

Infrastructure Sub-Committee

August 23, 2016

5:00-7:00pm

Planning Commission Office
230 East Main Street

Georgetown-Scott County
Comprehensive Plan Update



Time Line and Work Plan

June:

1. Revise Goals and Objectives based on public feedback.
2. Work on defining existing Level of Service (LOS) for all Departments and discuss desired LOS goals to maintain as new growth occurs, Work on Public Facilities Master Plan, mapping existing and desired locations for future facilities in growth areas infrastructure maps for accuracy.

July:

Local Transportation focus. Identify local deficiencies and needs and prioritize local transportation for inclusion in Transportation Master Plan. sidewalk and trails projects. Discuss Transportation safety issues. Discuss public transportation needs, policies or study. Airport, railroad, policy for new growth.

August:

Discuss and Refine Cell Tower policy and recommendations

Cell Tower Research

Communities:

Owensboro-Davies County

Oldham County

Nelson County

Henderson County

Boone County

Louisville

Lexington-Fayette

Paducah

Bowling Green



Cell Tower Strategies

Owensboro-Davies County – Towers allowed in all zones. However, suggests a hierarchy of zones that should be examined first in order of preference:

1. Hwy. Right-of-way
2. Existing utility towers
3. Industrial zones
4. Commercial zones and government buildings

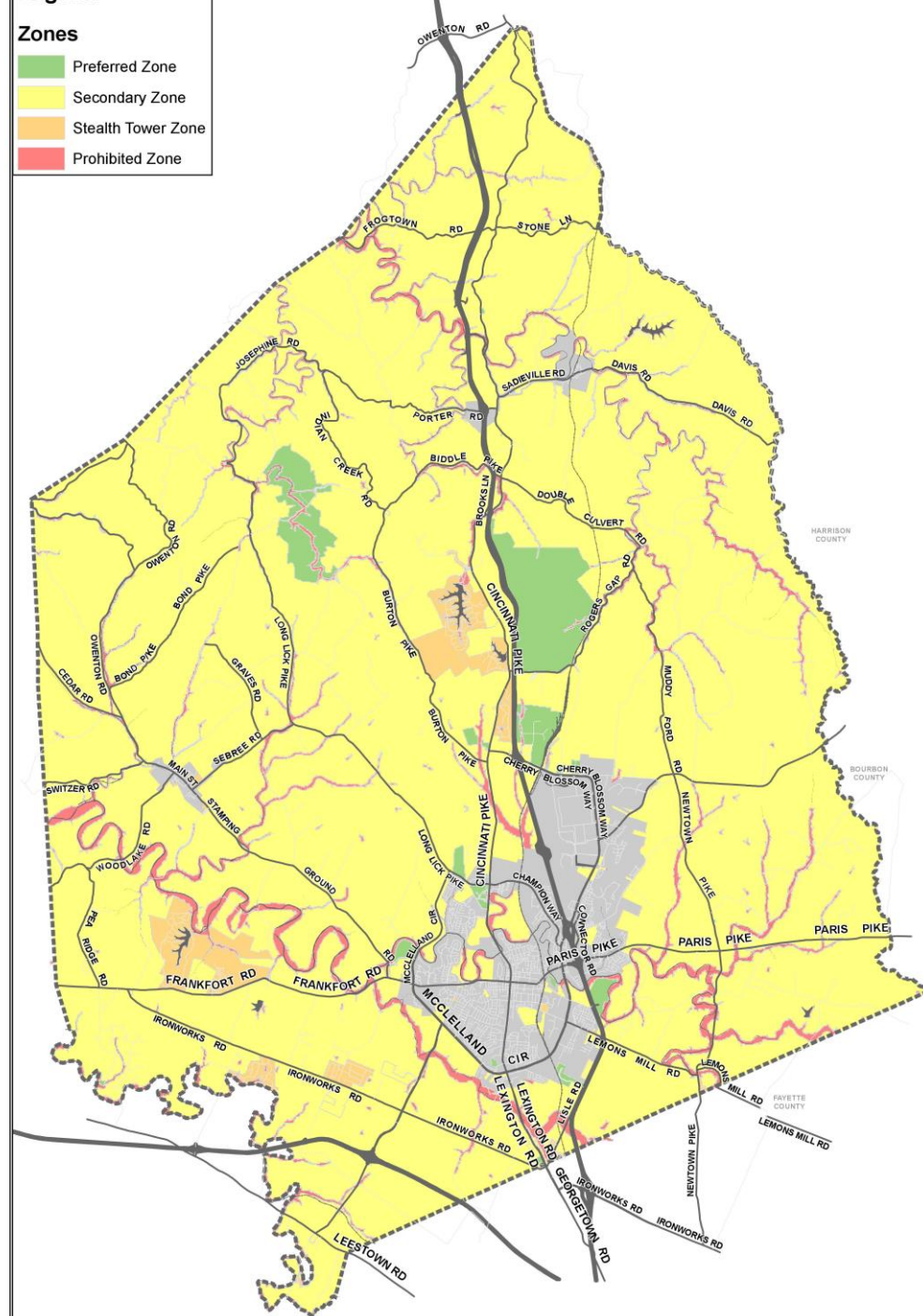


Cell Tower Strategies

Boone County:

A number of other communities followed this model of allowing in all zones but stating the preferred zones including Nelson County and Boone County.

Boone County identifies primary zones, (airport, Industrial) secondary zones, (Comm., office, agricultural) conditional zones (residential) and prohibited zones. In res. Zones towers need to be stealth towers.



Cell Tower Strategies

A number of other communities stick with the uniform application based on KRS guidance including **Paducah, Henderson County and Oldham County.**



Cell Tower Strategies

Lexington-Fayette County:

Has the most restrictive ordinance I found and includes the clearest intent and guidance:

Encourages location “to the largest extent feasible” on local government properties.

Specifically states the intent of the ordinance is to: *ensure towers are sited to minimize their adverse effect on residential uses in surrounding areas.*



Cell Tower Strategies

Lexington/Fayette:

- Towers not permitted in within 25 feet of flood hazard areas.
- Not allowed on land that is environmentally sensitive or a geologic hazard area.
- Not allowed within 1200 feet of a local H-1 or National register district or property.
- Not allowed within 300' of a designated scenic byway.



Cell Tower Strategies

Unique Regulations:

- **Louisville** requires tower companies to post a bond for cost of removal of tower in case it is abandoned.
- **Nelson County** requires the applicant to provide a pictorial representation, such as a silhouette drawing, phot, etc. of the proposed facility from a point 150 to 600 feet from the facility for at least two of the four compass directions showing the relationship of the tower and/or facilities against the massing of surrounding structures, trees or other intervening visual masses..



Cell Tower Strategies

Unique Regulations:

- **Bowling Green** does not allow towers in residential districts.
- **Boone County** requires towers in residential zones to be stealth towers.
- **Louisville** has a maximum height of 200' for towers
- Many jurisdictions require towers in residential areas to be monopole towers with a maximum height of 200'
- Many jurisdictions require towers to be painted light gray or light blue.



Cell Tower Strategies

Unique Regulations:

- **Boone County** requires increased setbacks for towers in agricultural zones that are near residential structures.
- **Lexington** ordinance includes mitigating standards for towers in residential or agricultural zones. Increased landscaping, building material, site standards can be applied at the discretion of the Planning Commission.



Cell Tower Strategies

Unique Regulations:

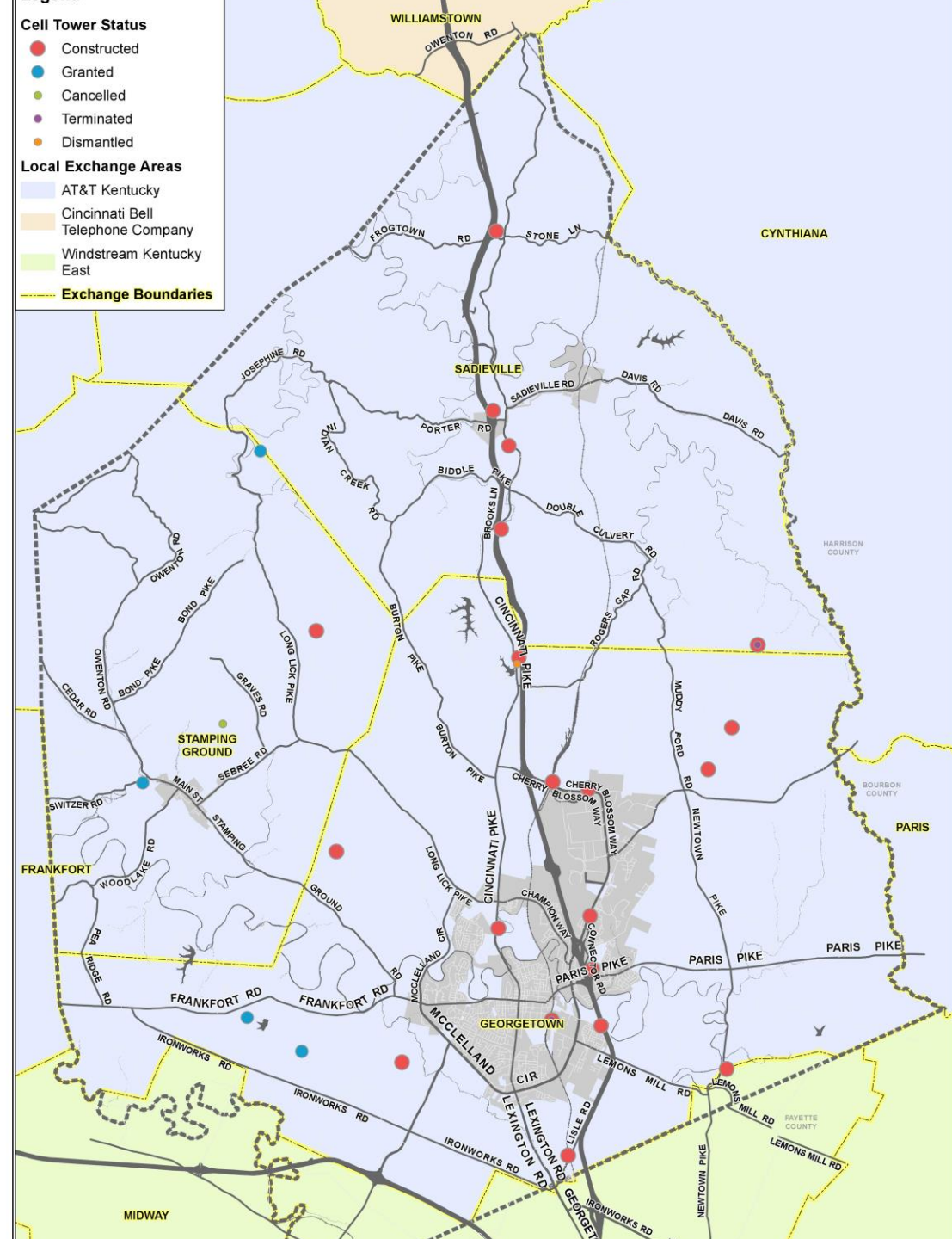
- **Oldham County** require a bond be posted for removal of tower and the site lease area to be the minimum lot size for the district.
- Multiple jurisdictions require a 1:1 height to yard ratio in residential areas. Presuming the lease area must be equal to the height of the tower in all directions.
- One jurisdiction in Illinois requires cell tower companies to pay for an independent evaluation of application. Portion of uniform application fee could be used to hire outside expert if 60 day requirement could be extended.



EXISTING OR APPROVED TOWERS

FAA update.

Beginning September 15, 2016 any communication tower taller than 150 feet AGL will need to use flashing obstruction lights.



Scott County Cell Tower Strategies

What are our priorities?:

- Protect residential areas?
- Protect environmentally sensitive areas?
- Encourage colocation use of existing approvals?
- Stealth towers?
- Height restrictions or no towers in residential zones?



Proposed Cell Tower Goals and Objectives

- Ensure utility infrastructure is located to minimize impacts to historic, cultural, and environmentally sensitive areas.
 - New Telecommunication towers should be sited so as to avoid negative impacts to historic and environmentally sensitive areas.
 - The Planning Commission should develop the appropriate technical support necessary to effectively evaluate a cellular tower application.
 - Zoning Ordinance should be amended to require co-location or use of alternative reasonable locations when towers are proposed for environmentally, historically or culturally sensitive locations.
 - Planning Commission should adopt new uniform zoning standards for towers that meet the previous objective after careful study and public input.

Time Line and Work Plan

November:

Shift focus to implementation, measures, follow-up, etc.

Review of draft Comp Plan



What happens next?

November

Implementation.

Action Item plan

Draft Outline of Chapter

Next Sub-Committee Meeting

- **Tuesday, Nov 22th** from 5:00-7:00pm
- Planning Commission Office,
230 East Main Street