

# Workshop Meeting



**To:** Town Council  
**From:** Travis Morgan  
**Date:** 2/27/2023  
**Re:** **Vogue Tower/Sportsplex Conditional Plan Amendment** (*Informational Item*)

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**BACKGROUND:**

(UPDATE) Approximately 446’-5” of sidewalks have now been included along Dorman Road. See packet attachment #5 C-2.1 and C-2.2.

The property at 13333 Dorman Road has previous received site-specific approval for the Carolina soccer sportsplex from May 8<sup>th</sup> 2012. Initial applicant request was for a 120 foot tower in the front yard that was not permitted by section 6.5.12 Zoning Ordinance requirements. Tower height was increased sixty feet due to back location being that amount lower in elevation: 630 vs 570 elevation.

**PROPOSAL:**

Applicant Pat Troxell-Tant of Vogue Towers seeks your consideration for a new 180-foot monopole cell tower and associated 25’ x 65’ fenced equipment area. Communication towers in the RMX zoning district require conditional approval and meet section 6.5.12 (communication facilities and towers) of the Zoning Ordinance. (See following development summary)

**DEVELOPMENT SUMMARY:**

<b>Location:</b>	13333 Dorman Road (Carolina Sportsplex rear yard area)
<b>Request:</b>	<b>180 foot</b> monopole cell tower within a 25’x65’ fenced leased area
<b>Zoning:</b>	<b>Existing:</b> RMX (CD) <b>Proposed:</b> RMX (CD) (amended)
<b>Parcel Size:</b>	<b>56.48</b> acres
<b>Parcel 13501 Dorman Size:</b>	<b>1.82</b> acres
<b>Parcel Size:</b>	<b>58.3</b> acres total

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**STAFF COMMENT:**

Plan is recommended with the addition of the sidewalks as shown. There does seem to be a need for the tower and is located approximately 1,600 feet from Dorman Road and at least 1,200 feet from nearest residences all outside of any fall zone or zoning buffer. Staff recommends any street sidewalk along Dorman Road not within the road right of way to have Town/Public easements. Staff recommends the incorporation of the 13501 Dorman property into the conditional plan. Any future changes to this property to meet all zoning requirements or come back before Town Council for conditional plan amendment. Proposal is found to be reasonable and consistent with adopted plans including the walkability goals and Comprehensive Plan.

**PROCEDURE:**

This meeting is to familiarize you with the applicant's request go over updates, modifications, and recommendations. The process is legislative with the standard conditional zoning process. This is a workshop meeting intended to refine the development proposal and to get your feedback ahead of any future public hearing and council vote. For any upcoming vote; a general consistency statement is needed for consistent with or inconsistent with adopted plans. Such as: Proposal is found to be reasonable and consistent with adopted plans.