



Town Council Hearing
November 12th, 2025

Zoning Request: Special Use Permit (SUP) approval to construct a 199-foot monopole tower

Location: 1721 E Franklin Street, Chapel Hill, NC 27514

First Wireless Provider: Verizon Wireless

Tower Owner: Network Towers II, LLC

Tower Location



Need for the Proposed Facility

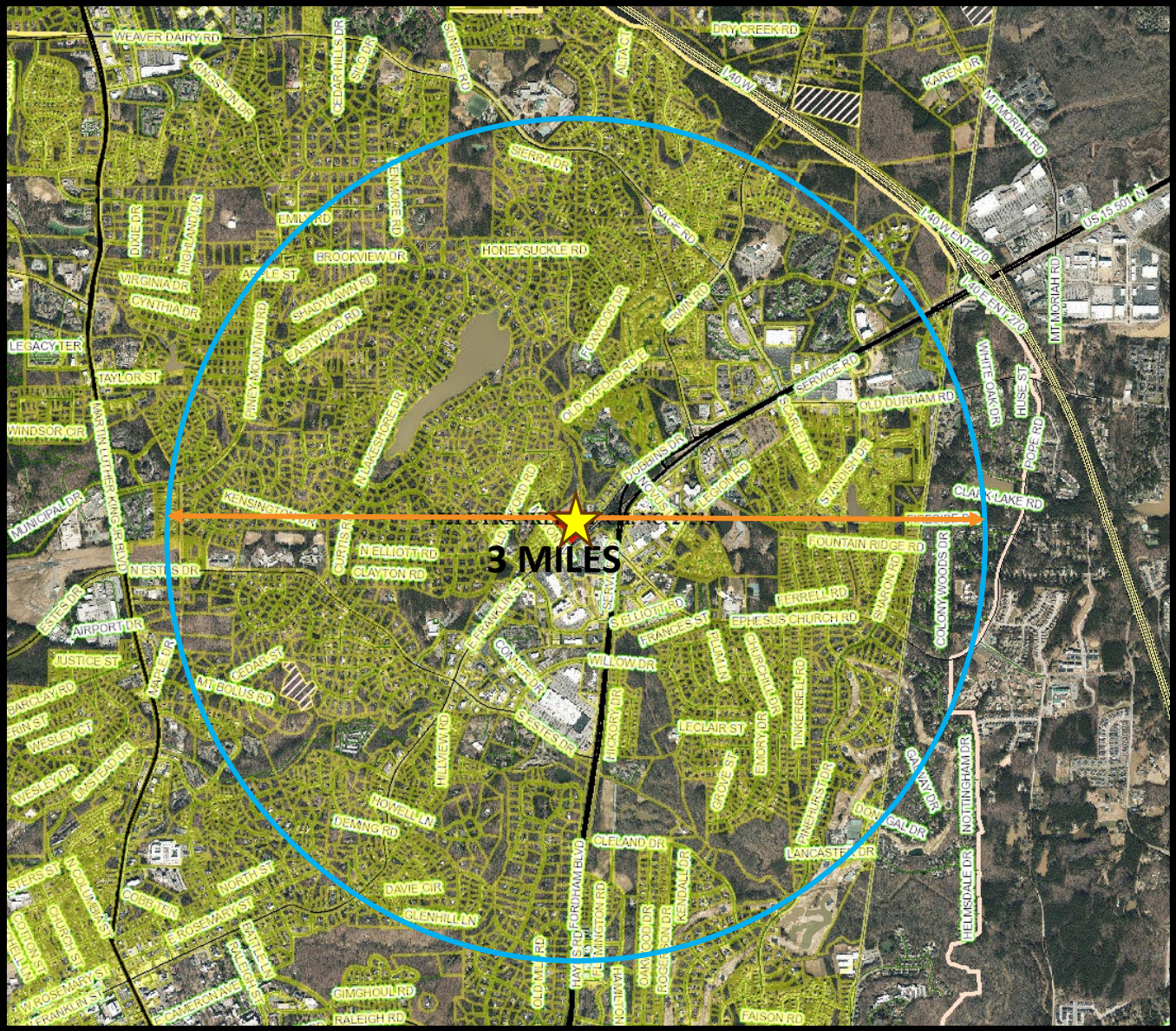
Provide improved voice and data coverage to the following:

- Those living in the greater Chapel Hill area
- Those travelling on Route 501, E Franklin St., and Estes Drive
- Those visiting stores in the nearby shopping malls such as: Eastgate Shopping Mall, Village Plaza and Rams Plaza
- Those living in numerous nearby apartments and condominiums, including; Franklin Woods, Berkshire, and Willow Terrace Condominiums
- Those serving in the Chapel Hill Fire Department Station 3

Benefits:

- Improve overall quality of life by providing connectivity
- Provide students access to online educational opportunities
- Allow employees to work from home
- Provide the infrastructure necessary for other wireless carriers to expand their networks
- Allow emergency workers operating in the area the ability to communicate more effectively

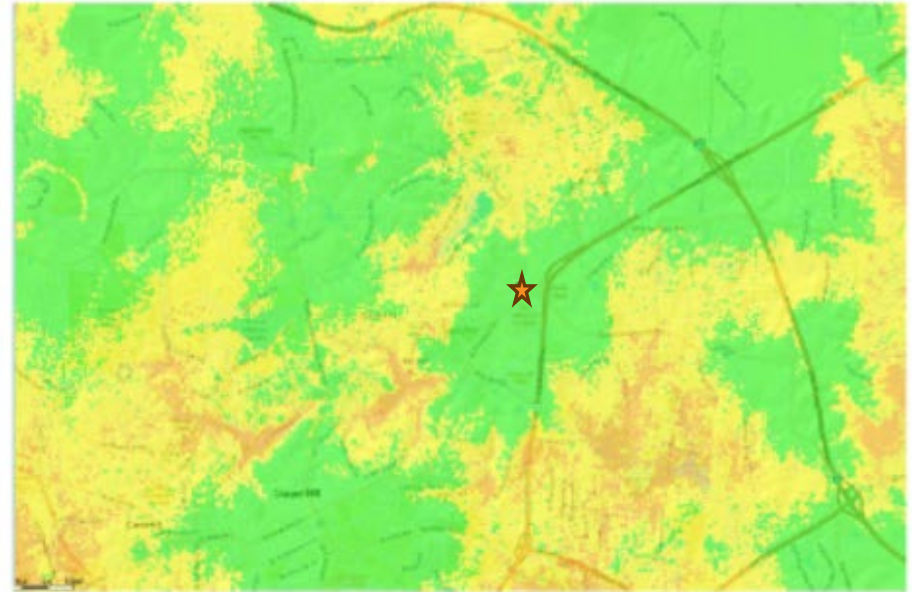
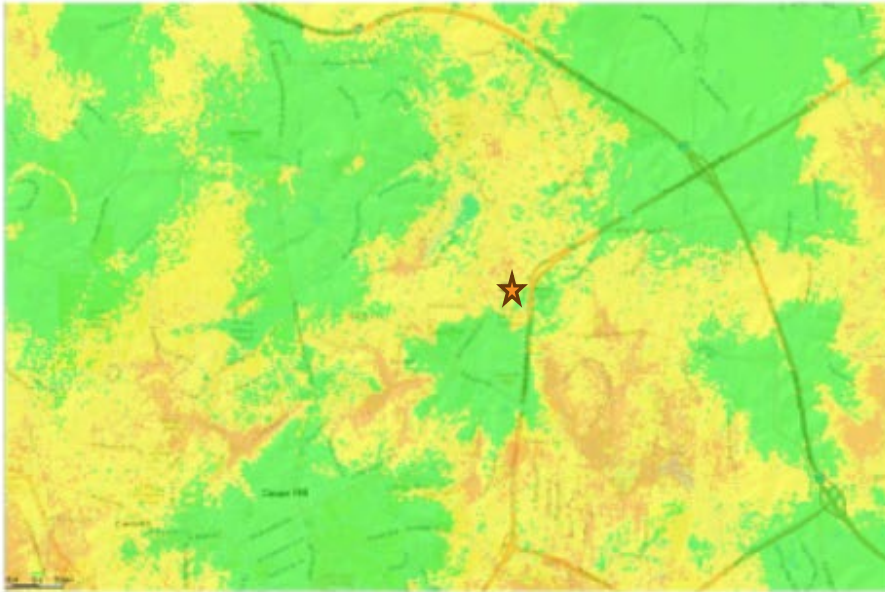
Population Served



Plots - Pre and Post RSRP Coverage

Pre

Post @ 120ft



Coverage Level	Color
In-Building	Green
In-Vehicle	Yellow
On-Street	Orange
Low/No	Red

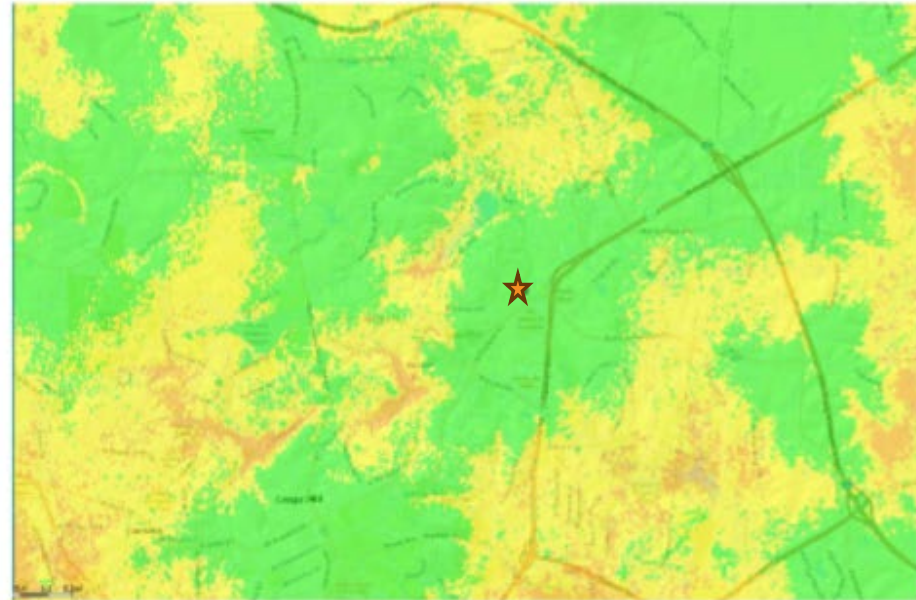
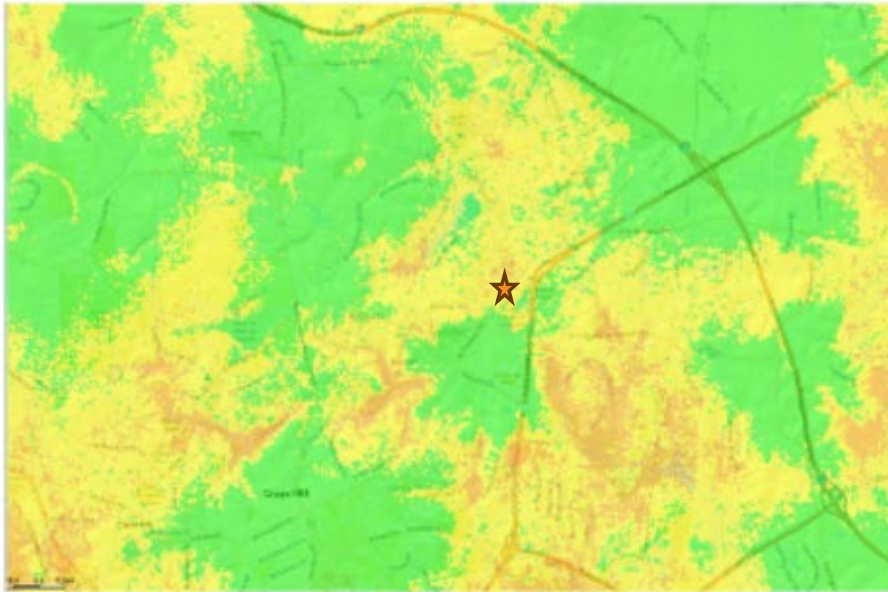


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Plots - Pre and Post RSRP Coverage

Pre

Post @ 190ft



Coverage Level	Color
In-Building	Green
In-Vehicle	Yellow
On-Street	Orange
low/No	Red



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Adequate Cell Coverage:

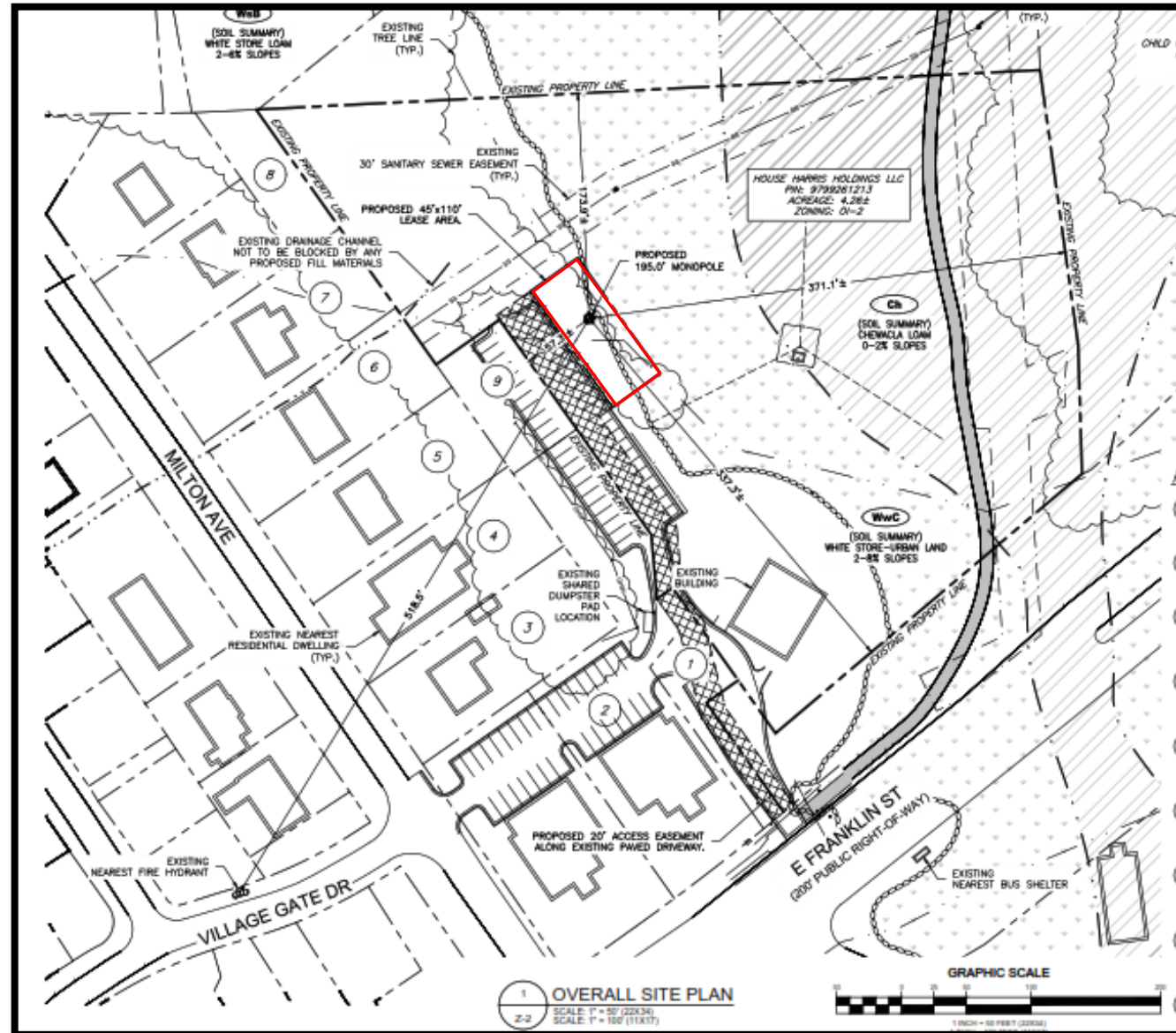
An Essential Utility in Today's World

In 2023, approximately
75% of adults and 87%
of children live in
homes without a
landline

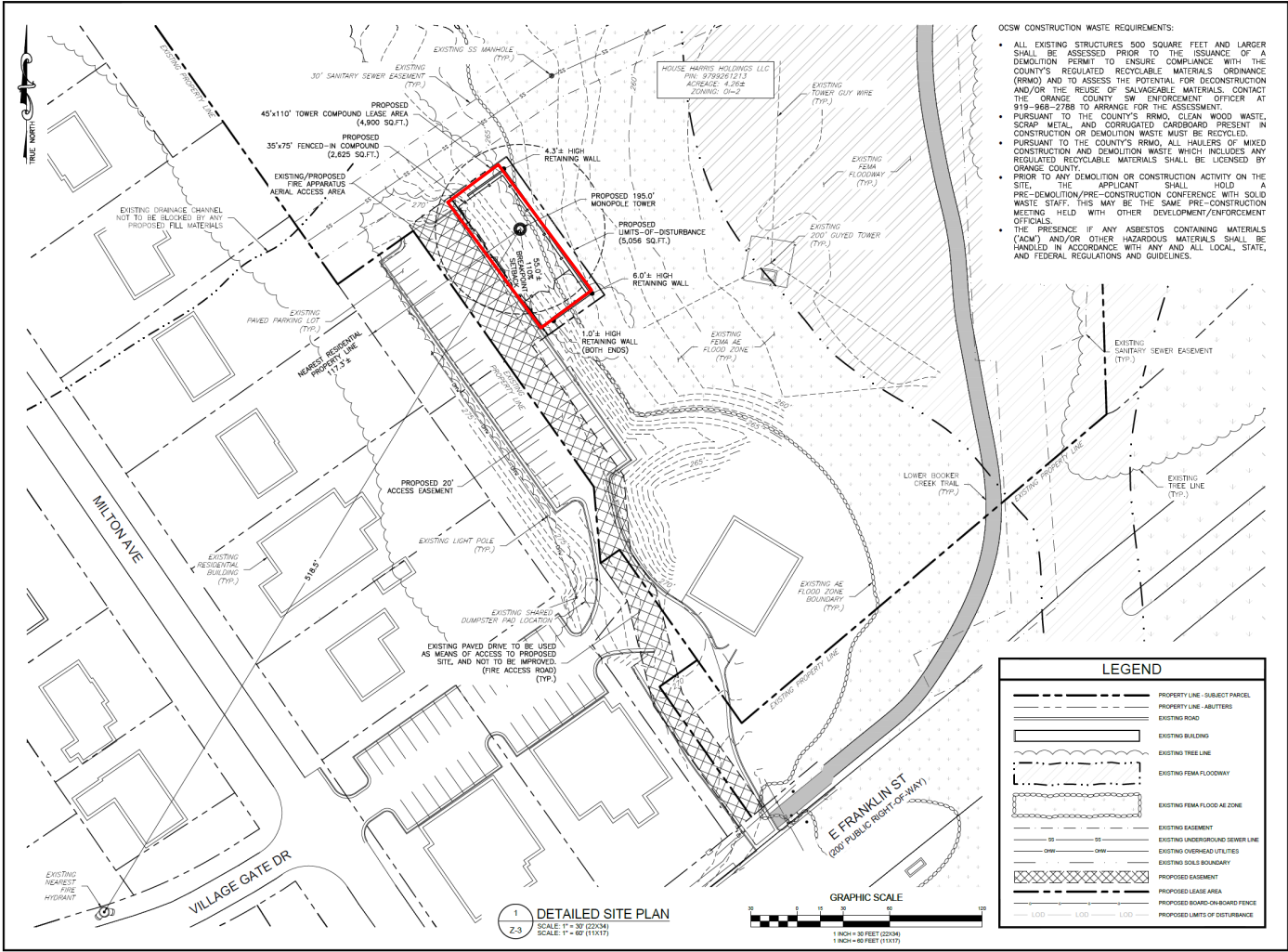
About 80% of all calls
in the U.S. come from
wireless devices

Site Plan

- Exceeds all setback requirements
- 117'+ from the nearest residential property line
- Strategically sited as far back from the public right-of-way and adjacent properties as possible to reduce visibility
- Tucked within existing mature trees to the maximum extent possible, unlike the AM towers which are exposed in open field
- Tower is slightly shorter than the existing AM towers
- Tower is 123' further back from E Franklin St. than the first AM tower

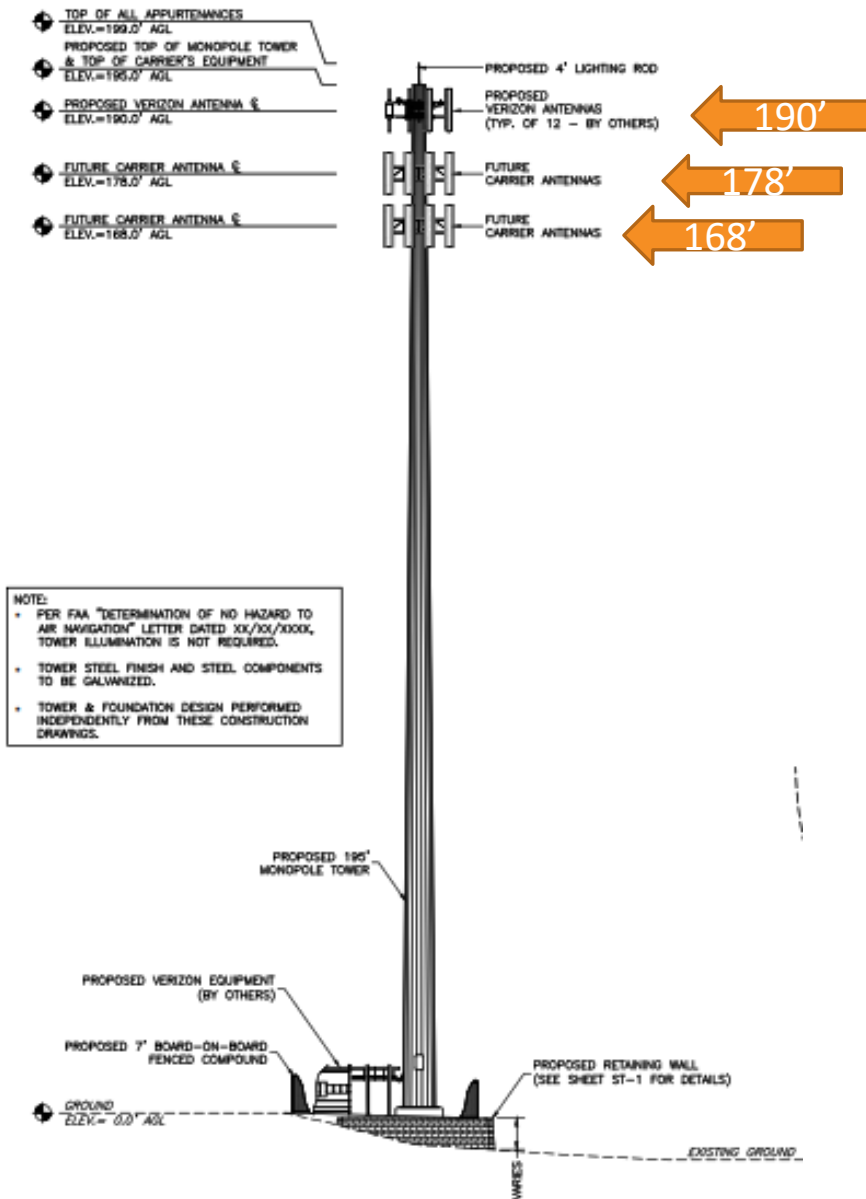


Detailed Site Plan Showing Setback Radius



Stormwater Compliance

- All stormwater runoff will be directed toward Booker Creek and not toward Milton Avenue.
- There will be no increase in runoff volume, as demonstrated in the submitted Stormwater Impact Statement and No Rise Certification.
- The current stormwater design has been reviewed and approved by the Town of Chapel Hill Stormwater Engineering Department.
- The existing channel to the north of the site will not be impacted or obstructed by the proposed development.

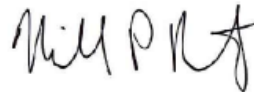


- 199' (195' tower with 4' lightning rod)
- Galvanized steel to match the backdrop of sky
- Ground equipment enclosed with 7' board-on-board fence
- Structure will not require lighting
- Proposed 1'-6' retaining wall

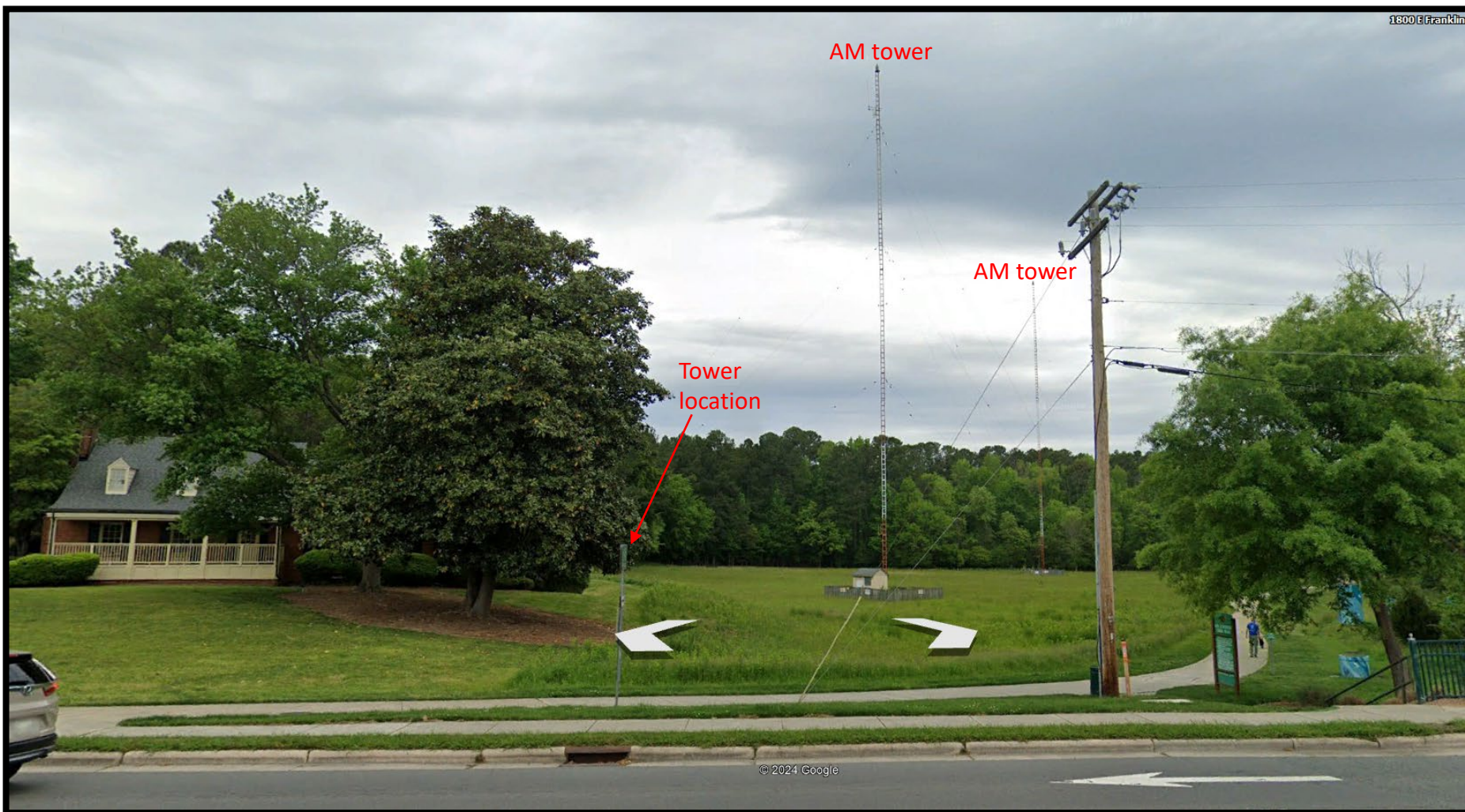
Real Estate Impact Analysis

The fact that the subject and one of the adjacent properties are improved with a tower indicates the presence of multicollinearity. To attribute any adjustment to the proposed development would be misleading and not result in a credible adjustment. In other words, any adjustment for the development of a tower on a nearby property without consideration of the numerous other aesthetic influences would not be credible. The market data provided includes towers with higher levels of visual impact with no potential for non-residential development and provide no empirical evidence of an adverse impact on value.

The proposed development has siting and existing buffers to minimize to the extent possible the visual impact of the proposed tower. It is my opinion that the proposed development will either maintain or enhance the value of contiguous properties.



Michael P. Berkowitz



AM Tower Feasibility

- Applicant conducted a Structural Analysis on both towers, which determined that both structures are not structurally feasible for colocation
- Existing broadcast towers are located in designated floodway
- Compound size is insufficient to accommodate VZW's required equipment footprint as well as future carriers

6. Conclusion and Recommendations

Based on the performed analysis of the existing structure for applied gravity and lateral loads of the currently installed loading, the existing structure does not comply with the 2024 North Carolina State Building Code and the ANSI/TIA-222-H standard. Installation of new commercial telecommunications equipment that results in a changed condition as defined by *ANSI/TIA-222-H Ch. 15* is not permitted.

It is recommended an alternative structure be located or constructed to support any proposed telecommunications installations at this location. Reinforcement of the existing structure to bring the structure into code compliance is not feasible.

The original design codes and standards are unknown. It may be assumed the existing structure remains adequate per its original design. Minor loading modifications may be permissible if the specifications of *2021 International Existing Building Code Section 1103* are not exceeded.

Photo-Simulations Location Map





View 1 – E Franklin Street-View from the SE



Site Name: Dobbins
Wireless Communication Facility
35°56'16.3"N 79°01'37.2"W
Chapel Hill, NC 27541

Photograph Information:
View 2-S Elliott Road
View from the Southwest
Showing the Proposed Site





View 3 – US 501-View from the SE



Site Name: Dobbins
Wireless Communication Facility
35°56'16.3"N 79°01'37.2"W
Chapel Hill, NC 27541

Photograph Information:
View 4-Ephesus Church Road
View from the Southeast
Showing the Proposed Site





Site Name: Dobbins
Wireless Communication Facility
35°56'16.3"N 79°01'37.2"W
Chapel Hill, NC 27541

Photograph Information:
View 5-Old Franklin Grove Drive
View from the Southwest
Showing the Proposed Site





View 6 – Oxford Hills Dr-View from the NW

Thank you!

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Studies - Property Values and Wireless



- Henrico County, 1999 - The Impact of Communications Towers on Residential Property Values (Allen G. Dorin, Jr., Right of Way)
 - Conclusion: No market evidence suggested any negative impact to residential properties
- Boston, Dallas, Phoenix, and Raleigh, 2018 – Property Values (Valbridge Property Advisors)
 - Conclusion: No measurable difference in prices was found
- Anne Arundel County, MD, 2023 – Property Values (Treffer Appraisal Group)
 - Conclusion: There was no significant influence on residential real estate related to the visibility of towers
- Homes.com, 2020
 - According to the National Association of Realtors, homeowners lose approximately 2.8% in home value by not having broadband

Safety Questions

Federal Law Regulates Radio Frequency Emissions

The Telecommunications Act of 1996 preempts localities from regulating the placement, construction, and modification of wireless facilities on the basis of the perceived environmental effects of radiofrequency emissions if those facilities comply with the FCC's regulations concerning emissions.

47 U.S.C. § 332(c)(7)(B)(iv)

State Statute Precludes Consideration of the Health Effects of Radio Frequency Emissions

§ 160D-932. Local authority.

A local government may plan for and regulate the siting or modification of wireless support structures and wireless facilities in accordance with land development regulations and in conformity with this Part. Except as expressly stated, nothing in this Part shall limit a local government from regulating applications to construct, modify, or maintain wireless support structures, or construct, modify, maintain, or collocate wireless facilities on a wireless support structure based on consideration of land use, public safety, and zoning considerations, including aesthetics, landscaping, structural design, setbacks, and fall zones, or State and local building code requirements, consistent with the provisions of federal law provided in G.S. 160D-930. For purposes of this Part, public safety includes, without limitation, federal, State, and local safety regulations but does not include requirements relating to radio frequency emissions of wireless facilities. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)