



TOWN OF CHAPEL HILL
Planning Department
 405 Martin Luther King Jr. Blvd.
 Chapel Hill, NC 27514-5705

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Requested Modifications to Regulations

Project Name	Network Towers: Dobbins	Application Number [Staff to Complete]	SUP-25-1
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LUMO Section	5.20.10 ii (b) Macrocell Facilities
Requirement	In non-single-family districts, new towers are limited to 120 feet.
Requested Modification	In non-single-family districts, new towers are limited to 199 feet, excluding the lightning rod.
Purpose or Intent of Regulation	(b) Where permitted new towers in non-single-family districts shall be limited to 120 feet.
Justification	The proposed height of 199' (195' monopole with a 4' lightning rod) is necessary for Verizon to achieve their coverage objective. The proposed height is also needed to allow space for 3 future carriers to collocate their equipment on the tower and achieve their coverage objective. As noted in the submitted propagation maps, there is a significant reduction in coverage at a lower tower height. A stealth or flush-mount antenna design does not provide the same functionality as a full antenna array. Specifically, with a stealth or flush-mount design, only three antennas can be located at each rad center; therefore, each carrier would likely need two rad centers to fit their needed antennas. The proposed tower is also sited in an area with two existing 200' guyed towers. As noted in the application materials, the two existing 200' guyed towers are not structurally feasible for collocation. Lastly, the existing vegetation surrounding the parcel provides adequate screening from adjacent properties.
Evaluation [Staff to Complete]	

LUMO Section	5.20.8.a.(5) Parking
Requirement	Must provide a parking space located within the lease area, or compound equipment area or the development area.
Requested Modification	To allow one parking space to be located outside the lease area, or equipment compound or the development area.
Purpose or Intent of Regulation	One parking space is required for each tower development area located outside of the rights-of-way. The space shall be provided within the leased area, or equipment compound or the development area as defined on the site plan.
Justification	The property owner is willing to have a space in the parking lot dedicated to this tower.
Evaluation [Staff to Complete]	

LUMO Section	5.6.6 Schedule of Required Buffers
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Requirement	Specifications for each buffer type are contained in the design manual. The buffer requirement noted in the schedule of required buffers may be reduced by one grade of intensity (e.g., C to a B) if the development is designed such that there is no parking between the buildings located on the site and the adjacent street.
Requested Modification	To eliminate the buffer width and planting requirement.
Purpose or Intent of Regulation	To screen the proposed facility from adjacent properties and uses.
Justification	The applicant is requesting the elimination of the buffer width and planting requirement. Installing additional landscaping would encroach into the floodplain and floodway, resulting in greater disturbance to these environmentally sensitive areas. Following consultation with the Stormwater Engineering Department, it was advised that any further disturbance within the floodway is not recommended. Per the directions provided by the Stormwater Management Division, we must minimize the footprint of the proposed development as much as possible as we are partially encroaching into the flood zone. If we were to provide a 15' buffer all around the compound, this would almost double the current width of the project, requiring more fill in the flood area. Network Towers requests that the buffer be waived, and a 7' high wood privacy fence be allowed in lieu of a proposed buffer. While additional planting is not feasible, the applicant remains committed to screening the compound and facility from adjacent properties. To achieve this, the applicant will install a board-on-board fence designed to fully conceal all ground equipment.
Evaluation [Staff to Complete]	

LUMO Section	5.7.2 Tree Canopy Coverage Standards
Requirement	Tree canopy coverage standards are required for applications proposing tree removal that require council approval, including special use permits, major special use permit modifications, conditional zoning district rezonings, and major conditional zoning district modifications.
Requested Modification	To reduce the tree canopy requirement to 25%.
Purpose or Intent of Regulation	
Justification	The applicant is requesting the elimination of the tree canopy coverage requirement. Installing additional landscaping would encroach into the floodplain and floodway, resulting in greater disturbance to these environmentally sensitive areas. Following consultation with the Stormwater Engineering Department, it was advised that any further disturbance within the floodway is not recommended. There is no room to install additional plantings to meet the coverage requirement of 30%, without causing more impact to the floodway and to adhere to the Stormwater Engineering Departments recommendation. While additional planting is not feasible, the applicant remains committed to screening the compound and facility from adjacent properties. To achieve this, the applicant will install a board-on-board fence designed to fully conceal all ground equipment.
Evaluation [Staff to Complete]	



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Statement of Justification for the Special Use Permit

LUMO Section 4.5 states that a Special Use Permit shall not be granted unless Council or the Board of Adjustment makes all Findings of Fact below.
This form is fillable. Please respond to all considerations listed in this worksheet.

Project & Site Information	Project Name	Network Towers: Dobbins	Application Number [Staff to Complete]	SUP-25-1
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LAND USE MANAGEMENT ORDINANCE FINDINGS OF FACT FOR A SPECIAL USE PERMIT	
Finding	Applicant Justification
FINDING #1: The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.	The proposed telecommunications tower is strategically located, thoughtfully designed, and planned for operation to enhance public health, safety, and general welfare. By improving wireless communication coverage and reliability, the tower supports critical needs such as emergency response, public safety communications, and access to telehealth services, while adhering to all applicable safety and regulatory standards to ensure minimal impact on the surrounding community.
FINDING #2: The use or development complies with all required regulations and standards of this chapter, including all applicable provisions of Articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (Article 6), and with all other applicable regulations.	The proposed telecommunications tower complies with all applicable regulations and standards outlined in the Town of Chapel Hill's ordinances, including: Articles 3 and 5: - The project meets all zoning and development requirements, including setbacks, height limitations, and land use compatibility. - The tower's design and placement adhere to the zoning district's guidelines and are consistent with the Town's Future Land Use Map (FLUM). Article 6 (Supplemental Use Regulations): - The tower satisfies all specific standards for telecommunications facilities, including the use of breakpoint technology, collocation readiness, and structural design certifications. - Strategic siting of the tower next to the tree line and compliance with screening requirements ensures minimal visual impact of tower and ground equipment on surrounding properties.

	3. Other Applicable Regulations: ○ The tower complies with Federal Aviation Administration (FAA) regulations for height and safety. ○ Adherence to the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) ensures protection of natural and historic resources. ○ The project includes stormwater management and erosion control measures, meeting local and state environmental standards. This project has been carefully designed to align with all relevant local, State, and federal requirements, ensuring full regulatory compliance and consistency with the Town's development standards.
FINDING #3: The use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.	The proposed telecommunications tower is designed and sited to minimize visual and environmental impact, ensuring compatibility with surrounding properties and preserving property values. Specifically, it is located on a property with two (2) existing 200' guy wire towers, it is located next to an existing mature tree line in an effort to blend with the natural environment and (3) the ground equipment will be screened with a wood board on board fence from adjacent properties. Additionally, the development addresses a critical public necessity by improving wireless communication infrastructure, enhancing service coverage, and supporting emergency response capabilities for the community. As noted in the applicants submitted Impact Analysis, prepared by a licensed third-party real estate appraiser in North Carolina, which concludes that the proposed tower will have no adverse effect on surrounding property values.
FINDING #4: The use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.	<i>Complete the Statement of Consistency with the Comprehensive Plan Worksheet.</i>



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Statement of Consistency with the Comprehensive Plan

This Statement worksheet addresses the application's responsiveness to the [Complete Community Strategy](#) and other components of the Town's [Comprehensive Plan](#). **This form is fillable. Please complete fields in the worksheet where feasible** or reference any attached narratives. See the accompanying Comprehensive Plan Consistency Guide for more detailed guidance. The numbering of fields in this worksheet corresponds to the section numbering of the Guide.

Project & Site Information	Project Name	Network Towers: Dobbins	Application Number [Staff to Complete]	SUP-25-1
	Future Land Use Map (FLUM) Focus Area	North 15-501	FLUM Sub-Area	B

COMPLETE COMMUNITY: STRATEGIES FOR WHERE TO DIRECT GROWTH		
Strategy	Consistency of Application	Evaluation [Staff to Complete]
0.A Greenways	The project does not interfere with existing or planned greenways, preserving community access and mobility.	
0.B Transit Corridors	The project does not directly affect transit corridors but enhances infrastructure that supports transit connectivity through improved telecommunications services.	
0.C Large infill sites with existing infrastructure (within Focus Areas)	This is not a large infill site, but aligns with existing infrastructure needs in the area.	
0.D Smaller infill sites (Residential designation on FLUM)	This is not a small infill site, but provides essential telecommunications infrastructure in a built area without displacing existing uses.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
Plan/Policy References	Future Land Use Map (FLUM), Land Use, Density & Intensity, Mapped Features Shaping Our Future (TOD Plan) West Rosemary Development Guide Central West Small Area Plan Chapel Hill 2020: Community Prosperity and Engagement; Town and Gown Collaboration - Housing Advisory Board Development Review Criteria		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
1.A.1 FLUM Guiding Statements (Town-wide) #2., 3., 7., 10.	The FLUM emphasizes strategic infrastructure development to support connectivity, public safety, and community well-being.	The proposed tower aligns with these goals by addressing coverage gaps and providing critical telecommunications infrastructure to enhance service reliability.	
1.A.2.a-f FLUM Focus Area Principles for Land Use and Density & Intensity	Not applicable.	Not applicable.	
1.A.3 FLUM Appropriate Uses (Primary and Secondary)	Telecommunications towers are classified as necessary infrastructure to support economic and community growth.	The tower provides essential wireless services to the area, ensuring that residents, businesses and first responders benefit from improved connectivity.	
1.A.4 FLUM Building Height Guidance	Focuses on fostering economic development and infrastructure improvements that enhance community connectivity.	While the tower height exceeds typical building guidelines, it complies with FAA standards and is essential for achieving effective telecommunications coverage. The proposed height not only allows Verizon Wireless to provide improved coverage in this area, but it also allows the infrastructure necessary for other	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
		wireless providers to enhance coverage in this area.	
1.A.5 FLUM – Other Mapped Features	Not applicable.	Not applicable.	
1.B Shaping Our Future Focus Area and Recommended Actions (Delete row if outside of TOD Opportunity Sites)	Not applicable.	Not applicable.	
1.C West Rosemary St Development Guide – Community Priorities by Section (Delete row if outside of Plan Area)	Not applicable.	Not applicable.	
1.D Central West Small Area Plan – Principles and Objectives (Delete row if outside of Plan Area)	Not applicable.	Not applicable.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
1.E.1 Chapel Hill 2020: Community Prosperity and Engagement (CPE)	Focuses on fostering economic development and infrastructure improvements that enhance community connectivity.	The project enhances economic activity by improving wireless connectivity, supporting local businesses, and fostering digital accessibility for residents.	
1.E.2 Chapel Hill 2020: Town and Gown Collaboration (TGC)	Not applicable.	Not applicable.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
Affordable Housing Proposal, Including AMI Targets and Mix of Unit Sizes	Not applicable.	
Housing Voucher Acceptance – Commitment for Rental Units	Not applicable.	
Displacement Mitigation Strategies – Resources and Support for any Existing Residents	Not applicable.	
Demographic Needs Served by Housing Types	Not applicable.	
Homeownership Opportunities	Not applicable.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS		
Proximity to Daily Needs and Amenities – Access to Parks, Daycares, Schools, Grocery Stores, Medical Offices, etc.	Not applicable.	
Resident Access to Career and Education Opportunities	Not applicable.	
Effective Use of Limited Land Supply – Sufficient Intensity on Developable Land (excluding Environmental Constraints)	Not applicable.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES			
Plan/Policy References	• Everywhere to Everywhere Greenways Map (See Appendix A for multiuse greenway network) • Mobility and Connectivity Plan (for additional bike facilities) • Greenways Plan (for additional trails including unpaved) • Connected Roads Plan • Future Land Use Map (FLUM), Connectivity & Mobility • Chapel Hill 2020: Getting Around • Transportation & Connectivity Advisory Board Development Review Criteria		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
2.A Everywhere to Everywhere Greenways Map Facilities	Protects greenway networks and ensures compatibility with adjacent uses.	The tower does not interfere with existing or planned greenways, ensuring community mobility and recreation options remain unaffected.	
2.B Mobility and Connectivity Plan Facilities	Not applicable.	Not applicable.	
2.C Greenways Plan Facilities	Not applicable.	Not applicable.	
2.D Connected Roads Plan Connections	Not applicable.	Not applicable.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES			
2.E.1 FLUM Guiding Statements (Town-wide) #6.	Not applicable.	Not applicable.	
2.E.2.a-f FLUM Focus Area Principles for Connectivity & Mobility	Not applicable.	Not applicable.	
2.F.1 Chapel Hill 2020: Getting Around (GA)	Prioritizes infrastructure improvements that enhance mobility, public safety, and accessibility.	Improved wireless communication supports public safety, navigation, and overall connectivity for residents, businesses and travelers in the area.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
Traffic Impact Analysis – Status of Completion or Exemption (LUMO Sec. 5.8)	The proposed telecommunications tower and facility will produce about 1-2 vehicle trips a month post-construction for maintenance needs.	
Road Improvements Addressing Traffic Impacts (typically based on TIA Recommendations)	Not applicable.	
Location of Vehicular Access Points; Vehicular Cross-Connectivity Opportunities	Not applicable.	
Pedestrian Access and Internal Circulation, Connections to Larger Network	The proposed telecommunications tower and facility is an unmanned facility.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
Bicycle Access and Safe Movements through Site; Identify Shared or Dedicated Facilities within Site and along Frontages	Not applicable.	
Bicycle Amenities – Type and Location of Bicycle Parking and Other Supportive Amenities	Not applicable.	
Safe Road Crossings for Various Ages and Abilities – Treatments Used at Key Intersections	Not applicable.	
Transit Service Proximity and Frequency; Improved Access to Nearest Transit	Not applicable.	
Future Multimodal Connectivity Opportunities (include projects by others for Greenways, Transit, and/or Bicycle Facilities)	Not applicable.	
Parking Demand Reduction Strategies	Not applicable.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
Plan/Policy References	• Climate Action and Response Plan (CARP) • Stormwater Management Master Plan • Future Land Use Map (FLUM), Environmental • Chapel Hill 2020: Nurturing Our Community • Sustainable Building Policy for Conditional Rezonings • Environmental Sustainability Advisory Board Development Review Criteria		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
3.A.1 CARP: Buildings & Energy Actions	Not applicable.	Not applicable.	
3.A.2 CARP: Transportation & Land Use Actions	Encourages efficient land use to support infrastructure development while minimizing environmental impact.	The tower optimizes land use by addressing critical telecommunications infrastructure needs within an existing developed area.	
3.A.3 CARP: Waste, Water, & Natural Resources Actions	Not applicable.	Not applicable.	
3.A.4 CARP: Resiliency Actions	Not applicable.	Not applicable.	
3.B Stormwater Management Master Plan	Promotes sustainable stormwater practices to protect water quality and prevent flooding.	The project complies with Chapel Hill's Stormwater Management Master Plan, incorporating best practices to minimize runoff and protect water quality.	
3.C.1 FLUM Guiding Statements (Town-wide) #1.	Not applicable.	Not applicable.	
3.C.2.a-f FLUM Focus Area Principles, Environmental	Not applicable.	Not applicable.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES

3.D.1 Chapel Hill 2020: Nurturing Our Community (NOC)	Not applicable.	Not applicable.	
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COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) - COMMUNITY BENEFITS

Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
Energy Efficient Building Design, All-Electric Design, Electric Vehicle Charging, and Various Other Green Measures	<i>Complete the Climate Action Plan Worksheet</i>	
Solar Energy Generation, Solar-Ready Design, and/or Feasibility Analysis	Not applicable.	
Electric Bicycle Charging	Not applicable.	
Efforts to Minimize Removal of Mature Tree Canopy and Other Significant Vegetation	The applicant will only remove the necessary trees needed in order to install the proposed compound and tower.	
Measures to Protect and/or Restore Streams, Wetlands, and Flood-prone areas, Exceeding Regulations	No streams or wetlands will be affected. A small retaining wall will be installed to raise the northwest side of the compound to the base flood elevation (BFE). Network Towers has already worked with Town staff to design the retaining wall.	
Waste Reduction Strategies and/or On-Site Recycling or Composting	Not applicable.	

Stormwater Design Targets (e.g., Management for Larger Storm Events or Treatment of Existing Impervious Surface)	Not applicable.	
Impervious Surface Reduction Strategies	Not applicable.	
Invasive Species Removal	Not applicable.	
Strategies for Erosion Control and Stable Condition of Site during Construction, Exceeding Regulations	Not applicable.	
Relationship of Grading to Natural Landform; Strategies to Minimize Cut and Fill	The proposed site will utilize a retaining wall in order to minimize disturbance in the floodzone.	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES

Plan/Policy References	• Future Land Use Map (FLUM), Placemaking, Street Character, and Urban Form • Chapel Hill 2020: A Place for Everyone; Good Places, New Spaces • Consultation with Town Urban Designer – Brian Peterson, bpeterson@townofchapelhill.org • Community Design Commission Guiding Principles for Design and Character		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES			
4.A.1 FLUM Guiding Statements (Town-wide) #4., 5., 8., 9.	Emphasizes thoughtful design to integrate infrastructure into the community while preserving its character.	The tower's location and design minimize visual impact, ensuring compatibility with the surrounding area. The tower is also strategically sited on a parcel that has 2 existing 200' guyed towers.	
4.A.2.a-f FLUM Focus Area Principles for Placemaking, Street Character, and Urban Form	Not applicable.	Not applicable.	
4.B.1 Chapel Hill 2020: A Place for Everyone (PFE)	Not applicable.	Not applicable.	
4.B.2 Chapel Hill 2020: Good Places, New Spaces (GPNS)	Supports developments that balance functionality with community aesthetics and usability.	The project reflects this goal by incorporating design features that reduce visual impact and maintain the area's character.	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
Protection of Historic Features and Cultural Resources	The project does not impact any historic features or cultural resources, ensuring the preservation of Chapel Hill's heritage.	

Public Art Proposed, and How Art Contributes to Creative Placemaking	Public art is not included in this project, as the primary focus is on providing essential telecommunications infrastructure.	
Streetscape Design Features for Active Pedestrian Realm along Internal Drives and Streets	The project maintains the existing streetscape and pedestrian realm, with no adverse impacts on the walkability or aesthetic character of the area.	
Building Placement to Activate Public Realm	The telecommunications tower is strategically placed to minimize visual and physical intrusion into the public realm while addressing critical infrastructure and coverage needs.	
Building Design Measures Creating a Human Scale	The tower is designed to minimize visual impact, with a monopole design that integrates with the surrounding environment and avoids overwhelming the community's scale.	
Efforts to Reduce Visibility of Parking	No additional parking is proposed for this project and the proposed site will utilize the existing parking lot as means of access.	
Transitions to Surrounding Neighborhoods through Landscape, Compatible Uses, and/or Building Forms	The proposed telecommunications tower is strategically sited on a parcel that has 2 existing 200' guyed towers as to minimize any additional visual impact. The project includes measures to maintain compatibility with the existing features of the parcel, including a 7' board-on-board fence to screen the base of the tower.	
Public Spaces Designed and Programmed to Serve a Variety of Needs	This project does not include public spaces but contributes to the broader community by improving telecommunications infrastructure and connectivity.	
Additional Aspects of Site Design Prioritizing People Over Vehicles	Not applicable.	

Other Notable Design Features	The tower's design adheres to FAA regulations and local guidelines, with a focus on maintaining the community's character while addressing the critical need for improved wireless communication.	
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