

TAB 2-Responses to SUP Application



November 21, 2023

Ms. Angela Plummer, Zoning Administrator/Planner II
Chatham County Planning Department
12 East Street
Pittsboro, NC 27312

RE: Vertical Bridge REIT, LLC proposed cell site –US-NC-5292-Crosspoint

Dear Ms. Plummer:

Chase Real Estate Services conducted site acquisition services on behalf of Vertical Bridge and Verizon Wireless in this area. Our goal was to meet Chatham County's zoning rules and provide a site that suits Verizon Wireless' coverage needs. Whenever possible, our main objective is to use existing structures. Therefore, this letter responds to **Sections A-D of the Chatham County SUP Application.**

Section A-Applicant Information

1. The Chatham County Zoning Ordinance Use Table shows that a Wireless Telecommunications Facility is permitted in the R1 district by way of being granted an SUP.
2. We believe that a new Wireless Telecommunications Facility is essential and/or desirable for the public's convenience or welfare. Service in the general area has been lacking and an improvement would be good for the immediate area.
 - A. **Traffic**-We do not anticipate any significant increase in traffic as a result of this project. Typically, a cell tower experiences minimal traffic, with only 2-3 vehicles per month, excluding the construction phase. Furthermore, we plan to enhance the existing access road to ensure it meets the County's emergency access standards. See "**Access Road Details**" on page **C10** of the included Construction Drawings. **See TAB #6**
 - B. **Visual Impact & Screening**-The proposed cell tower elevation can be found on page **C-13** of the accompanying construction drawings, while the proposed landscaping buffer is illustrated on page **L1**. **See TAB #6 for CD's.** Additionally, it's worth noting that there already exists a natural tree buffer between the road and the proposed site, which leads us to anticipate that the future visual impact will be minimal. As a courtesy we have also included a couple Photo simulations. **See TAB #3.**

TAB 2-Responses to SUP Application

- C. **Lighting**-There is no lighting associated with this proposed Wireless Telecommunications Facility as this tower is under 200ft tall and the FAA does require lighting. **See the included FAA Letter in TAB #3**
 - D. **Noise**-There is a proposed backup generator associated with this site and the noise specifications are included. See the Generac sound data sheets included in **TAB #3**. Since this is a backup generator, its expected use would only be during loss of power or during monthly maintenance checks.
 - E. **Chemicals**-The only chemical used on this project is diesel fuel which is contained within a double wall enclosure on the back up Generac generator. **See included generator specifications in TAB #3.**
 - F. **Signs**-The signage for this site is for identification and emergency contact purposes only. There will not be any signs associated with advertisement purposes. See "Site Signage Details" on page C11 of the included Construction Drawings in **TAB #6 as well as an example photo of a typical sign on a Vertical Bridge site in TAB #3.**
 - G. **Emergency Services**-Letters or statements were gathered from the police chief and fire chief. **See TAB #5.**
 - 1. Fire Protection-
 - 2. Police Protection-
 - 3. Rescue 911-
 - H. **Impact to Surrounding Land Values**-The included Real Estate Impact Study from Michael Berkowitz addresses this and states "Therefore, I conclude that the proposed development of a cell tower will not be a detriment to property values in the area." Please refer to end of the "Conclusions" paragraph on page 28 of the Impact Study. **See TAB #4.**
3. We believe the requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community. See Real Estate Impact Study and included NEIR Report.
- A. **Need and Desirability**- See Real Estate Impact Study. **TAB #4.**
 - B. **Survey of Similar Uses**- See Real Estate Impact Study. **TAB #4.**
 - C. **Public Provided Improvements**- No additional public improvements are needed.
 - D. **Tax considerations**- There will be some tax revenues generated and they are to be determined.
 - E. **Employment**- The employment impact will be minimal.

TAB 2-Responses to SUP Application

4. We believe that improving cellular and broadband services within a community will complement the Comprehensive Land Use Plan adopted November 20th, 2017. See the attached statement “**Response to Section A, item #4 of the SUP Application**” in **TAB #5**
5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County’s plans, policies, and regulations.
 - A. **Water Source and Requirements-** Upon site’s completion, no water services are required for this project.
 - B. **Wastewater Management-** Upon site’s completion, no wastewater services are required for this project.
 - C. **Water/Sewer Impact Statement-** Upon site’s completion, no water or sewer services are required for this project.
 - D. **Access Roads-** There are plans to improve the existing access road to the standards shown in the “**Access Road Details**” on page **C10** of the included Construction Drawings.
 - E. **Stormwater Runoff-** See “**Grading and Erosion Control Plan**” on pages **C8, C8.1, & C9** of the CDs in **TAB #6**.

Additional items of note:

- A meeting with the Chatham County Appearance Commission was not required.
- A Community Meeting was held on 10/2/2023 @ 6:00pm at the Moncure Fire Station #8 with an address of 2389 Old US 1, Moncure, NC 27559. The Adjacent/Adjoining Landowners Map & List, an Example Notice Letter, proof of mailing notice, receipts, Attendance List, and Report of Community Meeting. See **TAB #8**.

Section B-Submittal Information and Procedure

Notes for items (1-4)-Digital copies of the application and supporting documents will be submitted to the Planning Department using the Digital Document Submission Guidelines. Upon notice from the Sufficiency Review staff that the application is complete we will provide 16 copies then await confirmation of the Public Hearing Date.

Section C-Supplemental Information Required with application and required information to be included on the site plan.

- (1) **Items “a-k”**-are addressed and can be found on the Construction Drawings found in **TAB #6**.
 - Item “l”**-other than the nearby cemetery located on the adjacent church property there were no historical structures found on the **NCHPO National Registry**.
 - Item “m”**-There is a cemetery on the adjacent church property. Please refer to the provided **Photo simulations** in **TAB #3**.

TAB 2-Responses to SUP Application

Items “n-p”- are addressed and can be found on the Construction Drawings found in **TAB #6**.

Items “q & r”-are addressed in the provided Summary Section from the Phase 1 Environmental Site Assessment Report provided by TriLeaf. **See TAB #9**.

Item “s”-Other than the typical equipment to grade a site and to raise the tower, there will be no heavy industrial equipment being used that would require a Special Study.

- (2) **Items “a-e”**-are addressed in the provided Construction Drawings found in **TAB #6**.

Item “f”-Upon completion of construction, the impact to traffic will be minimal, only 2-3 vehicles per month. So, we believe this project will not require an analysis. As additional support, we have included a copy of the partially signed NCDOT Permit Application as well as a copy of the email stating the local jurisdiction will sign the permit upon SUP approval. **See TAB #7**.

Item “g”-is to be determined. We're happy to provide any additional information requested.

Section D-Signature Statements

Landowner and applicant's signatures are provided.