

- 1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The proposed Tower will not be detrimental to or endanger the public health, safety, comfort or general welfare. The Tower does not generate noise, traffic, sounds, odors, or any nuisance that would be detrimental to the residents of the County or Town. At the same time, the Tower will increase telecommunication connectivity, Wi-Fi, and access to emergency services.

- 2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.**

The proposed use will not foreseeably substantially impair or diminish the uses, values and enjoyment of other property in the area. The properties immediately to the north, east, and south of the Property are all open space/agriculturally-zoned parcels, the uses of which will not be affected by the Tower. The Tower is set back as far as possible from west property line (and abutting single-family residence uses), and the parcels to the north, east, and south are all agriculturally-zoned (A-1 (Agricultural Transition) and FP-35 (General Farmland Preservation)). The proposed Tower is a monopole, rather than a lattice tower, and will not require guy wires. It is minimally invasive from a visual standpoint as provided in the Photo Simulations. Further, the enclosure will be screened by a wood fence and vegetation.

- 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed use will not impede the normal and orderly development and improvement of the surrounding properties. The small footprint of the proposed site will allow the Property to be used as permitted and the proposed use will not impede the normal and orderly development and improvement of the surrounding agriculturally-zoned properties to the north, east, and south.

- 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.**

All access and utilities are provided as indicated in the Construction Drawings. The Tower will not have an impact on water, septic, or storm water management, nor generate traffic requiring (one additional vehicle a month) infrastructure improvement. The approval of this Application will add an additional utility for the surrounding public to use.

- 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

As provided in the Construction Drawings, the Tower will be accessible via an extension of an existing driveway. The use will only generate additional traffic of one vehicle per month.

- 6. That the conditional use shall conform to all applicable regulations of the district in which it is located.**

The Tower conforms to all applicable regulations in the district in which it will be located as provided in this letter. The Tower is designed to fail at a location that will result in a fall radius of less than 35 feet and the Installation will be screened by an eight-foot wooden fence and vegetation.

- 7. The conditional use is consistent with the adopted town and county comprehensive plans.**

The Tower is consistent with the Comprehensive Plans of the Town and County. Specifically, the proposed use is consistent with the County's goal to ensure that its residents continue to enjoy high quality community services and facilities. Similarly, the proposed use further the goals of the Town, as its Plan recognizes that "[a]ccess to communication facilities is very important to the modern economy" and while "[s]everal communication

companies provide services to the Town of Dunn ... the quality of these services depends upon the capacity of the ... towers serving the Town.”

It not only will provide the services identified as an existing need by at least one carrier but provides the infrastructure to provide for the County’s and Town’s future needs as telecommunications service (and wireless Internet service) have become a necessary and indispensable need for residents and businesses. Indeed, the proposed use is also consistent with the County’s economic development goals as it allows residents to perform daily tasks and improves businesses opportunities. At the same time, the proposed Tower will be located on a portion of the Property that is set back from the nearest properties with residential use and will not interfere with the surrounding agricultural uses.