conditions.

Chairman Lamp opened the discussion on revisions for Section 8.4.22, Telecommunication Towers. The cell tower located on Lakeview Drive is slated for removal in April of 2022 due to the expiration of the site lease. Applications for a new cell tower in the McAdenville Town limits is expected. Chairman Lamp stated that the Telecommunication Tower section of the Town's ordinance was designed to serve larger entities like Gaston County and recommended the Board considered modifications to this section so that it better serves the size and future vision of McAdenville. The Board was open to changes but requested additional time to review the current regulations.

NEW BUSINESS:

The date for the public hearing was not set. This item will be continued to the March meeting.

BOARD GENERAL DISCUSSION:

Chairman Lamp instructed staff to forward the Boards comments on the 160D updates to Matthew Gallman for clarification and comment. In addition, he requested a meeting with Lesley Dellinger to review the Telecommunications Tower regulations, Section 8.4.22, to prepare a mark up for review at the March meeting.

ADJOURN:

With no further business to come before the Board, motion to adjourn at 7:23 PM was made by William Clark, seconded by Andy Westmoreland, and unanimously passed.

Kevin Lamp, Chairman

Lesley Dellinger, Town Clerk

8.4.1 TELECOMMUNICATION TOWERS AND FACILITIES

If it is determined that telecommunications providers cannot provide an adequate service level from collocating an antennae on an existing telecommunications tower, locating antennae on existing electrical transmission towers or similar structures, or locating/camouflaging antennae within an existing structure (see Section 8.4.22S9) then telecommunications towers and facilities shall be allowed as a conditional use subject to the following regulations in addition to applicable requirements set forth in each zoning district and elsewhere in this Ordinance (see also Section 9.15):

- A. In Residential, Office, Commercial, Transitional Mixed Use (TMU), and I-U zoning districts, all new and proposed telecommunication towers shall be of a monopole design and construction. All monopoles shall be designed to “telescope” or collapse inward unless documentation can be provided to prove that such design is not feasible.

In all ~~Commercial~~ and Industrial (except I-U) districts, a monopole which is designed to “telescope” or collapse inward is preferred by the ~~County~~ Town. If the applicant can demonstrate that a monopole cannot provide adequate service or structural integrity, then a lattice construction steel structure

tower is acceptable. If a lattice tower is necessary, then it must be one that is designed to collapse inward upon itself.

Newly proposed telecommunication towers are prohibited in the Scenic View (SV) and Downtown Overlay district.

- B. It is the intent of the ~~County~~ Town to encourage providers to co-locate facilities in an effort to reduce the number of telecommunication towers in Gaston County. New telecommunication towers shall be capable of supporting additional communications antennas unless a stealth design is being constructed. Prior to completing an application for a telecommunication tower, the applicant shall provide to the ~~County~~ Town evidence of negotiation in good faith with other providers to lease space at a reasonable cost and for reasonable terms, and to publicize the fact that space is available on a lease basis as part of the conditional special use permit process.

~~B.~~ No wireless communication tower shall be sited within 1 mile of another wireless communications tower except as a component of existing public utility infrastructure or stealth design.

- C. The maximum allowable height of a tower is one hundred ninety-nine and nine tenths (199.9) feet. No increase to the height may be granted unless the applicant can prove the maximum height will not provide an adequate

service level (i.e. cannot provide a reasonable level of service in the area). The height of a tower or structure shall be the vertical distance measured from the mean elevation of the finished grade at the front of the structure to the highest point of the structure.

- D. Where a telecommunication tower is located on a lot with an existing principal use, the tower shall be located in the rear yard only. In addition, an access road of at least twelve (12) feet wide shall be maintained by the property owner and/or the applicant from a public street to the tower for use by service and emergency vehicles.
- E. Towers are prohibited on the top of buildings or structures in all the Residential, Office, Commercial, TMU, CBD, and I-U zoning districts as well as the Scenic View (SV) and Downtown Overlay District. In ~~Commercial and Industrial~~ (except I-U) zoning districts, towers may be placed on roofs or walls with an approved ~~Conditional~~ Special Use Permit after submittal of a report by a qualified and licensed professional engineer indicating the existing structure's suitability to accept the tower and the proposed method of affixing the tower to the structure. Complete details of all fixtures and couplings, and the precise point of attachment shall be indicated.

Towers on roofs may be allowed when the tower height:

1. Does not exceed more than thirty (30) percent of the height of the building or is no more than fifty (50) feet above the building / structure, whichever is less.
 2. Towers on roofs or walls shall be screened, constructed, and / or colored to match the structure to which they are attached.
- F. The ~~County~~ Town recognizes that a telecommunications facility (the original tower and antennae provider as well as any co-location entities) cannot be prohibited nor can a ~~conditional~~ special use permit be denied on the basis of environmental or health concerns relating to radio emissions if the telecommunications equipment and facility complies with the Federal Radio Frequency Emission Standards. The ~~County~~ Town requires that each applicant shall provide documentation proving that their telecommunications equipment complies with the Federal Radio Frequency Emission Standards.
 - G. A minimum eight (8) foot high chain link fence is required immediately around the telecommunications tower and any equipment building(s) since the tower can be considered an attractive nuisance. Barbed wire, razor wire, or other similar types shall be used along the top of the fence and

access to the tower area and equipment buildings shall be through a locked gate. The Zoning Administrator may waive fencing requirements for stealth towers and other types of structures if the fencing serves no useful purpose.

Note: Applicants building new towers shall plan the fence and screening (see below) to accommodate all future providers on the site such that the fence and screening materials surround the land designated for all future equipment buildings and the tower.

- H. Landscape screening shall be required along the outside area of the perimeter fenced area(s) to mitigate the visual impacts of the tower and equipment buildings from nearby viewers. Landscape materials shall consist of evergreen shrubs planted in accordance with Type B buffer, with a five (5) feet planting strip (see Section 11.3). Evergreen shrubs should be of a size expected to reach a minimum of six (6) feet in height at maturity. Trees may be evergreen or deciduous. All landscaping shall be drought tolerant or irrigated to ensure good health and vitality.

The installation and maintenance requirements of Section 11.1.2(E) shall apply.

Screening requirements shall not apply to telecommunications providers who camouflage (stealth towers) towers or antennas within another structure (such as a bell steeple), or co-locate on an existing tower. Nor shall screening apply when an antenna will be mounted on an electrical transmission tower or on structures such as a water tower/tank, grain silos, etc. or similar structures.

The Administrator may waive any or all of the screening requirements upon determining existing topography or existing natural conditions on site will screen the property as effectively as the required screening, provided that the spirit and intent of this subsection are met. The Administrator may also waive screening on those sides of the proposed tower that are located adjacent to undevelopable property. Such a waiver may not be sought to relieve the screening requirement for towers to be located adjacent to vacant properties or along any public right-of-way. Undevelopable property shall constitute any such property or land that is unable to be used as a building site.

- I. Minimum setback requirement, on all sides of the property including road right-of-way, or leased area of a parcel, shall be seventy-five hundredths (.75) foot for every one (1) foot of actual tower height (i.e. a 199.9 foot tower would require a 149.9 foot setback on all sides), or the documented collapse zone, whichever is greater in all zoning districts in which telecommunication towers are allowed. This requirement shall not be

applicable to a telecommunication tower proposing to locate in the C-3 and Industrial (except I-U) zoning districts. ~~These setback requirements are established to prevent ice fall materials and/or debris from tower failure or collapse from damaging off site property.~~

- † All towers shall be at least 100 feet from any existing residence.

Setbacks for free standing towers in the C-3 and Industrial (except I-U) districts setbacks shall be determined by the underlying zoning district.

Setbacks for towers located within leased areas shall be measured to the edge of the parcel in which the leased area is located.

- J. Minimum lot size requirements for telecommunication towers ~~locating in Residential, Office, Commercial (except C-3) and I-U zoning districts~~ shall be determined by the maximum setback possible for a proposed tower (except in C-3 and Industrial zoning districts).

~~Minimum Lot size requirement for towers locating in all other zoning districts shall be determined by the underlying zoning district.~~

- K. Telecommunications providers who are leasing a portion of a lot for the proposed telecommunication tower shall obtain a written signed certification from the property owner that no future development or subdivisions of land of leased portions will be made within the established setbacks of the telecommunication tower until such tower is removed from the site (i.e. is abandoned and removed by the provider). This does not apply to telecommunication providers seeking to co-locate on an existing tower.
- L. Towers and related facilities must be removed by the applicant and/or tower owner upon abandonment of the tower (no longer used for its original intent) for a period of three hundred sixty-five (365) consecutive days. Such removal (clearing from site) shall take place and be fully completed within ninety (90) days of the first day the tower was declared to have been abandoned for three hundred sixty-five (365) days. It shall be the responsibility of the applicant or tower owner to notify the County when the tower has been abandoned for a period of three hundred sixty-five (365) days.
- M. Any planned increase in tower height to an existing approved telecommunication tower requires the provider to apply for an amendment to the original conditional use permit. Normal maintenance and repair of the structure can be completed without the issuance of a new permit at the discretion of the Administrator. Planned height increases for towers which were constructed prior to the adoption to the Gaston County Zoning

~~Ordinance~~McAdenville Unified Development Ordinance and/or do not have a ~~conditional~~ special use permit on file with the ~~County-Town~~ shall be required to apply for a ~~conditional~~ special use permit, which includes a review and approval by the ~~County~~Town.

- N. Applications by providers to use co-location space on an approved existing tower shall be permitted by right provided that the tower height is not increased. If the co-locator or owner of the tower proposes to increase the tower's height, this shall require the co-locator or owner to apply for an amendment to the original conditional/special use permit, which includes a new review and approval by the ~~County~~Town. Co-location applicants must comply with all requirements provided in Section 8.4.24, unless provided by the original conditional/special use permit applicant.
- O. Free-standing signs are prohibited. Wall signs shall be limited to (i) identification signage allowed on equipment structures or fences surrounding the telecommunication tower / structure provided it does not exceed nine (9) square feet in size for the purpose of identifying the owner of said tower, and co-location availability, and (ii) "No trespassing" signs, "Danger - High Voltage" signs, and other similar warning signs shall be installed to discourage trespassing by unauthorized persons.

Signs shall be on installed and/or mounted on the perimeter fence, and or on tower at the base of the tower.

No advertising signs shall be allowed on the tower.

- P. The provider shall show proof of adequate insurance coverage for any potential damage caused by or to the telecommunications tower prior to the issuance of a ~~conditional~~ special use permit, or an amendment to that permit. Once approved, documentation of adequate insurance must be provided to the ~~Gaston County Land Use Administrator~~McAdenville Zoning Administrator every twelve (12) months.
- Q. Outdoor storage of equipment or other related or non-related items are prohibited.
- R. Associated telecommunication equipment buildings located in any zoning district shall not be used as an employment center. This provision does not prohibit the periodic maintenance or periodic monitoring of equipment and instruments.
- S. All applications for a ~~Conditional~~ Special Use Permit (or amendment to the original Conditional or Special Use Permit) for a telecommunication tower must include the following information in addition to any other applicable information contained in the Zoning Ordinance:

1. Identification of intended provider(s);
2. Documentation by a registered engineer that the tower has sufficient structural integrity to accommodate more than one (1) user. A statement about the general ~~capa~~Town capacity of the tower in terms of the number of additional providers, or co-locators, it is designed to accommodate;
3. A statement from the provider indicating intent to allow shared use of the tower and how others will be accommodated;
4. Documentation that all property owners of residentially zoned property within ~~three~~ five hundred (~~300~~ 500) feet of the edge of all sides of the property (for leased sites this means the edge of the larger parcel in which the leased portion is located), as well as adjacent property owners, have been notified by the applicant of the proposed tower height and design. Notification of property owners is also required for amendments to existing Conditional or Special Use Permits.
5. Documentation that the telecommunication equipment complies with Federal Radio Frequency Emission Standards;
6. Documentation from a professional RF Engineer that towers over one hundred and ninety-nine and nine tenths (199.9) feet are necessary for a minimal level of service;
7. A site plan(s) drawn to scale, identifying the site boundary, tower(s), existing and proposed structures, including equipment buildings, access, fencing area, fall radius and landscape screening, detailing the type of landscaping, amount of plantings and location, and longitude and latitude in degrees and minutes, indicate the horizontal datum used either NAD 83 and NAD 27;
8. Documentation of monopole tower or lattice tower collapse area, for newly proposed telecommunication towers.
9. Expert testimony that demonstrates to the satisfaction of the ~~County~~ Town that the provider has explored all means for stealth tower locations and co-location opportunities. Evidence may consist of the following:
 - a. Existing or approved telecommunications towers with available co-location space are not located within the search area.

- b. Existing or approved towers or structures are not of sufficient height to meet the provider's specifications.
 - c. Existing or approved towers or structures do not have sufficient structural strength to support the applicant's proposed antennae.
 - d. The provider's proposed antenna would cause objectionable radio frequency interference with existing or planned antennae on an existing or planned tower, (i.e. the spacing requirement between antennae cannot be met).
 - e. Existing or approved towers lack of co-location space.
 - f. Documentation that the provider has sent copies of letter to owners of all existing towers within a one (1) mile radius of the proposed site, inquiring whether or not their existing tower could accommodate the proposed antennae without causing instability or radio frequency interference.
 - g. If it is determined that an existing tower does not have the structural strength or integrity to support additional antennae and associated equipment, then the proposed provider shall provide documentation that the existing tower can not be structurally strengthen to accommodate an additional user.
- T. In all zoning districts where telecommunication towers are allowed ~~except for the C-3 and Industrial (except I-U) districts~~, any newly proposed tower shall be located at least one ~~thousand (1,000) feet~~ 1 mile from any other existing telecommunications tower. The provider shall provide on the proposed site plan any existing towers within the ~~one thousand (1,000) feet~~ 1 mile separation requirement.
- U. Towers shall not restrict or interfere with air traffic or air travel to and from any existing or proposed public or private airport. All proposed towers shall comply with Federal Aviation Administration (FAA) standards.

8.4.2 TELECOMMUNICATIONS ANTENNAE AND ASSOCIATED EQUIPMENT ON EXISTING TOWERS AND STRUCTURES

- A. Provided the structural integrity of the structure / tower is not compromised or diminished as determined or documented by a licensed professional structural engineer, telecommunication antennae and its associated equipment buildings may locate on any existing tower, water tank/tower,

building, or similar structures by right in all zoning districts so long as the addition does not increase the original height of the existing structure. Such antennae shall be painted to match the color of the building/structure or the background against which they are most commonly seen.

Note: No antennae used for the purpose of cellular telecommunication shall be mounted on any structure used solely for residential purposes.

- B. The ~~County~~ Town requires that each applicant shall provide documentation proving that their telecommunications equipment complies with the Federal Radio Frequency Emission Standards.
- C. Screening requirements shall not apply to telecommunications providers who camouflage (stealth locations) antennas within another structure (such as a bell steeple), or co-locate on an existing tower. Nor shall screening apply when an antenna will be mounted on an electrical transmission tower or on structures such as a water tower / tank, grain silos, etc. or similar structures.
- D. Applications by providers to use co-location space on an approved existing tower shall be permitted by right provided that the tower height is not increased. Any co-location which will results in an increase to the tower height, shall require the co-locator or applicant to apply for an amendment to the original ~~conditional~~ special use permit, or apply for a new ~~conditional~~ special use permit(if there is no original conditional or special use permit) which includes a new review and approval by the ~~County~~ Town.
- E. Outdoor storage of equipment or other related or non-related items are prohibited.
- F. The associated telecommunication antennae equipment buildings located in any zoning district shall not be used as an employment center. This provision does not prohibit the periodic maintenance or periodic monitoring of equipment and instruments.
- G. Telecommunication antennae and associated equipment shall not restrict or interfere with air traffic or air travel to and from any existing or proposed public or private airport. All proposed towers shall comply with Federal Aviation Administration (FAA) standards.

8.4.3 CO-LOCATION FOR NEWLY PROPOSED AND REPLACEMENT TELECOMMUNICATION TOWERS

- A. The location of antennae and its associated equipment on an approved telecommunications tower shall be permitted by right in all zoning districts provided the tower's height is not increased and the structural integrity of the tower is not diminished or compromised as determined and documented by a licensed professional structural engineer.
- B. Newly proposed or replacement telecommunication towers up to one hundred-fifty (150) feet shall be structurally designed and built to accommodate two (2) or more users.
- C. Newly proposed or replacement telecommunication towers which exceed one hundred-fifty (150) feet shall be structurally designed and built to accommodate three (3) or more users.
- D. New telecommunication towers and replacement towers shall provide enough ground site area to accommodate future providers' ground equipment buildings associated with future co-locates.

8.4.4 FREE STANDING MONOPOLE TOWERS UP TO 199.9 FEET [LOCATED IN THE C-3 AND INDUSTRIAL (EXCEPT I-U) DISTRICTS]

- A. All monopoles shall be designed to "telescope" or collapse inward unless documentation can be provided to prove that such design is not feasible.
- B. Newly proposed telecommunication towers are prohibited in the Scenic View (SV) Overlay district.
- C. It is the intent of the ~~County~~ Town to encourage providers to co-locate facilities in an effort to reduce the number of telecommunication towers in Gaston County. New telecommunication towers shall be capable of supporting additional communications antennas. ~~This will assist the County in reducing the total number of towers in the County.~~

Newly proposed monopole telecommunication towers up to one hundred-fifty (150) feet shall be structurally designed and built to accommodate two (2) or more users.

Newly proposed monopole telecommunication towers exceeding one hundred-fifty (150) feet shall be structurally designed and built to accommodate three (3) or more users.

New telecommunication towers shall provide enough site and/or land area to accommodate future co-locates equipment buildings, and other related equipment.

- D. The maximum allowable height of monopole tower by right is one hundred and ninety-nine and nine tenths (199.9) feet.
- E. Where a telecommunication tower is located on a lot with an existing principal use, the tower shall be located in the rear yard only. In addition, an access road of at least twelve (12) feet wide shall be maintained by the property owner and/or the applicant from a public street to the tower for use by service and emergency vehicles.

- F. The ~~County-Town~~ requires that each applicant must provide documentation proving that their telecommunications equipment complies with the Federal Radio Frequency Emission Standards.
- G. A minimum eight (8) foot high chain link fence is required immediately around the telecommunications tower and any equipment building(s) since the tower can be considered an attractive nuisance. Barbed wire, razor wire, or other similar types shall be used along the top of the fence and access to the tower area and equipment buildings shall be through a locked gate. The Zoning Administrator may waive fencing requirements for stealth towers and other types of structures if the fencing serves no useful purpose.

Note: Applicants building new towers shall plan the fence and screening (see below) to accommodate all future providers on the site such that the fence and screening materials surround the land designated for all future equipment buildings and the tower.

- H. Landscape screening shall be required along the outside area of the perimeter fenced area(s) to mitigate the visual impacts of the tower and equipment buildings from nearby viewers. Landscape materials shall consist of evergreen shrubs planted as per a Type B screening, with a five (5) foot planting strip (see Section 11.3). Evergreen shrubs should be of a size expected to reach a minimum of six (6) in height at maturity. Trees may be evergreen or deciduous. All landscaping shall be drought tolerant or irrigated to ensure good health and vitality.

The installation and maintenance requirements of Section 11.1.2(E) shall apply.

The Zoning Administrator may waive any or all of the screening requirements upon determining existing topography or existing natural conditions on site will screen the property as effectively as the required screening, provided that the spirit and intent of this subsection are met.

The Zoning Administrator may also waive screening on those sides of the proposed tower that are located adjacent to undevelopable property. Such a waiver may not be sought to relieve the screening requirement for towers to be located adjacent to vacant properties or along any public right-of-way. Undevelopable property shall constitute any such property or land that is unable to be used as a building site.

- I. Setbacks for free standing towers in the C-3 and Industrial (except I-U) zoning districts ~~setbacks shall~~setbacks shall be determined by the underlying zoning district.

Setbacks for towers located within leased areas shall be measured to the edge of the parcel in which the leased area is located.

- J. Minimum Lot size requirement for towers locating in the C-3 and Industrial (except I-U) zoning districts shall be determined by the underlying zoning districts.
- K. Towers and related facilities must be removed by the applicant and/or property owner upon abandonment of the tower (no longer used for its original intent) for a period of three hundred sixty-five (365) consecutive days. Such removal (clearing from site) shall take place and be fully completed within ninety (90) days of the first day the tower was declared to have been abandoned for three hundred sixty-five (365) days. It shall be the responsibility of the applicant or tower owner to notify the County when the tower has been abandoned for a period of three hundred sixty-five (365) days.
- L. Free-standing signs are prohibited. Wall signs shall be limited to (i) identification signage allowed on equipment structures or fences surrounding the telecommunication tower/structure provided it does not exceed nine (9) square feet in size for the purpose of identifying the owner of said tower, and co-location availability, and (ii) "No trespassing" signs, "Danger - High Voltage" signs and other similar warning signs shall be installed to discourage trespassing by unauthorized persons. Signs shall be only installed and / or mounted on the perimeter fence, and or on tower at the base of the tower.

No advertising signs shall be allowed on the tower.

- M. The provider shall show proof of adequate insurance coverage for any potential damage caused by or to the telecommunications tower prior to the issuance of a zoning permit by the ~~County~~Town. Once a zoning permit is issued, documentation of adequate insurance must be provided to the ~~Gaston County~~ McAdenville Zoning Administrator every twelve (12) months.
- N. Outdoor storage of equipment or other related or non-related items are prohibited.
- O. Associated telecommunication equipment buildings located in any zoning district shall not be used as an employment center. This provision does

not prohibit the periodic maintenance or periodic monitoring of equipment and instruments.

P. Applications for a monopole telecommunication tower must include the following information in addition to any other applicable information contained elsewhere in the Zoning Ordinance:

1. Identification of intended provider(s);
2. Documentation by a registered engineer that the tower has sufficient structural integrity to accommodate more than one (1) user. A statement about the general ~~capa~~Town capacity of the tower in terms of the number of additional providers, or co-locators, it is designed to accommodate;
3. A statement from the provider indicating intent to allow shared use of the tower and how others will be accommodated;
4. Documentation that the telecommunication equipment complies with Federal Radio Frequency Emission Standards;
5. A site plan(s) drawn to scale, identifying the site boundary, tower(s), existing and proposed structures, including equipment buildings, access, fencing area, fall radius and landscape screening, detailing the type of landscaping, amount of plantings and location, and longitude and latitude in degrees and minutes, indicate the horizontal datum used either NAD 83 and NAD 27;
6. Documentation of monopole tower or lattice tower collapse area, for newly proposed telecommunication towers.

Q. Towers shall not restrict or interfere with air traffic or air travel to and from any existing or proposed public or private airport. All proposed towers shall comply with Federal Aviation Administration (FAA) standards.