



CHATHAM COUNTY COMMISSIONERS

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COUNTY MANAGER

Dan LaMontagne

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Established 1771

Resolution of the Chatham County Board of Commissioners

A RESOLUTION APPROVING A SPECIAL USE PERMIT REQUEST

BY The Towers LLC dba Vertical Bridge

WHEREAS, The Towers LLC dba Vertical Bridge, has applied to Chatham County for a special use permit on Parcel No. 83021, located at / off NC 42 in Moncure, Cape Fear Township, for a new wireless telecommunication tower monopole, 199 ft total, and;

WHEREAS, the Chatham County Board of Commissioners having considered all of the evidence in the whole record and based upon the competent, substantial and material evidence in the record, including, without limitation, the Applicant's written materials, all of which are incorporated herein by reference, hereby finds as follows:

1. The use/s requested are among those listed as eligible uses in the district in which the subject property is located or is to be located. No error in the Ordinance is being claimed. Wireless Telecommunication tower operators may apply for a special use permit in residentially zoned areas.

2. The requested special use permit is either essential or desirable for the public convenience or welfare because, among other reasons, As the county continues to become more populated and the need for access to technology increases, rural areas of the county are experiencing increased development pressure and a need for access cellular and internet services. The applicant states this tower location will bring services needed in these areas.

Little to no traffic is generated from a tower site once construction is complete and then 2-3 vehicles per month. There is an existing tree line that will help buffer the tower site from adjacent properties and the roadway and will be approximately 500 ft from the edge of the right-of-way. There is no lighting proposed for the tower per FAA guidelines. An impact study has been provided that shows a wireless telecommunication tower does not adversely affect the general property value of the area.

3. 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. No additional improvements are required for the proposed use. This will be an unmanned site and the bulk of any traffic will be during construction.

A community meeting was held October 2, 2023, at Moncure Fire Station #8. Several adjacent landowners attended. Questions were asked about securing the site and no traffic or sirens during funerals at the church.

4. The requested permit is consistent with the objectives of the Land Development Plan by,

- Objective 7, pg 42 – provide infrastructure to support desired development and support economic and environmental objectives. Focus on the development of utilities to foster development and support economic development.
- Pg 138 – Recommendations for Utilities and Public Services, include ensuring adequate utilities are being located to support the desired development pattern. The Moncure area is growing and will continue to grow with the most recent approval of an auto manufacturer and a distribution facility. Internet/broadband and reliable cell coverage are needed to support remote workers, education, and getting future business to located in the area. See also HL Policy 11, Strategy 11.3, pg 86.

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided through the proposal consistent with the County's plans, policies and regulations and confirmed through any additional conditions placed on its approval as seen below. A NCDOT driveway permit will be obtained upon approval. There is no need for water or septic for this use.

NOW, THEREFORE, BE IT RESOLVED BY THE CHATHAM COUNTY BOARD OF COMMISSIONERS, as follows:

That a Special Use Permit be, and it hereby is, approved for the reasons hereinabove stated subject to the additional stipulations and conditions set forth hereinafter; and

BE IT RESOLVED FURTHER that the Chatham County Board of Commissioners hereby approves the application for the special use permit in accordance with the plan submitted by the Applicant, The Towers LLC dba Vertical Bridge, and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

ATTACHMENT "A"

Site Specific Conditions

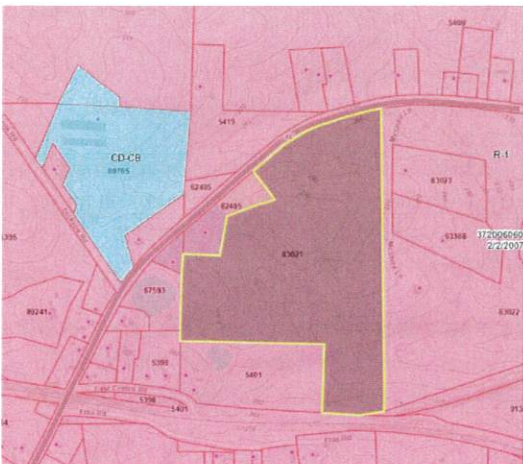
1. A building permit shall be obtained and remain valid at all times within two years of the date of this approval or this approval becomes null and void.
2. An evergreen, native species landscape buffer shall be installed as agreed to with the Board in order to offer protection for the existing graveyard on the adjoining parcel.

Standard Site Conditions

3. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes to or variations from any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.
4. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Watershed Protection, and Environmental Health Division, etc.) shall be obtained, if required, and copies submitted to the Planning Department as part of the platting process.

Standard Administrative Conditions:

5. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspections.
6. Continued Validity – The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
7. Non-Severability – If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
8. Non-Waiver – Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.



BE IT FURTHER RESOLVED that the Board of Commissioners of the County of Chatham hereby approves the application for a special use permit in accordance with the plans and conditions listed above.

Adopted this, the 18 day of March 2024



Mike Dasher, Chair
Chatham County Board of Commissioners

Victoria Farmer Digitally signed by Victoria Farmer
Date: 2024.03.16 07:57:35 -04'00'

Responsible Representative/Applicant

(By signing this document, you agree to all findings as noted and any conditions therefore imposed above)

ATTEST:



Jenifer Johnson, MMC, Clerk to the Board
Chatham County Board of Commissioners



