



MEMORANDUM

To: Board of Commissioners

From: Janie Phelps, Planner II/Acting Planning Director

Date: November 28, 2022

Re: Telecommunication Towers

REQUEST: Planning staff requests the Board of Commissioners consider staff researching and presenting language to allow telecommunication towers in multiple zoning districts with specific development standards.

BACKGROUND: Town of Pittsboro development and utility staff have been contacted two times in October/November 2022 to request information on installing telecommunication equipment on existing structures, as well as constructing new facilities.

Currently, telecommunication towers are only permitted by right in M-1 (Light Industrial) and M-2 (Heavy Industrial) zoning districts. There is currently a limited amount of industrial zoned property. Staff regularly receives comments and/or complaints of lack of telecommunication infrastructure, assisting in very slow connection speeds. As our world progresses with technology, speed and accessibility is becoming more of a necessity.

Staff requests confirmation from the Commissioners to draft language to support allowing telecommunication towers by Special Use Permit and development standards to be allowed in non-residential zoning districts (O-1, C-1, C-2, C-4, NMUC, CMUC, PPD, MUPD). It is also recommended to allow telecommunication towers by Conditional Zoning and development standards to be allowed in residential/agricultural and Multifamily zoning districts (R-A5, R-A2, RA, MR).