

**City of White House
Municipal Board of Zoning Appeals
MINUTES
Tuesday, October 21, 2014**

Call to order 7:00 p.m.
Roll Call
Members Present Dolly Peay, Bob Dorris, John Decker-Chairman, Matthew West
Members Absent John Wilkinson
Others Present Reed Hillen- Secretary, Jerry Herman-City Administrator, Valerie Webb, City Attorney

Approval of prior minutes- September 16, 2014. Motion was made to approve by Matthew West, seconded Bob Dorris. Motion passed unanimously.

AGENDA

PUBLIC HEARING:

Item # 1 **Northcrest Medical Center:** Requests a special exception to allow a communications tower at 121 Highway 76. Property is referenced as Robertson County Tax Map 107-I, Group B, Parcel 12.00. Property is zoned C-1, Central Business District and is located at 121 Highway 76. Chairman Decker opened the public hearing.

Chairman Decker reviewed staff's recommendation: The Zoning Ordinance has been recently amended to require that all communications towers that wish to be placed within 2 miles of an existing tower. The applicant's request would be within 2 miles of the tower located at City Hall. This tower would greatly enhance the medical center's benefit to the center. Staff's recommendation is to deny request.

Francy Durrett-135 Hwy 76.- stated that she had a few concerns-if the tower is safe, and what would it do to her property value? Also, Ms. Durrett asked if the large, old pecan tree that both properties share would be removed. Ms. Durrett stated that she also was concerned about the aesthetic look of the tower.

There being no one else to speak for or against this item. Chairman Decker closed the public hearing.

Chairman Decker opened the public hearing for Item # 2. There being no one to speak for or against this item-Chairman Decker closed the public hearing.

Motion was made by Dolly Peay to deny the request for Item # 1, seconded by Bob Dorris.

Matthew West asked if there was a reason that they could not use one of the existing towers. Staff stated that this would be a tower connection between two private businesses-Northcrest office and Northcrest Medical Center in Springfield. Staff stated that this is the first request for a special exception since the Zoning Ordinance was amended to not allow new communications towers no closer than 2 miles from an existing tower. Staff stated that his concerns are the proposed height of 60 to 80 ft. and the close proximity to the town center area. Staff stated the proposed tower would only be a couple 100 yards from a utility tower.

Korry Gold, with Northcrest Medical Center, stated the proposed tower would be above the tree line, and they would not have to remove any trees. The tower would be attached to the clinic. Mr. Gold stated that the tower would meet safety wind load requirements. Mr. Gold stated that the tower would have a plate over it, which would extend 7 ft. to prevent anyone climbing it. Mr. Gold stated there would be 2 to 4 radios attached to the tower. Mr. Gold stated the radios would allow connectivity to the other locations in White House and back to the data base at the Northcrest Hospital. Mr. Gold stated they have had numerous problems with Comcast and there internet connectivity. Mr. Gold stated this creates patient scheduling problems and problems with getting a prescription for a patient. Jerry Herman, City Administrator, asked if there would be antennas attached to the other buildings. Mr. Gold stated no, that it is a non-licensed radio and looks like a satellite dish. Bob Dorris asked if they could use satellite type antennae. Mr. Gold stated that they have tried to use that, but because of the trees, it was unsuccessful. Mr. Gold and the board had discussion on the proposed height of the tower. Jerry Herman asked if they were to co-locate on the tower at City Hall would they be able to reach all their locations. The representative stated yes, they could shoot directly to the hospital. Staff stated that there is another tower

that the city owns that is located off Industrial Drive at the Public Services building. Chairman Decker stated that they may be able to work with the City Administrator regarding possible co-location on one of the City's existing towers.

Motion was made by Dolly Peay to amend previous motion and to defer for thirty days, seconded by Bob Dorris.

Francy Durrett asked Chairman Decker to speak. Chairman Decker allowed comments. Ms. Durrett stated concern with allowing tower. Chairman Decker stated that they are going to look at co-locating at the City's existing tower.

Motion passed unanimously.

Public Hearing:

Item # 2 **Lane Atkinson:** Requests a variance regarding the maximum percentage of lot coverage for an accessory use. Property is referenced as Robertson County Tax Map 107-B, Group A, Parcel 14.00. Property is zoned R-20, Low Density Residential and is located at 135 Calista Road.

Motion was made to approve by Matthew West, seconded by Bob Dorris.

Staff stated that he is in the process of amending the Zoning Ordinance to remove the 70% stipulation and have a maximum percentage of lot coverage for both the primary residence and accessory structures combined.

Motion passed unanimously.

Meeting adjourned at 7:16 p.m.

ATTEST:

Reed Hillen, Secretary



Chairman, John Decker


