



COUNTY COMMISSIONERS

Amanda Robertson, Chair
Franklin Gomez Flores, Vice Chair
Karen Howard
Katie Kenlan
Mike Roberson

COUNTY MANAGER: Bryan Thompson

Resolution of the Chatham County Board of Commissioners A RESOLUTION APPROVING A SPECIAL USE PERMIT REQUEST

BY Margus Properties, LLC and The Towers, LLC

WHEREAS, Margus Properties, LLC and The Towers, LLC has applied to Chatham County for a special use permit on Parcel No. 65693 , located at 460 Murchison Rd, Gulf Township, for a 199 ft Wireless Telecommunications Tower, 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. Per Section 10.13 of the Zoning Ordinance, wireless support structures that are less than 199 ft but greater than 60 ft in height are permitted by special use permit within the R-1 Residential zoning district.
2. The requested special use permit is either essential or desirable for the public convenience or welfare because, among other reasons, Propagation maps were provided that detail the areas where little access to reliable cellular coverage exists. A new tower in this area will help improve access not just from the roadways but extend into surrounding properties to provide better coverage in buildings. The proposed tower will be able to house up to four wireless providers with Verizon being the first.
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. The area surrounding the tower will remain wooded except for the area needed for the access road and compound area for the tower base and equipment. This is a non-lighted, monopole tower per the applicant. Should the FAA require it, then it would require a strobe as required by federal law.

An Impact Study was provided concluding that the tower would not affect the value of surrounding or adjacent areas.

4. The requested permit is consistent with the objectives of the Land Development Plan by, The property is located within the Rural node of the land use plan. Page 48 states that supporting services are encouraged. Page 137 focuses on the development of utilities and urban services to foster high speed internet and other services so that they are available to all.

The site, which is currently heavily wooded, will remain except for the area needed for the tower and its access, which will continue to promote the protection of rural character which is the secondary goal of chapter four.

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 20ft wide access drive off

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Murchison Road will be installed for access to the site. The compound area will be fenced and will house all equipment cabinets required for the operations of the tower. No other utilities are needed.

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, Margus Properties, LLC and The Towers, LLC , and incorporated herein by reference with specific conditions as listed and as shown in Attachment A below;

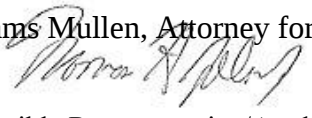
ATTACHMENT "A"

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 27th day of July, 2026

Amanda Robertson, Chair
Chatham County Board of Commissioners

Williams Mullen, Attorney for Applicant

By:  _____
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



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Attachment A

Site Specific Conditions

1. All required permits for development shall be obtained prior to any land disturbing activity.
2. A building permit shall be obtained and remain valid within two years from the date of this approval or the special use permit shall become null and void.

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 set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place. These include but are not limited to landscaping, lighting, signage, parking, building construction, etc.
4. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, Environmental Health Division, Building Inspections, Fire Marshal, etc.) shall be obtained, if required, and copies submitted to the Planning Department to the initiation of the operation/business.

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 conditional listed above.
7. Non-Severability – If any of the above conditions is held to be invalid, this approval in it's 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.

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