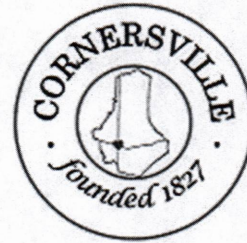


**Minutes for the Board of  
Zoning Appeals Public  
Hearing and Meeting**

**July 29, 2024, 2024 at 6:00 p.m.**



**Those Participating:** Board Members Colleen Clift, Sharon Pennington, and Dennis Rankin, Town Administrator Taylor Brandon, Ralph Wyngarden representing Faulk and Foster for applicant Southern Towers, Sgt Wesley Vick and Administrative Assistant Beth Vick

1. Brandon called the Public Hearing to order.
2. Brandon introduced Ralph Wyngarden of Faulk and Foster representing Southern Towers.
3. Wyngarden stated the highlights of how a Verizon Wireless telecommunications tower will be built to suit the community and accommodate Verizon Wireless and possibly three (3) other competitors. Wyngarden stated Southern Tower is requesting Special Use zoning for Parcel 00900 on North Main Street in Cornersville. He stated the tower will be 195 feet with no flashing light at the top. He stated it will have a 700mh coverage area, which is better for all servers. It will be of triangular reception facing north, south and west.
4. Wyngarden stated the driveway to the proposed tower will be off Lynnville Road behind Cornersville Church of Christ, and the tower will have a lightning rod. He stated the tower being placed in this location will give better reception for emergency calls, Amber Alerts, Tornado notices on cell phones, and any other natural disaster notices that could occur in the Cornersville and southern Lewisburg areas.
5. Clift asked about coverage for the east part of Cornersville. Wyngarden stated the north sector will face northeast.
6. Taylor Pickett of 203 Terry Lane, Cornersville, spoke regarding his concerns of a wireless tower being behind his house. He spoke regarding health concerns of radiation/pulses from the tower, the possibility of decreasing the property values of the neighborhood. Since the ambulance helicopters use the front lawn of Cornersville Elementary School, the height of the tower could change their flight plans. Pickett was reading some zoning information and his concerns. Brandon asked Pickett what document he was reading, Pickett answered the Marshall County Zoning Ordinance. Brandon stated the Marshall County Zoning Ordinance does not apply within the Town limits of Cornersville. Pickett stated the location of the tower makes he and his wife uncomfortable about health risks should the tower be approved, they will sell their property and move. He stated he has health concerns for his horses.
7. Wyngarden stated the proposed tower is a lower signal and meets the FCC regulations, so the health risks are very low. Wyngarden referenced Section 332 Code with several sections from a federal document which states there are no health concerns.

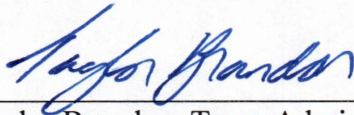
Brandon asked Wyngarden about the risk to animals. Wyngarden stated if the health risks do not affect humans, it will not affect animals.

8. Chris Kiser 210 Terry Lane Cornersville, asked what the line of sight (reception) is from the tower to Exit 27 on I65. Wyngarden stated he had driven the area and could not guarantee the lower areas on Highway 129 West will have as good of a connection as the higher areas. Kiser asked what the benefits are to putting a tower in the downtown area. Wyngarden stated the sectors will go out further and the lower-level frequency will rise.
9. John Salsman 105 Terry Lane Cornersville, read the Town of Cornersville Mission Statement to the audience. He stated the proposed tower will be closer to residential areas than North Main Street. Salsman stated he will lose \$100,000 in the value of his home should he sell the property. He stated Williamson County, TN has 1,500 feet setbacks from schools for the safety of the children. Salsman stated the residents of Cornersville will not benefit from a tower, but the property owner will benefit. From his backyard, he will be able to see the tower all the time. He stated he is opposed to the tower location. Wyngarden stated the trees and vegetation are already in place and parts of the tower could possibly be seen during the daylight hours but not at dark. There will be no flashing light. Wyngarden stated the area in which the proposed tower is to be located could possibly increase property values to most home buyers for in today's terms, because people want better internet and cell phone service.
10. Salsman stated even with vegetation the tower will still be visible. Wyngarden stated maybe more in the winter months.
11. Melinda Coats 201 Terry Lane Cornersville, stated the tower will definitely be seen from her backyard in the winter. Coats is opposed to the tower, but she feels due to the ambulance helicopters there should be a light at the top. Wyngarden stated the FCC does not require a light for towers below 200 feet. If the board wants to put a condition of a light on the top, they are able to do that. Brandon asked Wyngarden if they had more or less disagreements if a light was on the top. Wyngarden stated there are more disagreements with a light. Coats asked about the fall zone of a tower. Brandon stated the tower is designed to have a 50-foot radius fall zone and no buildings can be built within that 50-foot fall zone. He stated, again, the Town of Cornersville Zoning Ordinance supersedes the Marshall County Zoning Ordinance. Coats states the proposed tower affects more people on Terry Lane regarding sight and health concerns and she asked why this particular parcel was chosen. Wyngarden stated Verizon wants a central area location.
12. Andy Hoover, Attorney representing Melinda Coats, was looking at the Town of Cornersville Zoning Ordinance regarding setbacks. Brandon read the setbacks to the audience. Hoover stated he is concerned of a legal challenge in chancery court. He stated some case law regarding spot zoning. He stated what is permitted in commercial zones is not permitted in residential zones. Hoover stated the notices sent by mail do not talk about the entire project. He stated Special Use is discretionary and all notices must give notice of what the meeting is actually about. Brandon stated the notice discussed a telecommunications tower.
13. Brandon asked the Board of Zoning Appeals how they wish to go forward. Sharon Pennington asked about the notice requirements according to the Zoning Ordinance. Brandon stated he wanted to look more into some case law Hoover presented among other things. Brandon stated that the property upon which the tower is proposed and other properties in the area have

not been zoned. Brandon could not find any documentation from the Planning Commission or the Board of Mayor and Aldermen indicating the properties were zoned. Blanket zoning R-1, low density residential, has not been adopted by the Town. Brandon asked the BZA not to vote on the tower in order to get more information from the Board of Mayor and Aldermen regarding zoning. Clift asked if this zoning needs to go before the Planning Commission since the Planning Commission changed the property on West Austin and South Mulberry from C-1 to R-3. Clift stated she wants to do what is best for the town in general instead of a few residents. Brandon stated the Planning Commission will have to determine how the property is zoned. Brandon stated if the property is not zoned R-1, then the Special Use zoning does not apply at all.

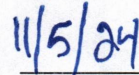
14. Brent Hieronymi 118 Lynnville Highway stated his property has the tallest tree in the neighborhood, 70 feet tall, and is the newest resident of the neighborhood. He stated they would not have bought the property and moved there if they had known a telecommunications tower was going up behind them. He asked why Verizon could not place two (2) towers in town at a different location than behind his house.

Clift made a motion to adjourn the meeting. Pennington seconded the motion.



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Taylor Brandon, Town Administrator



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Date